

## Karin Albert

---

**From:** [REDACTED]  
**Sent:** November 26, 2025 10:37 AM  
**To:** Karin Albert  
**Cc:** Courtney Simpson  
**Subject:** RE: OCP and Zoning Bylaws ready for pickup

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, one item I would like to see amended is in R3. I really appreciate the change that allows larger acre to have farm animals but would like it to exclude hogs, pigs, roosters and peacocks.

Thanks  
[REDACTED]

---

**From:** Karin Albert <kalbert@cumberland.ca>  
**Sent:** November 26, 2025 8:53 AM  
**To:** [REDACTED]  
**Cc:** Courtney Simpson <CSimpson@cumberland.ca>  
**Subject:** RE: OCP and Zoning Bylaws ready for pickup

Hi [REDACTED]

A couple of changes may be proposed to the Zoning Bylaw before the public hearing.  
In that case, a report would be on the Council meeting agenda for December 8. The agenda has not been posted yet but will be available at <https://cumberland.ca/meetings/41-2025-r/>

Regards,

Karin

**Karin Albert**, MRM, MCP, RPP (she/her)

Senior Planner

p: 250-336.3011 | e: [kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES: Diverse and Healthy Community | Sustainable Service Delivery | Community Planning**

***The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.***

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful

---

**From:** [REDACTED]  
**Sent:** November 21, 2025 1:47 PM  
**To:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Cc:** Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>  
**Subject:** RE: OCP and Zoning Bylaws ready for pickup

Are these the ones going to public hearing

---

**From:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Sent:** November 21, 2025 8:50 AM

**To:** [REDACTED]

**Cc:** Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

**Subject:** OCP and Zoning Bylaws ready for pickup

Hi [REDACTED]

Copies of the OCP and Zoning Bylaws as they sit at second reading are ready for pick up at the front desk.

Thanks,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

*The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.*

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

Monday, December 8, 2025

**RE: Request for Clarity and Deferral Regarding Saito House / Coal Creek Historic Park**

Mayor and Council,  
Village of Cumberland

I am writing as a long-term Cumberland resident who has great confidence in our current Council and appreciates the time, effort, and care each of you brings to challenging decisions. I also know a few of you personally and value the friendly, respectful relationships that exist in our community. For that reason, I hope this letter is received in the spirit in which it is intended: supportive, constructive, and rooted in a desire for clarity and long-term stewardship.

Regarding the proposed land disposition associated with the Saito House parcel within Coal Creek Historic Park, I fully understand and appreciate the positive intention behind the proposal. Preserving Saito House, stabilizing the tenure of an important heritage asset, and potentially supporting ownership by a descendant of the original family are meaningful goals that I believe many in the community support. I also recognize that the draft Official Community Plan (Bylaw 1230, 2025) now includes language supporting the creation of a separate lot and heritage covenant to facilitate preservation of the house. I understand that aspects of this initiative were discussed in camera prior to public reporting, and that the public information available so far has been limited. This is part of what motivates my request for greater clarity.

At the same time, I am concerned about the level of public understanding and the transparency surrounding the process to date. Although the Saito House sits within Coal Creek Historic Park and has long been assumed by residents to be protected parkland, the land title documents show that it was never legally dedicated as park when Weldwood transferred the land to the Village in 2002. This detail was not widely known, appeared only briefly in the draft OCP, and was only explained publicly after residents began asking questions. As a result, there has been confusion, misinformation, and uneven awareness about the implications of the proposed disposition.

I was also surprised to see, through Facebook comments, that some residents appeared to know about the proposal well before the Village released any public information. Even if unintentional, the effect is that some members of the public had advanced understanding while others did not, which contributes to a perception of uneven communication and lack of transparency—something I know none of you would wish to see.

These concerns are heightened by the fact that Coal Creek Historic Park previously had a community advisory committee, which dissolved during COVID and has not been re-established. Without that advisory structure, a significant park-related decision is moving forward without the community oversight that previously existed. This is not criticism; it is simply an acknowledgment that the usual mechanisms for community review are not currently active.

Given these factors, several important questions arise:

- parkland that residents believed to be protected can be subdivided and sold;
- future councils could rely on this precedent when considering other areas of Coal Creek Historic Park or other Village green spaces;
- public decision-making is proceeding without a full shared understanding of how this land came to be undesignated;
- there may be unintended consequences associated with using a heritage-based rationale for privatizing a portion of a community park.

These concerns are not about opposing the preservation of Saito House. The community strongly supports honouring its Japanese-Canadian and Chinese-Canadian heritage. The concerns relate instead to long-term governance and ensuring that the Village makes a well-supported decision that will stand the test of time.

The 2002 covenant obtained from Land Titles raises additional considerations. It is a reverse covenant, with the Village covenanting to Weldwood (now West Fraser). The covenant includes provisions requiring that certain actions—including subdivision—receive consent or approval from the Grantee, who may act in its sole discretion. This suggests that West Fraser may retain an ongoing role in approving decisions affecting these lands. It would be helpful for the public to know whether West Fraser has been formally consulted and whether any required consent has been obtained.

I would also appreciate clarification on whether the Village has obtained a legal and tax brief confirming that this disposition does not expose the Village to unintended liabilities. The Village previously faced tax penalties in connection with a parkland matter involving BC Hydro line upgrades for the water treatment plant. I raise this not to assign blame but because I do not want to see the Village inadvertently repeat a situation that results in avoidable fines or interest charges.

Related to alternative options, I believe the community would benefit from understanding why municipal ownership of the Saito House structure was not pursued. Municipalities often own heritage buildings while working with community partners for stewardship and fundraising. If maintenance responsibilities or septic requirements made this challenging,

it would be helpful to understand how these considerations were evaluated. Likewise, mechanisms such as rights-of-first-refusal, which ensure that heritage assets remain recoverable by the public if needed, are commonly used in BC. If such options were considered and rejected, an explanation would build public confidence.

Overall, I believe Cumberland can successfully achieve both goals: preserving Saito House and ensuring that Coal Creek Historic Park remains protected for generations to come. These goals are fully compatible, and I trust Council's intentions on both fronts.

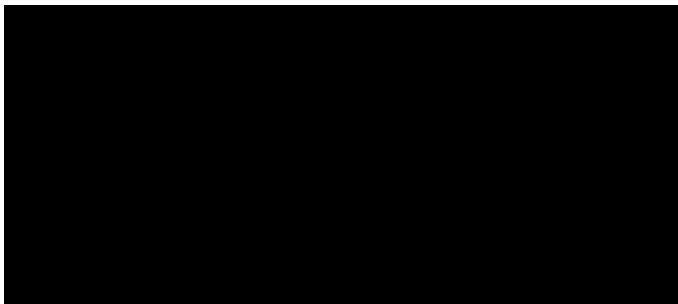
In that spirit, I respectfully request that Council defer the land disposition decision until staff are able to provide:

- a clear explanation of how and why the Saito parcel was never dedicated as park;
- options for protecting the remainder of Coal Creek Historic Park through dedication, covenant, or other mechanisms;
- clear, accessible public communication explaining the implications for parkland, heritage preservation, and future land-use decisions;
- confirmation that all covenant-related, legal, and tax implications have been fully reviewed;
- clarification of any required involvement or consent from West Fraser;
- a list of any other public places or green spaces that are understood by residents to be "park," but which lack statutory dedication or a park-protection bylaw—for example Egremont Park, Solport Park, the BMX Park, and others—so the public can fully understand whether any other community spaces may be similarly vulnerable in the future.

A short deferral would allow Council, staff, and residents to work from a complete and shared understanding. I believe this approach would reinforce public trust, reduce misinformation, and support a more durable and widely supported outcome.

Thank you for your time, your service to the community, and your thoughtful consideration of these concerns.

Respectfully,



**From:** [Courtney Simpson](#)  
**Subject:** Fw: Coal creek park.  
**Date:** December 8, 2025 11:48:00 AM

---

Hello [REDACTED]

I will add your submission to the public hearing package for the new Official Community Plan and Zoning Bylaw, for Council consideration.

You can find more information on the public hearing here: <https://cumberland.ca/meetings/2-2025-ph/>

Thank you,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES: Diverse and Healthy Community | Sustainable Service Delivery | Community Planning**

*The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.*

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

---

**From:** [REDACTED]  
**Sent:** December 5, 2025 8:04 PM  
**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>  
**Subject:** Coal creek park.

You don't often get email from [REDACTED]  
For Council and Mayor

I would like to put know an objection to subdividing and selling off of any of Coal Creek Historic Park and No. 1 Japanese town. This is imprtant to preserve as a historic monument for peole to visit as a memory of what was done to the Japanese in this community and other places during the war. Nothing should be developed.

Yours,

[REDACTED]

[REDACTED]