

2026-2030 Budget Workshop

Development & Bylaw Services

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Date: October 14, 2025



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Presentation Outline

1. Development Services
2. Permits, Licensing and Bylaw



2025 Development Services – The Year in Review *so far*

Successes

- Official Community Plan Review – draft bylaw presented for Council review and public engagement
- Zoning Bylaw Update - project initiated, draft bylaw presented for Council review and public engagement
- New Mobile Vending regulations adopted
- Amenity Cost Charge Bylaw adoption – public engagement completed
- Zoning Bylaw Amendment for 3345 Second Street (Kwaxdzi'dzas Housing) adopted, and Community Housing Fund application submitted
- Development Permit issued for Bevan Rd industrial subdivision Ph 2 (14 lots)
- Development Permit issued for Ilo Ilo conversion to hardware store with outdoor lumber / garden sales

Challenges

- Bylaw Officer position vacancy from May 2024 to April 2025 – requiring Director to spend significant time on this service in the first part of the year
- Provincial deadline for Zoning Bylaw amendment of end of 2025 requiring accelerating this project.



2025 Projects Budgets projected to carry forward in 2026

1. Development Approvals Process Modernization Phase 2
2. Home Energy Navigator Program
3. Collation of Heritage Inventories



Development Services – Future Considerations and Strategic Focus Areas

Focus Area #1 Diverse and Healthy Community

- *Goal 2: Socio-Economic Diversity & Inclusion:*
 - Civic Properties and Facilities Renewal Plan Implementation
 - Non-market housing strategy

Focus Area #3 Community Planning

- *Goal 2: Ecologically, Socially & Financially Sustainable Land Use Planning*
 - Statements of Significance for heritage property and heritage neighbourhood designation
 - Tree Protection Bylaw and canopy cover analysis
 - Subdivision and Development Bylaw update
 - Development Cost Charges (DCC) Bylaw update



Annual operating budget proposals – *previously funded*

Neighbourhood heritage designation (budget documents show “Camp Rd Heritage Designation”) - \$10,000



2026-2030 Proposed Budget Highlights – Development Services

Statements of Significance for heritage properties (host amenity funds)	\$5,000
Civic Properties and Facilities Renewal Plan Implementation (Gen Stab’n Rsv)	\$20,000/y



2026-2030 Budget Requests Not Included in Plan - Development

Bluebeam subscription (PDF editing software)	\$500/y
Professional memberships (increase to cost and number of staff)	\$580/y
Tree canopy cover analysis (update 2018 analysis)	\$40,000
Subdivision and Development Bylaw Update	\$150,000
Development Cost Charges (DCC) Bylaw Update	\$50,000
Official Community Plan and Zoning Bylaw Update 2029-2030	\$150,000
Non-market housing strategy (including density bonus and inclusionary zoning)	\$120,000



2025 Permits, Licensing and Bylaw – The Year in Review

Successes

- Manager of Permits, Licensing and Bylaw hired (new position)
- Bylaw Officer position filled
- Positive relationship building in the community
- Improved internal collaboration with and support to other departments

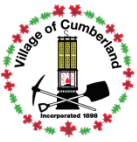
Challenges

- Bylaw Officer position leave and vacancy from May 2024 to April 2025 (when Manager hired)
- Lack of Bylaw Adjudication System that is easier to administer than MTIs



2025 Projects Budgets projected to carry forward in 2026

1. Building Bylaw amendment for energy efficiency



Permits, Licensing and Bylaw – Future Considerations and Strategic Focus Areas

Focus Area #1 Diverse and Healthy Community

- *Goal 3: Effective community engagement and communication*
 - Bylaw Enforcement Strategy implementation:
 - New online submission form for calls for service
 - Bylaw Offence Notice System adoption
 - Public communication and education improvements

Focus Area #3 Community Planning

- *Goal 1: Effective Response to Climate Change*
 - Building Bylaw amendment for energy efficiency and zero carbon standards



2026-2030 Proposed Budget Highlights – Permits, Licensing and Bylaw

- The \$10,000 budget for Community Patrol will be used to increase the hours of the part time Bylaw Officer for 17 weeks during the summer period (approx. mid-May to end of August).



2026-2030 Budget Requests Not Included in Plan - Permits, Licensing and Bylaw

Increase to Development Service Assistant hours (from 21 hours to 35 hrs over 2 years)	\$17,070 (2026) \$32,680 (2027)
Bylaw Officer uniform replacement every 5 years	\$2,000