

PUBLIC HEARING

Official Community Plan Bylaw 1230

Zoning Bylaw No. 1238

December 15, 2025



COMMENT SHEET

- I oppose the idea of doubling the minimum lot area of R-1 properties. It should stay the same as it was. It was limiting enough with a 9m frontage and 325 sqm min lot area, but it allowed for some nice additions of density in ~~near~~ neighbourhoods. How are you helping density by limiting subdivision? Very few people/entities have the capacity to build 4 dwelling units, so you ~~will~~ will not be limiting that, you'll be limiting the much needed, and more affordable, addition of another house in a neighbourhood - with a suite. [REDACTED]

Do not allow 30ft frontage lots
UNLESS we know for sure that
The province will not ~~mandate~~ enforce
the mandate of 4 units per lot which
would mean we could have high rise
but narrow blocks on residential streets

✓ How would parking be managed?

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Please increase # of units (residential) for MU-2!

To Council Cumberland.

I am not for breaking up the land around the Saito house for Residential purposes. Keep it a park.

Saying that I have up Toberworth all the history that is missing out of what was a amazing Museum, put it in the Saito house make that a Museum. It is a very fitting place for the heritage of what Cumberland once was. That leaves the existing Museum to your disposal to do what ever with. Purchase the Saito house, & would be a win win. Museum and maybe a tea house people will come.

Long term Resident of Cumberland.

[REDACTED]
Please take this into consideration, Give it a thought.

I am [REDACTED] Cumberland. I oppose Bylaw 1230, 2025.

The Urban Containment Boundary should not include the eco gifted land that is the swamp marshland and if any thing the Urban Containment boundary should go back down Union Road on the east side back to Royston Road and around to Mill Street at Hope Road. Also why does the Urban Containment Boundary include the parkland at the end of Camp and Union Road. I would think that hopefully all the parkland in the Village would be protected from subdivision and not need to be in the boundary.

I have concerns that is part of the plan of 5.3.2.11 which states “Protect trees and natural areas and minimize development of forests and natural areas”.

Deciding that the appropriate way to protect the heritage of the Saito House is to subdivide land out of a park concerns me as to what is council planning. Why isn’t there a section on page 34 Parks Environment Goals that states to have all parks designated by bylaw as parks and the kind of park so that future councils can’t just vote in camera to dispose of the land citizens count on as parks without citizens being able to vote on whether to dispose of park land. Having committees reviewing these items is not open nor early and ongoing citizen involvement as all committees are appointed by council.

The Vision becomes bleaker. On page 51 Working Forest states that “Land on the south of Comox Lake Road is intended to accommodate

low impact recreational uses. The intent is that this land use designation primarily for environmental conversion and applicable recreational purposes.” In the proposed Zoning Bylaw page 112 it shows forest management and associated residential uses. Each bylaw calls the same properties a different name.

Further in the Zoning page 114 it states can be 10% residential uses and two dwelling units per lot. The Working Forest and Forest Stewardship Greenway are also located up by our drinking water lakes.

The OCP Map F doesn’t show any groundwater protection by the water supply lakes even though logging could happen there. It seems to be mainly concerned with protecting the Comox Valley drinking supply. If the Village is planning on diminishing forest up by our main water supply and potentially setting it up for development the Village needs groundwater protection. If this is not the intent then rewrite the section.

Page39. #6.1.1.6 Interesting wanting to increase forest canopy in Cumberland’s urban area yet plan on developing the Village owned properties on Union Road which would significantly reduce the tree canopy and the noise buffer from the highway.

Further, page 55 #7.2.1 ...”by focusing new residential development where infrastructure already exists the Village can reduce costs, optimize service and preserve its distinct identity.” Union Road has water to the existing homes but other infrastructure would need to be added along with the rebuild of the road.

Also, page 57 the Village redeveloping the property that includes the municipal hall and CRI hall doesn't preserve the distinct identity of Cumberland let alone the costs it would be to clean up as it would be a contaminated site between years of public works yard and during the mining years.

Page 36. #5.3.3 waste to encourage recycling. The cart system being contemplated does not allow for unlimited recycling nor unlimited organics yard waste.

Fix pages 37 and 38 have 5.3.4 three times with different headings but same number.

Why restrict woodstoves? When there is an earthquake hydro will more likely be out for a very long time and it will help if backup heat is available.

From discussions with builders to require zero carbon step code will only add a lot of cost to building. Don't rush to add to the costs of housing.

I disagree that if a gas furnace breaks that it must be replaced with an electric heat pump. This could be onerous for some people and the costs of available hydro could become expensive if every vehicle and house is only electric. BC already has a hydro shortage.

The design of new infrastructure should include replacing infrastructure so that sewer, storm, and water pipes are sufficiently large for all allowable development. This would include upgrades down Camp and Village core. You can't just increase size of pipes to service higher density projects and infill without ensuring that the capacity of pipes all the way to the sewer lagoon can handle the upstream increase. In the past many homes had sewer floods when downstream pipes weren't increased.

Page 70 Second Street is an example when the report from the engineers on the housing planned, the reports already stated that if there was a rain greater than 10 year level rain event, the pipes could not contain the water and the houses across Second Street and down to Rydal would experience flooding. Yet Council proceeded rezoning.

In 5.3.49 include conditions for increased flood risk rain events and that they need to be calculated at 100 year level event not 10.

Community Engagement. It actually shows the lack of community engagement from July 2024 to July 2025. Having only committee meetings that are not open to the public for comments means their engagement is mainly limited to council and council appointed committees not the general public.

This is why I cannot support throughout the bylaw that the development permits if done by a Village approved agent on village property that I would trust that the requirements expected by any other developer would be followed. There have been too many opportunities in the past for councils to do as they pleased as opposed to what is required and if questioned close discussions.

Cumberland's history is part of what makes Cumberland unique and many residents cherish the heritage of the historic events the good, the bad and the ugly. Without the history, Cumberland would be just a village any where. It isn't only the forests, water and ecosystems that define its character, it is also the history and leaving it out of the vision is making the vision less.

It's like the reference page 66 to Jerusalem it was always called Little Jerusalem. Camp Road only became camp road as homes sold before that locals called it Camp like the song going down Camp.

Why isn't #5 townsite listed on the Map L of historic settlements from Maple Street to and including Primrose were the #5 Japanese Townsite. It should include the area of Little Italy, Chinatown and #1 Japanese town along with the Black Settlement. We need to show all the cultural areas not just the white ones. Cumberland was multicultural.

Add Map M being a copy of the map from 2011 outlining the Eco Gift Canada land so the Village doesn't incur further penalties by developing areas without going through proper process.

In Section 7 this document discusses facilitating with the owners of property ...

7.4.3.5 Facilitate subdividing Coal Creek Historic Park to protect the Saito House.

In 9.2.4.8 that subdivision is allowed in Coal Creek Historic Park to protect the Saito House.

Except you have NOT consulted the owners of the property. The owners of the property are not Council or staff or the Heritage Committee or the APC. The Owners of the park are the electorates, the residents, of the Village. Simply putting it in the draft OCP and financial plan is NOT consulting or facilitating with the owners. It causes distrust and suspicion specially when in the section on history nothing is mentioned about the Japanese or Chinese or the other peoples that made Cumberland.

Council is required to protect the assets of the Village and this includes not just parks, heritage, mountain biking but the openness and trust that citizens desire rather than the old school everything is done behind closed doors and then announced as a decision.

Heritage Conservation Policies

I cannot support subdividing land in Coal Creek Historic Park. I was advised by Courtney that there is no requirement to get citizens input or vote on whether or not this should proceed. If there is no requirement legally does not mean there isn't a moral reason to talk to the people all the people not a select group. Has anyone been in touch with the people of the original committee including the former residents? What zoning would be on the new lot? How big would the lot be? An acre is what BC Assessment has as the land value and probably what the Village has been collecting for taxes. Why isn't the Village buying the house? What are the implications of selling the house to a member of the Saito family? Will this mean that the other families that lived in this area will come looking for their homes? Will a lender actually want to finance a property that has heritage status and covenants that curtail what can happen with the building? Is house insurance available?

To subdivide will be expensive. An environmental assessment would be needed as it is known that Coal Creek Historic Park is a contaminated site which is why the Village got it as a gift. Then there would be the clean up of the contamination that could be required by the province.

Making parkland private land goes against the intent and belief of the people who worked for years to obtain the land. I remember the park dedication in May 2011 with the cherry trees in bloom. The area was full of previous residents, Bronco so happy greeting old friends. All the dignitaries from the area and the Ambassador of Japan plus so many

regular Cumberland citizens. All of Council was there so definitely a quorum. Ray Iwaasa told me the families were so happy that the land was being protected and not ignoring the history of what happened when they were interred and their homes sold and moved to other areas in the Village and Comox Valley. This was listening to living history. The intent was that the Saito House would become an interpretative center once the Village could afford to purchase it.

I do not understand why the Village had a building assessment done to get costs to modernize the Saito House. Why modernize some building that is historic? A heritage building can use different building codes than what exists today. It hasn't seemed to bother the people that have been living in it all of these years later.

It is breaking my heart to think the land would be removed from park designation and become private residential property. With the changes in law would another home be allowed to be built? Could a business operate as a homebased business on the new lot? Just some questions and concerns. Please rethink this.

I have attached a copy of part of a page in the Comox Valley Record dated Nov. 3 2006 and a copy of the 2011 plan showing the Eco Gift Canada lands located in the Village.

I oppose bylaw 1230 2025



Village eyed Weldwood land

Each Friday, we feature Valley history, taken from our archives.

Five years ago

this week in the

Comox Valley Record.

Mayor Bronco Moncrief said council would have to consider it seriously if a proposal came from Weldwood to sell its land on their outskirts to the village for a reasonable price. The deal had once been turned down by the regional district, which didn't want to take on the heavy cleanup costs of the lead-shot contamination within the old gun range site. ***

Courtenay councillor Nooral Ahmed criticized the extensive use of variances to the city's sign bylaws after a list of examples, including Wal-Mart and Garf Baxandall Ford, are approved. The bylaw, Nooral Ahmed, said, "is a bad sign for the city." ***



A LOOK BACK

COLEEN DANE

which restricted signs to a certain size and height, was not being used — and shouldn't be providing false security for the city's residents, Ahmed believed.

"We should just scrap it," said Ahmed. "I just don't know what comfort we're giving the public when we have a sign bylaw that's always up to variance."

Ten years ago this week in the Comox Valley Record: Caprice announced its plans to build a six-theatre complex at the Ryan Road Shopping Centre. The estimated cost is \$8 million, 30,000 square-

foot cinema was proposed to include an entertainment centre and cafe, and expected to open in 1997. The plan was to maintain the twin Caprice theatre on Cliffe Avenue until the new complex was complete, and then redevelop the property. Company representatives said they would maintain the Palace Theatre, which it also owned, due to its heritage.

One Alaskan man died when the Cessna 175 he was flying crashed into the Island Highway north of the Oyster Bay rest stop. Leroy Walter Harwick, 62, perished after his plane reportedly clipped a passing semi-trailer and smacked into nearby trees. Preliminary speculations were that Harwick had run out of fuel, and was attempting to land on the highway.

Fifteen years ago this week in the Comox Valley Record: The actions of two Valley youth who robbed a Comox home and used weapons to hold their victims at bay was puzzling to experts who testified at their trial in youth court.

"He is obsessed with gangs and movies which glamorize violence," said social worker Diana Howard about one of the accused, a 15-year-old boy. The other

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THE SALVATION ARMY
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**How can we sponsor
a family at Christmas?**

Captain Jack says:

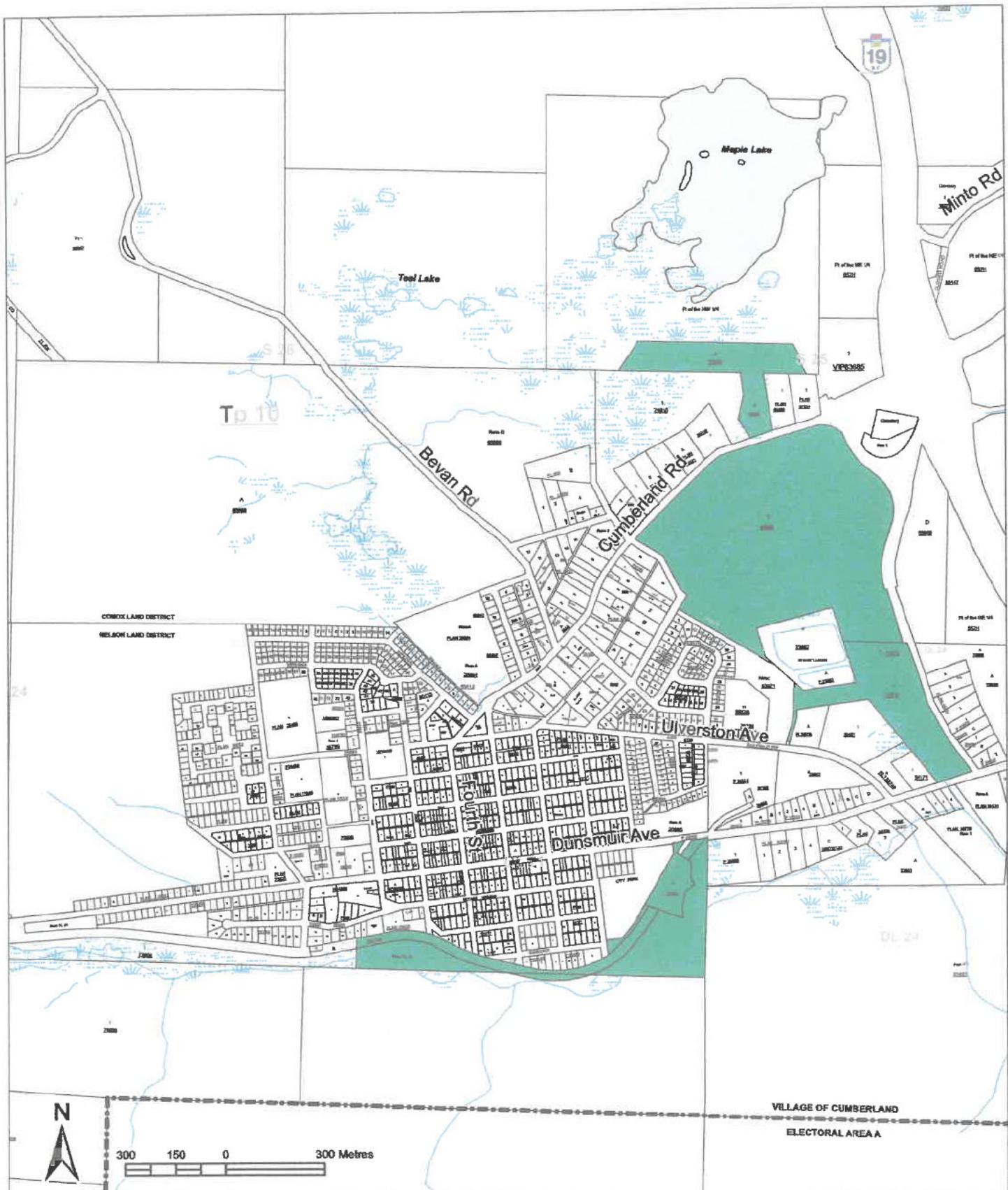
"With Christmas coming, you and your family or any group can sponsor a family in need of a Christmas hamper. When you sponsor a family, their Christmas is made special by adding personal touches such as small presents for the children and extra food and trimmings for Christmas Dinner. Sponsoring a family also helps our donations last longer through the year to come. To sponsor a family please call 338-6200 to leave a message. God bless."

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Christian women planning luncheon

Club hopes you will invite a friend to share good food and an exciting program. Reserve by calling Rose at 337-5491, or e-mail your reservation to joanhicks@comoxvalleyrecord.com

The Christian Women's Club has a luncheon planned for Wednesday, Nov. 8. You can join them at the Westerly at 11:30 a.m. for their annual silent



Properties Owned by the Village of Cumberland Ecogift Status (Environment Canada)



810

Zoning Bylaw 1238 2025

I am [REDACTED] I have already submitted in writing some concerns and here are some of this proposed Bylaw.

Page 5 3.3.3 and 4 #3 says must not be rounded to whole numbers #4 states how to round. Clarification needed

Page 13 Need definition of Affordable Housing and from what I could find the most common is "means spending less than 30% of a household's before tax income on housing costs". Don't leave out a definition or people spend time arguing about what it means. Clear bylaws are better use of everyone's time.

Would the Housing Agreement with the Village be registered at Land Titles or just sitting in a drawer. Be specific a signed registered housing agreement....

Page 20 Manufactured Home where it is (mobile home) change to manufactured home as that is the legal word.

Page 25 Soil volume minimum depth of 1.0 m seems a lot for a bush.

Page 24 Setback definition mans the shortest horizontal distance between a building or structure and a lot line should probably read

Setback areas on a property that must remain free from buildings and structures except as allowed in the specific zone.

Then the definition of Yard front back etc fits better.

Page numbers missing 35-37

Page 44 Minimum tree size ration aMedium tree is n/a shouldn't it be 25%?

Page 54 8.3.1.6 i)a) delete (5.4 square feet) and feet in second line and (ii) c (8.0 feet).

Page 112

Why in our Zoning Bylaw it only mentions Drinking Water Protect for Comox Lake and nothing about protection of our drinking water lakes. Instead it shows forest managements and associated residential uses in our main water supply area. Plus the Zoning Bylaw is to be consistent with the OCP which shows the lands as working forest and this bylaw Forest Stewardship Greenway.

Page 117 why are ICR-1 and ICR-2 not designated on the plan.

This Zoning Bylaw is trying to hard to make Cumberland into too much like an expensive city. The roots of Cumberland are blue collar workers people who work hard, play hard and want to have the Village trying to enforce some bylaws that aren't necessary. Why does a yard have to have landscaping all over it? What about people's driveways that might be parking in front of the house? I don't want Cumberland to end up being like Comox or Nanaimo or anywhere else. The Village already can't enforce the bylaws that exist and having even more rules is not going to help.

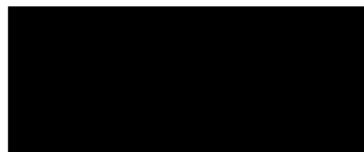
There seems to be a bit of disconnect from what is required on a lot for landscaping and trees etc and what Fire Smart suggests should be clear areas on a property. This bylaw is trying to hard to make Cumberland even more expensive if all this is required. How about each property should have an outdoor wood burning firepit?

If as the mayor said at the last council meeting, you can do whatever you want in the boulevard in front of your house put that in the bylaw because I do not think you can. I would like a rule that stops the planting of grass in the boulevards but rather to have clover which is easy to maintain and attracts bees

If all the requirements are for new builds and the rest of us can continue as is, put that in the bylaw.

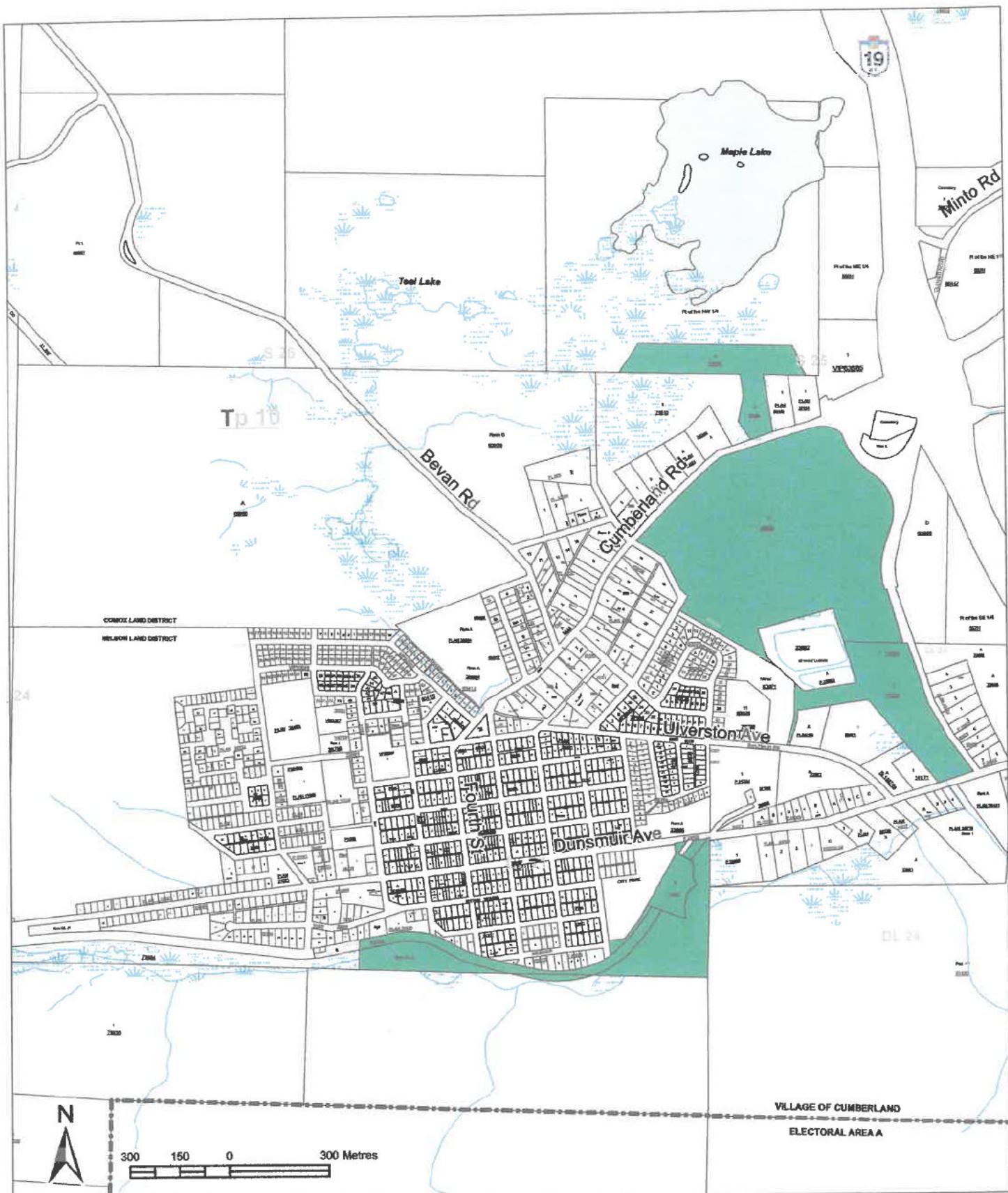
Thanks for adding that R3 outside of the containment boundary and over 1 acre can have farm animals.

This bylaw needs some changes. It is to be in compliance with the OCP and the ocp has working forest not Forest Stewardship Greenway. It also needs to ensure that there will be no residential buildings by our water supply lakes and that there is groundwater protection in that area to protect what is the majority of the Village's drinking water supply



P.S. Add Map 01

Eco gift 2011
see attached



Properties Owned by the Village of Cumberland Ecogift Status (Environment Canada)

