



Corporation of the Village of Cumberland

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File No.6480-01

News Release

For immediate release

May 12, 2023

“Plan Your Community” street event on May 24 for Cumberland residents

Cumberland, BC –Cumberland residents are invited to share their thoughts on community and transportation planning at a May 24 “Plan Your Community” street event. The event is an important opportunity to participate in the review of Cumberland’s Official Community Plan and a new Transportation Master Plan.

“We want to hear from residents how Cumberland should grow, adapt to change, and meet today’s challenges like climate change and housing affordability,” says Mayor Vickey Brown. “Community participation is key to developing a collective vision and priorities for the Village.”

The drop-in street event is happening from 12 noon to 7 p.m. on Wednesday, May 24 on Third Street between Dunsmuir Avenue and Penrith Avenue. The street will be closed to traffic to host interactive displays and activities that engage participants to plan by doing! All ages are welcome.

Residents will explore possible active transportation and traffic calming improvements through hands-on activities. A sample streetscape will be set up for participants to experience and manipulate. For the Official Community Plan, residents can share their long-term vision for Cumberland and what they think are hot topics for in-depth exploration at future public engagement events this fall.

An official community plan (OCP) sets out a community’s long-term vision and guides growth and change. The plan sets priorities for housing, climate change, economic development, transportation and mobility, infrastructure, heritage protection, arts and culture, food systems, parks and recreation, environmental protection and overall community well-being.

The Transportation Master Plan provides direction for improvements to Cumberland’s transportation system. The Plan considers all forms of mobility including walking, rolling, cycling and transit, and all transportation related infrastructure such as roads, sidewalks, multi-use pathways, bus stops and street parking.

For more information: connectcumberland.ca

Vickey Brown, Mayor
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mayor.brown@cumberland.ca

Michelle Mason, Chief Administrative Officer
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mmason@cumberland.ca

Plan your Community - Street Event

Wed. May 24, 12 pm – 7 pm, drop-in
Third Street between Dunsmuir and Penrith
All ages welcome.

Plan by doing! This interactive event launches public consultations for two key planning projects in the Village: a new Transportation Master Plan and an update to the Official Community Plan (OCP).

Transportation Master Plan - Use props to lay out your preferred street design for different types of transportation corridors in the Village.

Official Community Plan - Draw, doodle, or scribble to share your vision for Cumberland for the next 10 years and beyond. Identify hot topics for the upcoming planning process.

Find out more: connectcumberland.ca

Village of Cumberland
250-336-2291
cumberland.ca



Welcome

What is an Official Community Plan?

An Official Community Plan (OCP) sets out a long-term vision, goals and actions to guide land use, growth and change in a community.

The new OCP for Cumberland will guide how the Village grows for the next decade and beyond. It will include policies and priorities for housing, climate change, economic development, transportation and mobility, infrastructure, heritage protection, arts and culture, food security, parks and recreation, environmental protection and overall community well-being.

The OCP also shapes development through designating development permit areas. The objectives and guidelines in these areas are to enhance environmental protection when a new property is developed and shape the form and character of multi-family residential, commercial and industrial

Why is the existing OCP under review?

The existing OCP dates back to 2014 and while the Plan has served the community well with many of the policies continuing to be relevant, new issues have emerged over the past decade that need to be addressed through new or updated policy.

The data underlying the OCP is also in need of an update. The 2014 OCP was based on the 2011 Canada census, 2013 BC Statistics growth projections, and 2003 to 2013 Village building permit trends. The new OCP will be informed by 2021 census data, building and development permit trends since the last OCP review, the recently completed regional greenhouse gas emissions inventory, and updated mapping.

Today's event

The goals of today's event are:

- Help build a vision for Cumberland to guide development of priorities and actions under each of the OCP topics.
- Identify issues and hot topics for discussion at fall engagement events.



Favourite Places

Why are favourite places so important?

Favourite places give life and spirit to a community. They are where we go to recharge, where we like to hang out, meet new people or connect with family and friends. Favourite places make us feel at home in a community.

Understanding the favourite places in the Village and the stories behind them, tells us what residents value and would like to see retained or amplified as the community grows.

Share about your favourite place

1. Find your favourite place on the map.
2. If it doesn't already have a number on it, mark it with a sticky dot with the next free number (check below).
3. If the place already has a number, find it on the list below.
4. On a sticky note, write what you like and value about the place and put it next to the number.
5. To agree with what someone else has written, please a sticky dot next to it.



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Share your Vision

What do you want Cumberland to be like in 2050?

OCP's are guided by a vision statement which presents an image of a community's desired future.

A vision includes:

- what we love about our community and want to retain;
- what we aspire to have that we might not have today;
- the challenges and issues we want to have solved.

Share your vision in the space to the right.

If you like what someone else shared, put a sticky dot next to it.

Post a stickie or write, draw, doodle directly in this space



Community Statistics

Cumberland 2016 to 2021

Below are a few key statistics about Cumberland and its residents. The numbers show how the community has changed between the last two censuses. The changes are important to consider in discussions of how Cumberland should grow and adapt.

	2016	2021	Change
Population	3,770	4,445	+18.5%
Median Age	37.9	39.2	+1.3 years
Age groups with largest share of population	Under 14 (18.4%) 35-44 (16.6%) Over 65 (14.8%)	Under 14 (20%) 35-44 (20%) Over 65 (15.2%)	+1.4% +3.4% +0.4%
Average household size	2.4 people	2.4 people	0
Median after-tax household income	\$65,203 (in 2015)	\$75,500 (in 2020)	Not adjusted to account for inflation
Unemployment rate	7.5%	8.2%	+0.7%
Average home sales price	\$399,006	\$677,000	Not adjusted to account for inflation
Renter Households	26.5%	28%	+1.5%
Renters spending more than 30% of household income on shelter costs	10.1%	29.1%	+20%
Rental vacancy rate	1.4%	0.7%	-0.7%

	2016	2021	Change
Top employment sectors	Health Care and Social Assistance (20.6%) Retail trade (11.8%) Construction (10.8%)	Health Care and Social Assistance (17.6%) Professional, scientific, technical services (9.8%) Retail trade (7.6%)	Rise in professional service industry as one of top three employment sectors
Places of work			
Work from home	7%	17.2%	+10.2%
Work in Cumberland	16.9%	19.3%	+2.4%
Work elsewhere in Comox Valley	69%	67.7%	-2.7%
Work elsewhere in Province	13.7%	11.3%	-2.4%
Work outside of Province	0.7%	2%	+1.3%
Main mode of commuting			
Motor vehicle	85.2%	85.5%	+0.3%
Public transit	1.7%	1.1%	+0.6%
Walk	7.4%	4.5%	-2.9%
Bicycle	2.5%	3.4%	+0.9%
Other mode	2.8%	5.3%	+2.5%

The above are just a few of the changes Cumberland has been experiencing over the past decade.



On the following three poster boards, organized by OCP topic area, share what is on your mind and you would like to see explored at public engagement events in the fall.



Economy— Natural Environment

What is on your mind?

Under the **Economy** section, the existing OCP includes policies on

- local economic development,
- arts and culture
- tourism
- local food production.

The **Natural Environment** section includes policies on:

- environmental preservation,
- views and landscape character,
- climate change
- natural hazardous areas

The OCP also includes environmental development permit area guidelines that new development has to follow.

Economy

Natural Environment



Built Environment

What is on your mind?

The Built Environment is a broad topic area in the OCP and includes:

Location of desired future land uses:

- Single and low density residential
- Multi-family residential
- Industrial
- Commercial

Areas that will accommodate future growth

Housing

Heritage preservation

Municipal infrastructure (utilities)

Transportation and connectivity

Areas for sand and gravel extraction

Share your thoughts, concerns and ideas related to these topics.

Built Environment



Community Well-Being & Other

What is on your mind?

In the existing OCP document, Community-Well Being includes:

- Health and wellness
- Recreation
- Parks and greenways
- Ageing in place

Other topics under this heading could be arts and culture, equity, accessibility and social inclusion.

Let us know your concerns or ideas related to the above and similar topics.

The comment box labelled “Other” is for anything else you want to share that touches on land use and how you think Cumberland should grow and adapt to today’s challenges.

Community Well-Being

Other



Next Steps

What's ahead:

- Today's poster boards posted at connectcumberland.ca
- Online favourite places map and discussion forum collect further resident input at connectcumberland.ca
- Review of public input received with Village's Advisory Planning Commission.
- Drafting of the community vision.
- Identification of hot topics for discussion at the fall engagement events.
- Presentation of an engagement summary report to Council in late summer/early fall.
- Fall engagement events to share public input received, identify further community statistics and trends, and explore OCP topics in depth.

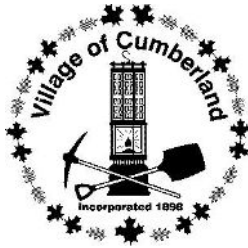
We look forward to seeing you at our fall events!



Don't miss out!

Visit connectcumberland.ca and sign up to receive updates and notifications of upcoming engagement events.





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News Release

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Feb 27, 2024

Public Engagement on the Cumberland Official Community Plan Continues

This winter the Official Community Plan (OCP) Review for The Village of Cumberland focused on public engagement for the climate action plan. This spring, community members will be invited to explore other OCP policies that support a livable and healthy community. Key topics will include housing, transportation options, and growing in a way that will keep the cost of infrastructure manageable.

Mayor Vickey Brown encourages residents to get involved: "It is so important that the community share their thoughts on how we develop into the future, we've seen a lot of change over the past decade; this is an opportunity to share your thoughts on where we are headed. We want to make sure everyone's voice is heard and valued in this review process."

The OCP is a key document that guides how Cumberland will grow and adapt to change. The review of Cumberland's Official Community Plan (OCP) was launched with a Plan your Community Street event in May 2023. Over 175 participants shared their long-term vision and goals for the Village and identified hot topics for further discussion. In February 2024, 65 community members participated in two separate engagement events and provided input into ways greenhouse gas emissions can be reduced in the community, and how we can increase our resiliency to extreme weather events.

The Village is fortunate to be the recipient of a provincial Complete Communities grant that will assist in data collection and mapping analysis of housing needs, transportation options, proximity to daily needs of residential areas, and cost of infrastructure services. To incorporate this analysis into the OCP, the timeline had to be adjusted, moving Phase 2 of community engagement to this spring. This also allows for better integration with information from other planning processes that are nearing completion – a housing needs assessment and the Village's Transportation Master Plan, both related to key concerns identified by residents during Phase 1 of public engagement.

Learn more about the OCP review at cumberland.ca/ocpreview. Follow the link to our engagement platform and register to receive project updates and notification of upcoming events.

We look forward to working with you to ensure a vibrant and sustainable Cumberland into the future!

Media Contacts:

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Operations Update

The road rebuild project continues on **Maryport Avenue**, between Egremont and Silecroft Road. This section is receiving an update to its aging pipe system (water, sewer and storm) along with a wider sidewalk to enhance pedestrian safety. The work requires removing a tree on Maryport Avenue whose root systems had become so entwined with the old service system that saving the tree was not possible. To compensate for the loss and to continue to expand the Village tree canopy, three trees will be planted in nearby parks.

Watch out for the First Street upgrades coming in the late Spring.

For more information search “upcoming projects” on cumberland.ca

Spring Maintenance Beginning

Street Sweeping, storm catch basin clean outs and water main flushing will be starting, weather dependent. Keep an eye out for the Public Works folk around town!

Council Corner

Electoral approval will be sought to borrow \$2.5 million required to cover cost increases on the critical Wastewater Upgrades Project. An interim \$1.25 million was approved to keep the project moving. More info to come about borrowing process and tax impacts in March. For more information, search “wastewater” at cumberland.ca

Efforts to comply with senior government wastewater effluent standards has prompted Council to close the RV Sani-dump station by Village Park. The Village had the only public sani-dump in the Comox Valley. For more information search “wastewater” at cumberland.ca

Council recently considered bylaws to change the zoning of the Comox Lake Land Corp property and asked for more options on accessory building height, cabin size limit, and docks regulation.

Village Hall Meeting, March 4

Everyone is welcome to join Council members on March 4 at 7 pm in the Council Chamber at this informal meeting to discuss what matters to you.

March Council Meeting Dates:

Council welcome everyone to join them at all Council meetings

Regular meetings: March 11 and March 25

Committee of the Whole (a discussion based meeting): March 18

Meetings start at 5:30pm and are located in Council Chamber at 2675 Dunsmuir Avenue.

Did you know you can watch council meetings live from the comfort of your own home through our youtube channel? Pop some popcorn, search Village of Cumberland on Youtube and start streaming.

Village News

Want to stay up to date with Village News as it happens? Join our newsletter! Look at the bottom left of cumberland.ca to sign up.

Official Community Plan Review

The Village of Cumberland is preparing for the next round of public engagement on the Official Community Plan (OCP). Public engagement is planned for this spring to explore OCP policies that support creating a livable and healthy community. Key topics will include housing, transportation options, and growing in a way that will keep the cost of infrastructure manageable.

For more information search “official community plan” on cumberland.ca. Follow the link to our engagement platform and register to receive project updates and notification of engagement events.

We look forward to working with you to ensure a vibrant and sustainable Cumberland continues into the future!

New Spring/Summer Rec Guide

The year the Spring and Summer rec guide is combined into one book! Registration for all Spring and Summer programs running April 2 – August 30 (excluding summer camps) begins Monday, March 11 at 7am. Registration for summer camps (and summer swimming) begins Monday, April 15 at 7am. Recreation Guides in Cumberland will be available for pickup March 6th at the Cumberland Recreation Center, Cumberland Library, Seeds Food Market, and online at Cumberland.ca/recprograms.

Mobile Vending Regulations Review

The Village of Cumberland is reviewing its mobile vending regulations and is seeking input from residents and businesses. Mobile vending, which includes food trucks, are becoming more popular in our community. Please visit engagemoxvalley.ca/mobile-vending for more information and to take the survey.

Download “WasteWise” The New Village of Cumberland Solid Waste Collection App

With the app you can:

- Receive weekly reminders about whether it is a garbage or recycling week.
- Be notified when the add-a-day schedule changes.
- Get service alerts if the trucks are running behind or if there is a weather delay.
- Search if an item can be recycled or not at Cumberland Strathcona Waste Management

To download the app search “Cumberland WasteWise” at your app store.





Spring Updates

Ahhh, Spring. We are pretty excited for this warmer weather and sunshine. As everyone gets outside even more than usual please remember to pick up after your dog to prevent anyone accidentally stepping in poo. Also, a reminder that sidewalks are for pedestrians only, not bikers (unless you are a little one under 5). Kudos to residents that choose to cycle and walk for their local commuting!

If you are working on your garden don't forget that we have weekly organics pick up. Branches must be less than 7.6cm (3in) in diameter and 90cm (36in) in length and may be bundled with jute or hemp rope. Please do not include sod, rocks or gravel with your organics. Bonus - removing dry leaves and other debris from your property improves your fire safety for the upcoming fire season.

Speaking of Spring and waste pick up, with the warmer weather comes increased wildlife interactions. To prevent human habituated wildlife (bears, raccoons, cougars) please store all garbage, organics and recyclables in an animal proof location, or in animal proof containers until collection day as per Solid Waste Bylaw No 1003, 2014. Once wildlife finds a source of easy food, they keep coming back, which often leads to their destruction. We can all do our part to keep wildlife wild!

Even the water lines are getting spring cleaned! Flushing has begun to clean the water distribution system. This helps keep our water safe to drink, but may cause some discolouration in the water to your home. If this occurs, please run your outside tap or your bathtub using cold water until it clears. Please check your water before doing laundry.

Spring also means bills. Watch your mailbox for the Spring Utility Bill. Prefer to get your bills via email? Sign up for our e-billing. Bills can be paid online too. Search "make a payment" at cumberland.ca for more information.

Official Community Plan Review

The Village held two public engagement sessions on climate actions in February as part of the Climate Action Plan and the OCP Review. Participants supported 2050 as the target date to achieve net zero greenhouse gas emissions, actions to reduce emissions from buildings, transportation and waste disposal, protection of the urban forest, firesmart training for the community, and land use that reduces car dependence.

This spring, community members will be invited to explore other OCP policies that support a livable and healthy community. Key topics will include environmental protection, parks and greenspace, housing, transportation options, heritage conservation, and where and how the Village can best accommodate growth.

To find out more about the above projects and receive notifications of upcoming engagement opportunities on the above and other Village initiatives, "follow" the projects at engagecommoxvalley.ca/cumberland

Village News

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Cemetery Clean Up

In early April, please attend to your loved one's grave at the Cumberland cemeteries by refreshing your personal items, mementos or artificial flowers.

In late April, the Village will do their spring clean of the cemeteries by removing broken and weathered items. Removed items will be left by the concrete bins until the end of May, and then discarded.

Download "WasteWise"

The New Village of Cumberland Solid Waste Collection App

With the app you can:

- Receive weekly reminders about whether it is a garbage or recycling week.
- Be notified when the add-a-day schedule changes.
- Get service alerts if the trucks are running behind or if there is a weather delay.
- Search if an item can be recycled or not at Comox Strathcona Waste Management

To download the app search "Cumberland & CSWM WasteWise" at your app store.

Council Corner

Council has approved an exemption to Noise Control Bylaw No 950, 2012 from 8pm to 9:30pm on Thursday evenings during July and August 2024. This is to better accommodate the Summer Concert Series performances in Village Square.

The draft conservation plan for the lands at Comox Lake and Perseverance Creek was brought to Council. Council has directed staff to bring the draft document to K'ómoks First Nation and continue their collaborative dialogue.

For more information on these topics, and other items discussed at Council meetings, please search "meetings" at cumberland.ca

April Council Meeting Dates:

Regular meetings: April 8 and April 22

Meetings start at 5:30pm and are located in Council Chamber at 2675 Dunsmuir Avenue.

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Operation Updates

The First Street road rebuild is beginning mid-May. Please see Council Corner for more information on the First Street update. **During construction, First street will be closed to all traffic between Penrith and Dunsmuir Avenue.** Please choose an alternate route. Access to the Cultural Centre parking lot will remain open during this time. Thank you for your patience while this necessary work is completed! For more information search “capital projects” on cumberland.ca

The Parks department has been busy! In partnership with the Cumberland Community Forest Society, the Village Parks staff are creating outdoor classroom spaces in the forest. These include logs placed for seating and woodchips spread on the ground to protect the underlying roots and soil. The goal is to protect and restore spaces that seen overuse. Future phases will include planting native species, signage, and additional restoration work.

The Village bike jump park is also seeing some improvements with a renovated double black line, as well as a redesign of the pump track, and a regraded green line.

Thanks to Parks and Public Works for their help with these projects!

Outdoor Watering Restrictions

Stage 1 restrictions on outdoor water use are in effect automatically from May 1 to Sep 30. Stage 2 and 3 are implemented by Village Council depending on the severity of the water shortage. Predictions for this year, based on the low snowfall (below 50% of normal on the island), are that we may see restrictions beyond stage 1 early in the year. Please do your part to reduce water consumption. The best time to water is early in the morning or in the evening. Mulch your garden and top dress your lawn with organics to help conserve soil moisture. Search “water restrictions” at cumberland.ca for additional information on what is permitted during each water restriction stage.

Utility Bills Due May 21, 2024

First quarter utility bills have been issued. To avoid a 10% penalty please ensure your payment is received by end of day May 21, 2024. For more information on payment options, search “payment” at cumberland.ca

Home Energy Navigator Program Launched

Get the most out of this FREE service. Are you looking to complete home energy upgrades? Use this service to learn about rebate information such as the availability and amount of energy rebates, what documents you need when you apply and verification of eligibility. You can also get one-on-one consultations with an energy expert. Check it out at www.homeenergynav.ca/cvrd

Elector Approval for Additional Borrowing for the Wastewater Upgrade Project

The Village is seeking elector approval to borrow additional funds for the construction of the critical wastewater treatment project. Approval is sought through an alternate approval process (AAP) where electors can indicate their opposition to the borrowing by completing an AAP form. Find out more at cumberland.ca or contact the Village office.

Engagement Opportunities

Climate Action Plan

The final opportunities to give your feedback on the Climate Action Plan are coming up. Two engagement sessions are being held this May.

- Thur, May 2, 2024, 4:30 -7:00pm, Council Chambers
- Tues, May 7, 2024, 12:00-1:00pm via Zoom.

Email planning@cumberland.ca for the meeting link.

During these sessions, residents are invited to view the proposed actions, comment on them, identify any gaps they see and share their implementation priorities

Official Community Plan Review

Join the discussions on how Cumberland should grow, adapt to change and meet today's challenges at these upcoming events:

- Wed. May 22, 2:00 pm - 7:00 pm
- Thu. May 23, 2:00 pm - 7:00 pm
- Local Economy in Focus: Thu. May 30, 4:00-6:00 pm

Council Chambers, 2675 Dunsmuir Avenue.

For more info, visit engagecomoxvalley.ca/cumberland

Council Corner

Council approved the additional work for First Street between Penrith and Dunsmuir Avenue. The approved funding will provide new sidewalks for better pedestrian use, a new accessible parking stall, better commercial access to the lane as well as improved on-street parking management. Funding was also approved to pave the Cultural Centre's main entrance.

Council received a report on the new provincial housing legislation and the impacts it will have for the Village. This included information about many topics including pre-zoning for 20 year housing needs, allowing small-scale multi unit housing of up to 4 units per lot in some residential areas, and adopting a new amenity cost charge bylaw.

For more information please search “meetings” at cumberland.ca

May Council Meeting Dates:

Regular meetings: May 13 and May 27

Committee of the Whole meeting May 6

Meetings start at 5:30pm and are located in Council Chamber at 2675 Dunsmuir Avenue.

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CUMBERLAND 2050

GROWING TOGETHER

OFFICIAL COMMUNITY PLAN REVIEW

**HELP SHAPE HOW CUMBERLAND
GROWS AND ADAPTS TO CHANGE**

DROP-IN:

WED. MAY 22, 2:00 - 7:00 PM

Deep Dive 1: Built Environment, Natural Environment, and Growth Scenarios

THU. MAY 23, 2:00 - 7:00 PM

Deep Dive 2: Community Well-Being, Economy, and Growth Scenarios

Activity table will be set up for kids!

WORKSHOP (RSVP):

THU. MAY 30, 4:00 - 6:00 PM

Focused discussion on land use and policy to support the local economy

RSVP by emailing planning@cumberland.ca

KEY TOPICS OF DISCUSSION

**PROTECTION OF
NATURAL ENVIRONMENT**

SOCIAL INCLUSION

DOWNTOWN VIBRANCY

HOUSING

**COMMERCIAL AND
INDUSTRIAL DEVELOPMENT**

FOR MORE INFORMATION: ENGAGECOMOXVALLEY.CA/CUMBERLAND



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Transportation Master Plan

A new Transportation Master Plan for the community was approved by Council at their July 8, 2024 meeting. One of the objectives of the Plan is improving streets for cycling and walking. The report is available at: <https://cumberland.ca/plans/>

Official Community Plan (OCP) Review

Phase 2 public engagement for the OCP Review is now complete. Engagement activities consisted of consultation with Council Committees and the Advisory Planning Commission, two open houses, a workshop on the local economy, and an online survey. The input received has been captured in the Phase 2 Public Engagement Report.

Learn about participants' views on future land use, housing, heritage protection, arts and culture, environmental protection, economic development, diversity, social inclusion and equity, and food security. <https://engagemoxvalley.ca/official-community-plan-review/>

Weekends are back at Cumberland Recreation

Beginning September 3, Cumberland Recreation resumes its regular operating hours, which are:

- Mon-Fri: 7:00am – 9:00pm
- Sat-Sun: 9:00am – 4:30pm
- Statutory Holidays: Closed

**Please note that updated recreation fees are also in effect starting September 1.

Visit <https://cumberland.ca/recreation-centre/>

School Zones

A friendly reminder that school resumes Wednesday September 4, 2024. Please expect an increase in pedestrian traffic and obey all 30km/hour school zones.

Property Tax Sale

Please be sure to pay any outstanding property taxes from 2022, by 10:00 a.m. October 7, 2024 to avoid your property being offered for tax sale. Contact the Village office at 250-336-2291 or email finance.voc@cumberland.ca for assistance.

Tips to Keep Bears Safe and Wild

- Keep your solid waste secure and don't put it out until the morning of collection day
- Pick up fallen fruit from your trees
- Bring in your bird feeder until December
- Keep your pet food indoors
- Keep BBQs clean and odour free

You may receive up to \$150 fine for not storing your solid waste in a secure location and a \$100 fine for putting out your solid waste before collection day.

Recycling Contamination

A recent audit through Recycle BC revealed the Village has a high contamination rate in our residential curbside recycling collection. Please note that all recycle products should be clean and items like glass, Styrofoam and plastic film (bags) are recyclable, however, they cannot be placed in the bi-weekly curbside collection. These items must be taken directly to a recycling depot.

For more information on acceptable curbside collection items; view <https://cumberland.ca/recycling-collection/>

By-Election 2024

Voting Age is 18 Years Old +

Are you 18 or turning 18 by September 21st? Come out to vote at the Cumberland by-election! Just bring two pieces of identification, one with your signature. General Voting day Saturday September 21. <https://cumberland.ca/elections/>

Candidate Meet and Greet for Seniors

Fri, September 6, 10 am - 12 pm Buchanan Hall
To support seniors in the community, the 50+ Adult Social Club is hosting a drop-in candidate meet and greet at the Cultural Centre. Come sit down with candidates and learn about their campaigns. The event is non-partisan and does not endorse any candidates.

September Council Meeting Dates:

Regular meetings: Monday, September 9, 2024 at 5:30pm in Council Chamber, 2675 Dunsmuir Ave.

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Official Community Plan (OCP) Review

Find out what Cumberland residents have to say about how our community should grow over the coming 20 years.

Community input from OCP open houses and surveys conducted this spring and summer has been summarized in the Phase 2 Community Engagement Report. The report presents feedback on a broad range of topics including housing, the local economy, heritage protection, parks, and arts and culture.

Visit <https://engagecomoxvalley.ca/official-community-plan-review> to access the report and sign up to receive notification of future community engagement events on the OCP.

Join the Village's Heritage Committee

Do you have an interest in heritage conservation and how new development blends into Cumberland's downtown commercial area? The Village is recruiting new members to the Heritage Committee. To find out more and how to apply by October 15, visit cumberland.ca and search Heritage Committee.

Maintenance Projects

Fall 2024 Road Maintenance: Public Works will be busy with fall road maintenance, including street sweeping and grading. Please be patient and drive carefully when attempting to manoeuvre around large, slow-moving equipment.

Hydrant Maintenance: Public Works will be attending to annual hydrant maintenance. Drivers please slow down when navigating around these work sites.

Water Main Flushing: Annual fall water main flushing is scheduled to begin in October. Water main flushing helps clean the water distribution system keeping our water safe to drink. Please sign up for weekly news and updates from the Village at cumberland.ca to receive notices and information regarding water main flushing.

Property Tax Sale

Deadline: Monday, October 7

Reminder: Delinquent (2022) taxes are due prior to the tax sale deadline of 10:00am Monday, October 7, 2024. Please be sure to pay any outstanding delinquent property taxes to avoid your property being offered for tax sale. Contact the Village office at 250-336-2291 or email finance.voc@cumberland.ca for assistance.

Great ShakeOut Earthquake Drill

October 17th, at 10:17am. "Drop, Cover, and Hold On" is the appropriate action to reduce injury and death during earthquakes. The ShakeOut is our opportunity to practice how to protect ourselves during earthquakes. <https://www.shakeoutbc.ca/>

Halloween Event

The Village of Cumberland, in partnership with Elevate the Arts Society, will once again host a ghoulishly delightful Halloween event in downtown Cumberland on October 31.

Council Corner

Please come out and welcome your newly elected Council member as they make their solemn affirmation of office on Monday, October 7 at 5 p.m. in the Council Chamber. Refreshments will be served.

Council will start work on the Village's 2025 budget at a number of committee meetings in October. Everyone is welcome to attend. Community consultation will follow at the Village Hall meeting on November 18.

October Council Meeting Dates:

Regular meetings: October 1 and 28.

Budget Committee meetings: October 7, 15 and possibly 21.

All meetings begin at 5:30pm in Council Chamber, 2675 Dunsmuir Ave.

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.



THE VILLAGE OF
CUMBERLAND

250.336.2291
info@cumberland.ca
cumberland.ca

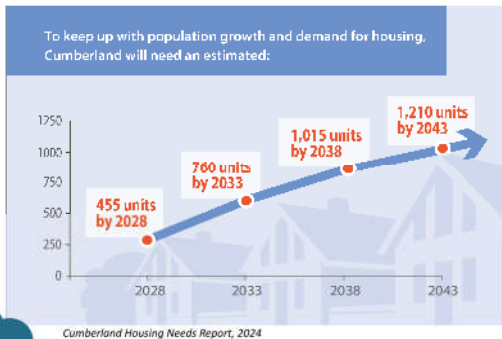
2673 Dunsmuir Avenue
Box 340, Cumberland, BC
V0R 1S0

WELCOME

How can Cumberland best adapt to growth and change?

That is the key question the Official Community Plan (OCP) seeks to address.

Cumberland is continuing to experience a high population growth rate, resulting in a steadily increasing pace of development; the Bevan Road industrial area is expanding; actions are needed to reduce greenhouse gas emissions and prepare us for climate change. All the while, we want to work towards reconciliation with First Nations, preserve the Village's character, support the arts and culture community, and protect the natural environment that our quality of life depends on. How can we do all that and more?



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The OCP review is looking for your feedback on:

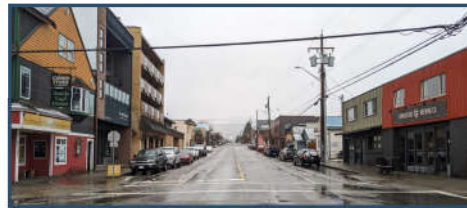
- A long term vision and goals for Cumberland
- Where future growth should occur (review of growth scenarios)
- Policy and actions to guide change

May 22 engagement event:

- ◇ Built environment (downtown core, housing affordability)
- ◇ Natural environment (OCP and environmental protection, environmental development permit requirements)

May 23 engagement event:

- ◇ Community well-being (social inclusion and equity, arts and culture, parks and greenspaces)
- ◇ Economy (local economy)



What is an Official Community Plan (OCP)?

An OCP sets out a long-term vision, goals and policy to guide land use, growth and change in a community.

The OCP identifies desired future land uses in the community. Following the adoption of the OCP, zoning may be changed to reflect those land uses.

The OCP shapes development through development permit areas. Development permit areas set out guidelines to enhance environmental protection when a new property is developed and to regulate the form and character multi-family residential, commercial and industrial developments.

The OCP can designate Heritage Conservation Areas to protect the form and character of historically significant areas.

PARTICIPATE

OCP Review Process and Public Engagement Opportunities

Community participation is key to ensure the guiding vision, goals, and policies in the updated OCP reflect residents' collective vision for Cumberland.



Stay Connected

- Visit the project page at engagecomoxvalley.ca/Cumberland
- Read summaries of past engagement events
- "Follow" the page to receive project updates.

engagecomoxvalley.ca/Cumberland

VISION

The vision below reflects the input received during the first round of community engagement in May 2023.

In the box to the right, place a green dot if you agree with the vision or a sticky with comments to let us know what you would change.

Cumberland is a community where people know each other and feel included regardless of age, gender, social status, or income. A thriving arts, culture and music community, community events, festivals, and concerts enrich daily life in Cumberland. Residents and visitors enjoy a vibrant downtown, rich in character and history, safe for pedestrians and cyclists, and home to thriving locally-owned businesses. A diversity of housing options is available for residents of all ages, incomes and backgrounds.

The Village and community is working towards reconciliation with First Nations. Individual and organizational relationships with First Nation communities are built on mutual respect and understanding.

Community hubs, such as schools, commercial centres, and outdoor recreation areas are connected with safe cycling and pedestrian pathways that extend all the way to the City of Courtenay boundary. Within and surrounding the developed areas of Cumberland are ample parks, urban trees, greenspaces, healthy wetlands, lakes, streams and forests. Outdoor recreation is complemented by diverse indoor recreation opportunities. Food gardens and environmentally-friendly urban agriculture provide habitat for pollinators and urban wildlife while providing healthy local food for residents.

New development is green and complements the feel and character of the rest of the community. Climate actions have reduced carbon emissions from all sectors and Cumberland is steadily moving towards being a net-zero greenhouse gas emissions community. Municipal infrastructure is resilient to severe weather events and other climate change impacts.

Place your green dot or comments here

 engagecomoxvalley.ca/Cumberland

COMMUNITY GOALS

OCP Goals

Based on community input during the first round of engagement, the following ten goals are identified to support the vision and guide priorities and policies in the OCP.



1. Reconciliation with First Nations
2. A diverse and socially inclusive community
3. Healthy and biodiverse ecosystems
4. A climate-responsible community
5. A diverse parks and greenways system serving all ages and abilities
6. Diverse housing options and attainable housing for all residents
7. A vibrant downtown core
8. A thriving arts and culture community
9. A strong and sustainable local economy
10. A safe and interconnected alternative transportation network that ties into a larger Comox Valley network

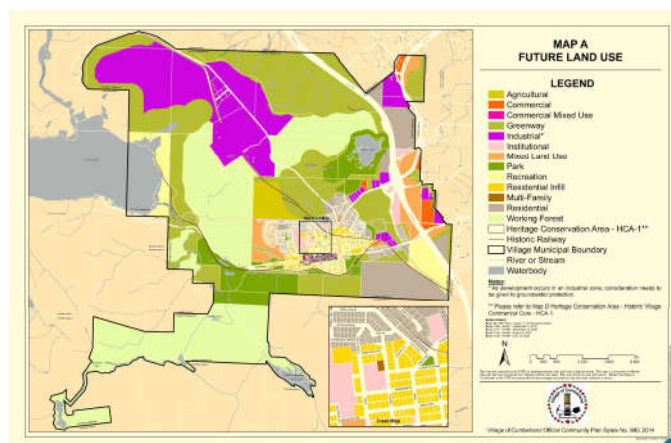
Did we miss anything? Post a stickie with your feedback.

Complete Community Analysis

The vision and goals support a complete community, characterized by a high level of walkability, active transportation options that serve all corners of the Village, diverse housing options, a range of employment opportunities and sustainable infrastructure servicing.

The next poster boards present a geospatial analysis of Cumberland from a complete community perspective. Based on that analysis, two growth scenarios are provided for feedback.

Community feedback on the growth scenarios will guide updates to the 2014 OCP land use designations and future land use map shown below.



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COMPLETE COMMUNITIES (CC)

What Are Complete Communities?

Complete communities have several key elements:



Diversity of Housing Types



Proximity to Housing,
Employment, and to Daily
Needs



Transportation Options



Efficient Use of
Infrastructure

Benefits:

- More housing and transportation options.
- Increased walkability, accessibility, age-friendliness, and equity.
- Greater efficiency with servicing and infrastructure.
- Environmental sustainability, including reduced GHG emissions (largely from transportation)
- Preservation of the natural environment by reducing sprawl.

This project is funded through the Union of BC Municipalities (UBCM)

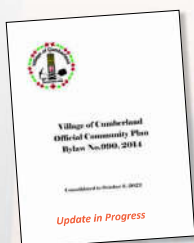
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COMPLETE COMMUNITIES (CC)

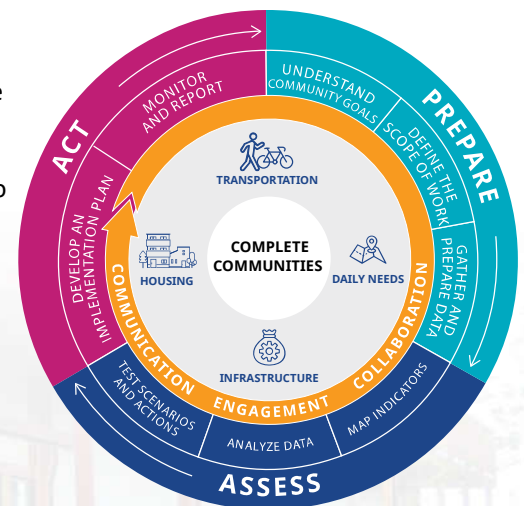
Project Process

The CC process is a geospatial analysis of the current state of completeness. This assessment can assist in determining potential strengths, challenges, and opportunities for advancing a community's identified goals, which might include accommodating additional housing capacity, tackling community emissions from transportation, supporting infill and reducing sprawl, supporting local small businesses, and ensuring infrastructure decisions take lifecycle costing into account.

How does it impact Cumberland?



The Complete Communities assessment is directly informing the OCP process. The assessment is helping the Village refine growth scenarios for future land use and infrastructure as well as highlighting any gaps as they relate to housing, infrastructure, and amenities service provision.

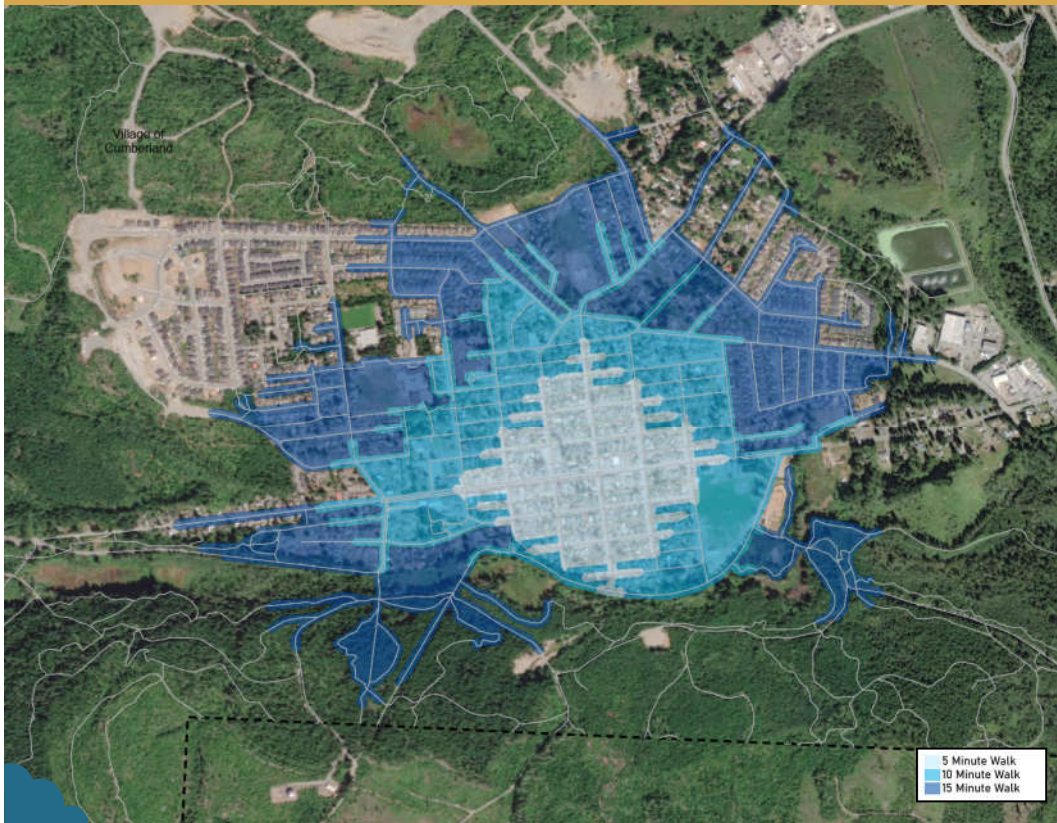


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DAILY NEEDS - WALKSHED

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Proximity to daily needs is an important part of a complete community.

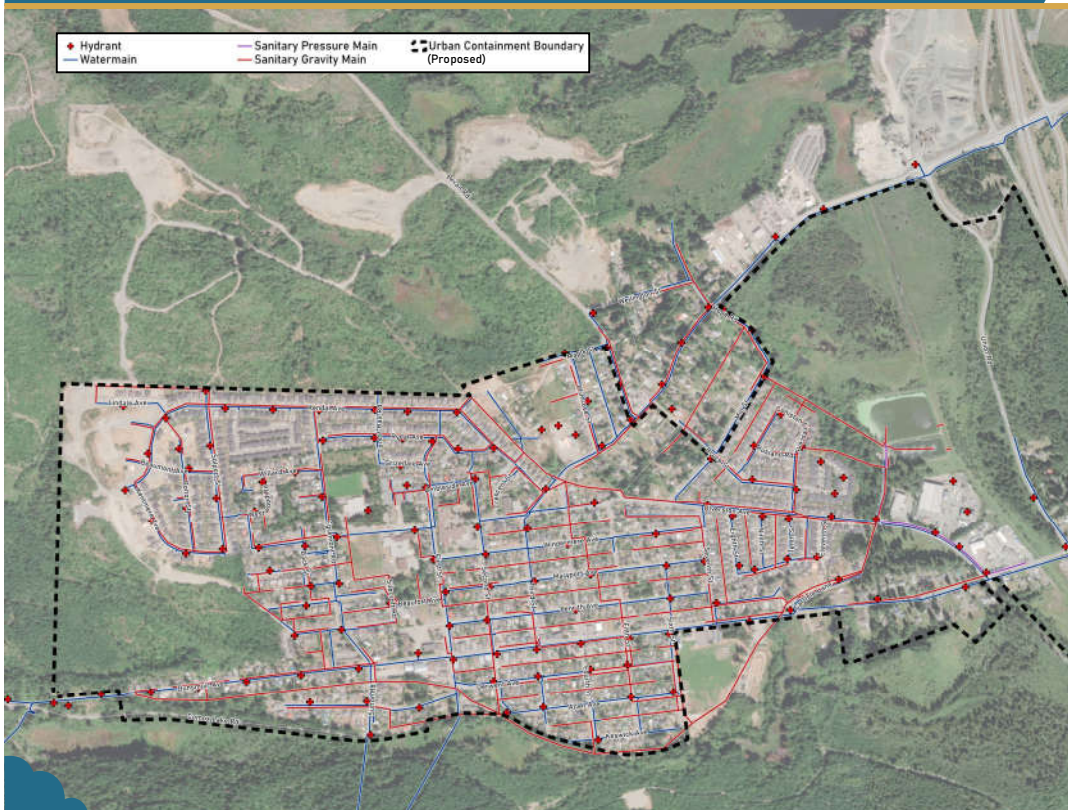
This map shows everything within a 5 to 15min walk from the post office.

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INFRASTRUCTURE - SERVICE AREAS

CUMBERLAND 2050

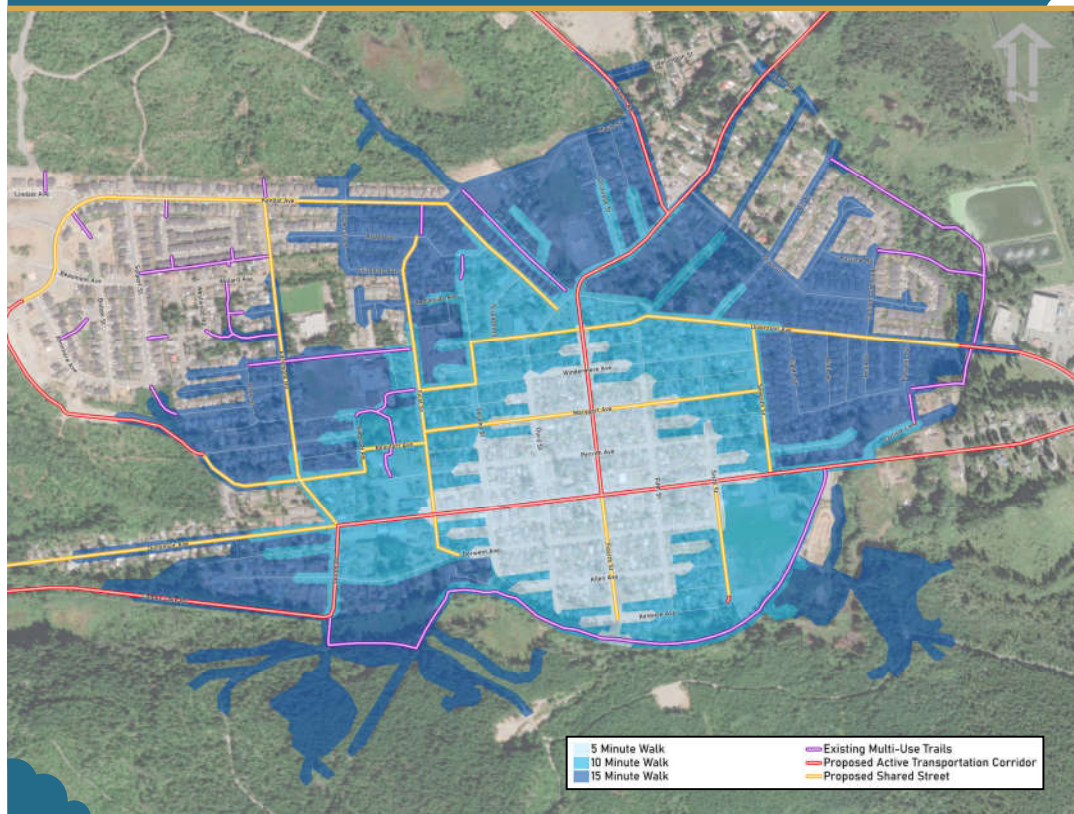
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This map shows Cumberland's current water and sanitary service areas.

Infill development makes more efficient use of existing infrastructure. Areas with higher density may also signal where to focus new infrastructure investment.

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Transportation Options are a key element of Complete Communities.

The Village is in the process of completing a new Transportation Master Plan. This map shows the proposed active transportation network and existing multi-use trails.

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SMALL-SCALE MULTI-UNIT HOUSING INITIATIVE

CUMBERLAND 2050

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What is the Small-Scale Multi-Unit Housing (SSMUH) Initiative?

What is the intent?

The Province is requiring all municipalities to address the housing crisis by requiring land to be designated as infill.

The suite of housing initiatives are intended to:

- Streamline development approvals process
- Facilitate an increased supply of housing in municipalities across BC
- Improve ability to provide more diverse housing
- Continued shift to more pro-active land use planning
- Build more complete, sustainable and well-planned communities

SSMUH is in line with Council Strategic Priorities and Policy Direction



Where does it apply?

- Regional Districts and Municipalities

How is it determined?

Determined by several factors:

- Population
- Within Urban Containment Boundary
- Lot size
- Whether a lot is serviced by municipal water and sewerage systems
- Proximity to transit, presence of heritage designations, hazard lands.

"Restricted Zones"

Any lots which restricts residential use and density of use permitted in the zone to:

- Detached single-family dwellings; or
- Detached single-family dwellings and one additional housing unit; or
- Duplexes; or
- Duplexes with one additional housing unit.

Effectively: Any residential only zone which is limited to 3 or fewer units.

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SSMUH - RESIDENTIAL INFILL ZONE

The Residential Infill Zone - *proposed to include:*

Under the new Provincial rules, Residential Infill will permit up to 4 units



Source: <https://www.designstudio.ca/blog/secondary-suite-investment>
Secondary suites in single-family dwellings



Source: <https://www.glenart.com/en/projects/construction-of-a-triplex/>
Triplexes



Townhomes



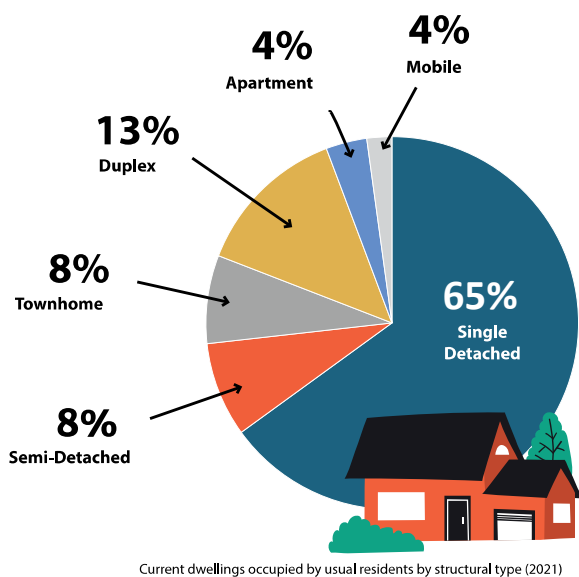
Source: <http://www.buildingcanada.com/what-is-an-adu>
**Detached accessory dwelling units (ADUs),
E.g. garden suites or laneway homes**



House-plexes

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BUILT ENVIRONMENT - HOUSING



Diverse Housing Options

The Village has relatively few townhouses and apartment units. The 2014 OCP focused on providing opportunities for additional residential growth through infill housing—secondary suites and accessory dwelling units (e.g. carriage houses) close to the downtown core.

To provide additional housing options at a lower price point or lower rent than single-family dwellings, more apartment units are needed. Both growth scenarios propose that additional areas be designated for multi-family residential use.



Review the growth scenario maps and indicate your support for proposed locations for additional multi-family housing.

Activity

What Kind of Housing Do You Live in Today?

Activity

				
Single Detached	Townhouse	Apartment	Infill / ADU / Secondary Suite	Modular Home

What Kind of Housing Do You See Yourself living in 15 Years?

				
Single Detached	Townhouse	Apartment	Infill / ADU / Secondary Suite	Modular Home

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LAND USE DESIGNATIONS - NEW

- RESIDENTIAL INFILL** - This land use is intended to accommodate infill density housing of up to four units within a 10-20 minute walk of the Historic Village Commercial Core. The renovation of heritage homes to include multiple rental suites is also envisioned within this area. Typical infill development includes the following densification scenarios:
 - Narrow lot single family dwellings
 - Single Family with secondary suite and accessory dwelling unit (garage apartment, coach house, laneway house)
 - Duplex dwelling units
 - Triplex or Fourplex units
 - Townhouse dwelling units
 - Rowhouse dwelling units
- RESIDENTIAL** - This designation is intended for low density residential use. These properties are generally located outside of the urban containment boundary and may or may not be connected to municipal servicing.
- MULTI-FAMILY LOW DENSITY** - This designation is intended to allow for a variety of low-rise residential uses such as row housing and townhouses
- MULTI-FAMILY MEDIUM DENSITY** - This designation is intended to promote a medium-density residential area that allows for Low rise apartments (3-4 storeys)
- COMMERCIAL MIXED USE** - This designation is intended for development in the Historic Village Commercial Core to accommodate: Mixed-use buildings with retail, service, and other uses on the ground floor and residential units above the non-residential space, as well as free-standing commercial units;
 - Encourage development that exhibits the physical design characteristics of the Historic Village Commercial Core as outlined in the Heritage Conservation Area Guidelines
 - Maintain pedestrian-oriented, storefront-style shopping streets.
- SERVICE COMMERCIAL** - This designation is intended for business operations centres, small scale manufacturing and related storage and handling of materials, goods and equipment, private recreational facilities/fitness centres, and grocery stores requiring large lots and parking areas.
- MIXED USE** - The mixed-use designation is intended to encourage and contain, commercial and residential use. Such residential uses are intended to create economic vitality and a mixed use community and may include live/work, live above, as well as free-standing residential units.
- INSTITUTIONAL** - This designation includes non-profit or semi-public and public use or institutions such as a church, library, public or private school, health care facilities and civic facilities as well as limited employee or caretaker housing associated with the uses
- INTERCHANGE LANDS** - This land use designation is intended for the Interchange Lands that are under a Comprehensive Development Agreement. This area is not required to meet the 20-year housing need projected at the time of OCP adoption but may contribute to increasing housing options and diversity and provide commercial and light industrial uses that complement existing land uses in the Village. The area requires further planning and design to clarify future use, servicing, and circulation patterns. The design shall protect wetlands and sensitive environments, provide a vegetated buffer to the highway and maintain connectivity with recreational trails on adjacent lands.
- MIXED USE – CIVIC FACILITIES** - This designation is intended for a mix of two or more of the following land uses: civic, commercial, medium-density multi-family, institutional, cultural, and public open space.
- OPEN SPACES, PARKS, AND GREENWAYS** - The intent of this designation is to provide suitable land for environmental conservation, including watershed protection, and low-impact public recreation. The designation also applies to the Village's parks, playgrounds, and other public open spaces including regional parks and conservation areas.
- WORKING FOREST** - This designation includes privately managed working forest located in the northwest of the Village and is intended to accommodate forest management and other resource land uses. Land to the southwest of Comox Lake Road is intended to accommodate low impact recreational uses. Subdivision of land will only be permitted in this area for environmental conservation and appropriate recreational purposes.
- DOWNTOWN COMMERCIAL – ADJACENT RESIDENTIAL** - This designation is intended to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The primary focus is on residential uses while allowing for some professional and personal services.
- HEAVY INDUSTRIAL** - This designation is intended to maintain and reinforce industrial lands to allow for a variety of primary industrial uses.
- LIGHT INDUSTRIAL** - This designation is intended to allow a diversity of light industrial and ancillary uses. It is permitted where appropriate and impacts to adjacent properties can be mitigated.

LAND USE DESIGNATIONS - CHANGING

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- **AGRICULTURE** - This designation is intended for rearing, producing, harvesting, and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes.
- **PARK** - This land use designation applies to the Village's parks, playgrounds, and public open spaces. This includes regional parks, pocket parks, nature parks, community parks, and neighbourhood parks.
- **GREENWAY** - This designation applies to corridors and areas of land that provide:
 - Continuous multi-modal trails, that link existing parks, forest lands, environmentally sensitive lands, wetlands and other green spaces, including recreational trails, throughout the Village boundaries
 - Biodiversity and wildlife connectivity
- **COMMERCIAL** - This designation is intended for development designed to service the commercial needs of the Village, and the region. Commercial activities located in the Village include pedestrian oriented neighbourhood and community services as well as various forms of tourist accommodation and related services and microbreweries and micro-distilleries.
- **INDUSTRIAL** - This designation is intended to encourage and contain new industrial development and respect existing industrial development in the gateway area of Cumberland Road. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, all industrial development will be designed and implemented to mitigate any adverse effects on the economic and aesthetic welfare of any nearby residential and commercial uses. Federally licensed medical marijuana production facilities can revitalize underused industrial, away from residential uses, and potentially create a hub for the pharmaceutical industry.
- **RESIDENTIAL** - This designation includes new neighbourhood-scaled residential development within the Village. It includes single detached and multiple dwellings in accordance with the Village's Zoning Bylaw.

Parks and Greenway are being combined into the new Open Spaces, Parks and Greenways definition

This is being separated into Light and Heavy Industrial

The definition of residential is being updated to better reflect properties that are not subject to infill

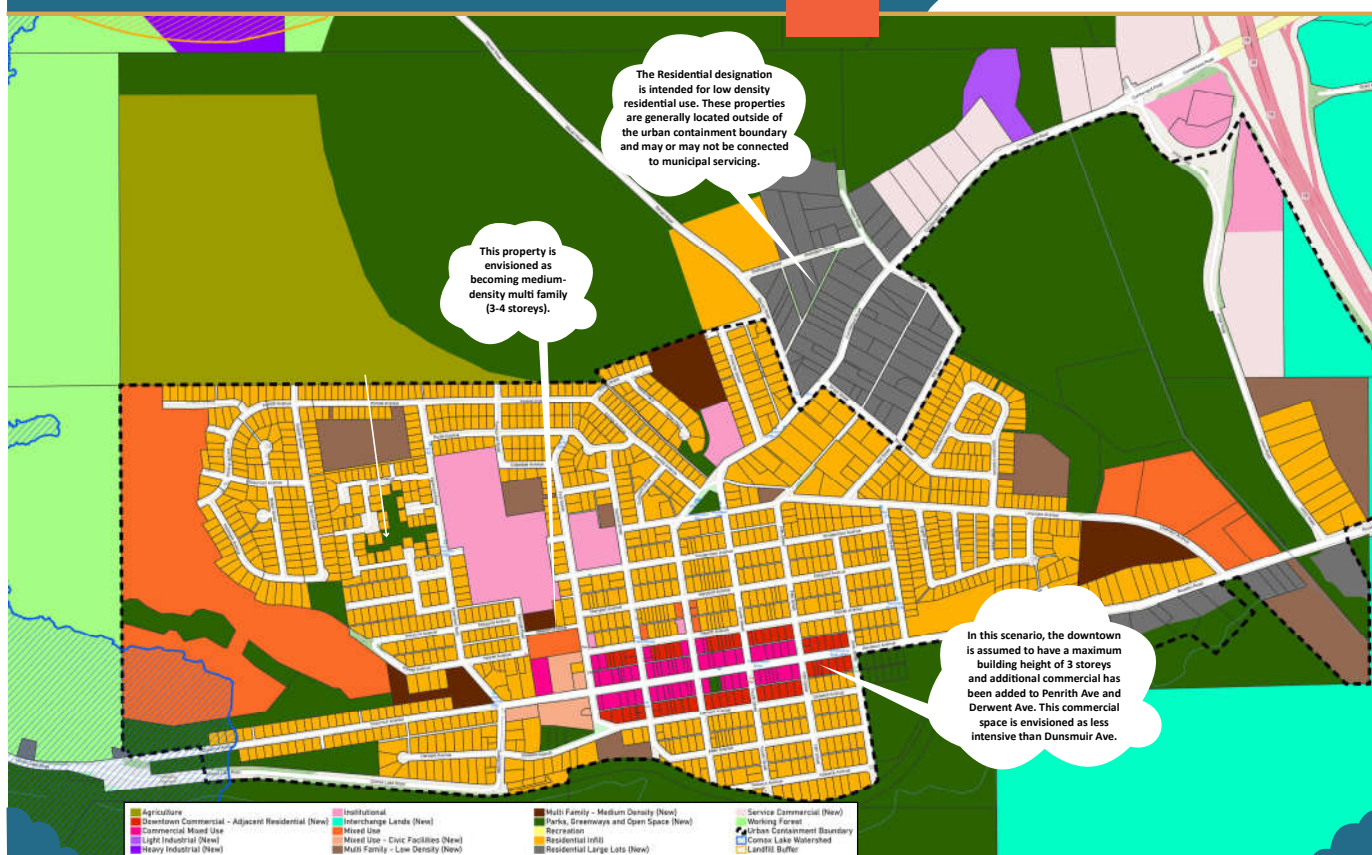
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GROWTH SCENARIO

A

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GROWTH SCENARIO

A

What Do You Like?

What Do You Not Like?

GROWTH SCENARIO

B

The land north of Kendal Ave is currently designated Agricultural. This scenario envisions it as Working Forest to better align with adjacent properties.

In this Scenario these properties are envisioned as Residential Infill.

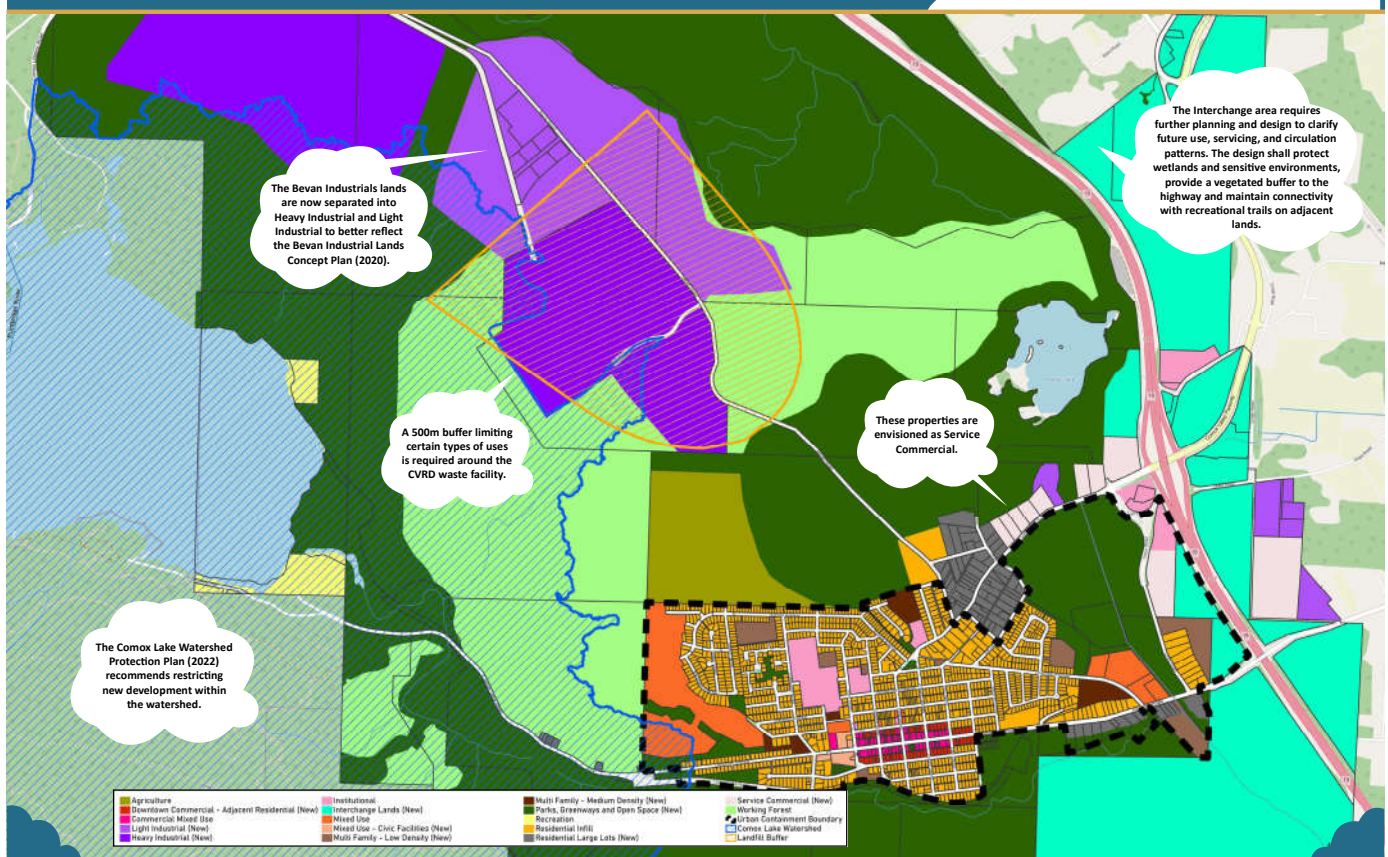


What Do You Like?

What Do You Not Like?

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GROWTH SCENARIO OUTSIDE VILLAGE CORE

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What Do You Like?

What Do You Not Like?

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BUILT ENVIRONMENT

A Vibrant Village Core

Downtown Heritage Conservation Area

A vibrant downtown, rich in character and history is a key element of the vision for Cumberland. Some of what makes the downtown streetscape unique and interesting are:

- A mix of heritage and modern buildings of different sizes, colours and building materials
- Varying building setbacks, including storefronts at the 0 lot line as well as recessed entrances and facades
- Outdoor seating areas in front of, or adjacent to, businesses (e.g. Love's Ice Cream, Moon's Records, Glow Café) as well as sidewalk cafes.

The OCP designates the downtown core as a Heritage Conservation Area (HCA) and includes guidelines on the form and character of new construction and renovations to existing buildings. The guidelines provide flexibility in how buildings are designed to encourage diversity and innovation, rather than seeking to lock in the look of a single era.

The guidelines have helped guide the design of renovations and new buildings. However, as vacant lots are developed and older buildings are replaced, some updates to the guidelines are needed.

Suggested changes to the HCA Guidelines:

1. Illustrate the guidelines to provide better guidance on design requirements.
2. Require the fourth storey of new buildings to be set back to reduce its visual impact on the streetscape.
3. Permit new buildings to be set back from the front lot line to allow for outdoor customer seating (but continue to permit parking only at the back of the lot).
4. Without unduly restricting renovations, add specific guidelines for key heritage buildings, such as the Big Store, Ilo Ilo, Masonic Hall, the Waverly Hotel, Biblio Taco, Riding Fools Hostel, etc.
5. Do not require additional on-site parking spaces when a commercial use changes in an existing building within the HCA.
6. Extend the HCA to include any additional commercial mixed-use areas proposed in the growth scenarios.



Place a sticky dot below the suggested changes that you support. Provide comments on the others:

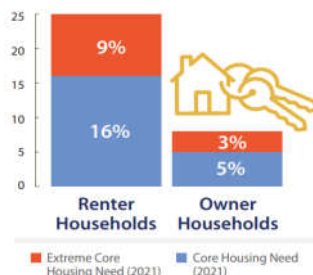
Would you like to see Heritage Conservation Areas with specific design requirements in other historic parts of the Village?

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Housing Affordability

For many residents, affording rent or home ownership is becoming increasingly difficult.

Especially renters are affected. In 2021, 16% of Cumberland renter households experienced core housing need, spending more than 30% of before-tax income on shelter costs (housing and utilities); 9% spent more than 50%.



While increasing the supply of housing available for rent or purchase can ease price pressures somewhat, non-market housing is also needed to provide housing that is affordable for low- and very low-income households.

The 2014 OCP supports infill housing, retention and creation of new rental housing, employee housing, seniors housing and special needs housing. Below are additional housing policies proposed for inclusion in the new OCP to support more affordable as well as more rental housing.

Additional housing policies recommended for inclusion in the new OCP:

- Develop a **clear definition of affordable housing and affordability guidelines** for non-market affordable units.
- Develop an "Affordable Housing in Cumberland" web page with links to resources for developers.
- Support and **partner with non-profit housing societies**.
- Build up the **Affordable Housing Reserve Fund**.
- Support **regional affordable housing initiatives**.
- Support a **regional coalition on affordable housing**.
- Prioritize development applications for non-market housing** over other types of applications.
- Seek partnerships to add affordable housing to municipal properties** as part of a civic building replacement plan.
- Seek opportunities to acquire properties** for affordable housing through the development process.
- Reduce parking requirements** in residential zones based on criteria such as proximity to transit/alternative transportation corridors, and income levels in the units.
- Advocate for a **review of the BC Building Code** to permit different standards for tiny homes.
- Explore permitting short-term residence in RVs.
- Implement **rental tenure zoning** within multi-family zones to require a percentage of new units to be rentals.

What do you like?
What would you change or add?

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NATURAL ENVIRONMENT

How the OCP strengthens environmental protection

Urban Containment

The OCP guides land use and development patterns which affect the rate of conversion of natural landscapes into buildings and streetscapes.

The proposed urban containment boundary and growth scenarios, presented on previous posters, concentrate new development within the Village core through both infill and multi-family housing. This reduces the development pressure on the surrounding natural areas.

A denser development pattern also lowers Greenhouse Gas (GHG) emissions as it reduces the need to drive to access services and entertainment.

Climate Action

The Village is in the final stages of completing a climate action plan. Community engagement on the plan was held in mid-February and early May of this year. The OCP will include the 2050 net zero emissions reduction target and key climate actions identified in the plan to strengthen and support its implementation such as adoption of the net zero carbon step code for all new buildings.

FMI: engagecomoxvalley.ca/climate-action-plan

Protection of Environmentally Sensitive Areas

The OCP includes an Environmental Protection Development Permit Area which imposes requirements to protect sensitive ecosystems during development. More on this on a subsequent Natural Environment poster.

Water Conservation

The OCP includes Development Permit Areas that impose requirements related to form and character of mixed-use, commercial and industrial developments. The requirements include water conservation measures such as rainwater capture systems for irrigation, minimizing impervious areas, and using drought resistant plants.

Stormwater Management

The Village is planning to update its Stormwater Management Master Plan in the next few years. The OCP can include policy to support more green rainwater infrastructure to maximize the amount of rain that is absorbed and filtered by plants and soil. Green rainwater infrastructure includes green roofs, bioswales, rainwater tree trenches, permeable pave-

ment, and retention of greater soil depths on development properties.

Parks and Greenspace

The OCP maps desired conservation lands, parks and trail corridors. More on this on a Community Well-Being poster.

What is your priority for environmental protection?

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Development Permit Area Requirements

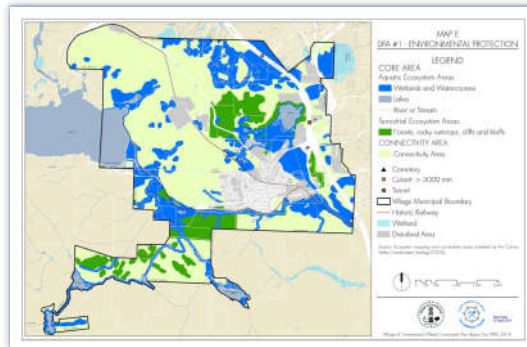
The OCP establishes requirements for environmental protection through its environmental protection development permit area (DPA #1). DPA#1 regulates development within several types of environmentally sensitive areas as per Map E to the right. Within those areas, DPA#1 requirements have to be met before any land clearing or alteration, drainage works, or construction of buildings or structures can occur.

DPA #1 includes requirements for streamside setbacks, retention of natural vegetation within those setbacks, scheduling of work to minimize impacts on wildlife, prevention of deleterious substances entering waterways, stormwater retention on site, rainwater management, protection of tree root zones during construction, and many other provisions that seek to reduce the impact of development on sensitive ecosystems.

DPA #1 Updates

To further strengthen DPA #1, the following updates are proposed:

- Require new developments to work with natural site conditions and constraints (site adaptive planning).
- Require foreshore protection to use greenshore principles whenever possible, as confirmed by an engineer
- Do no permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection
- Add regulations to restrict construction on steep slopes
- Require the retention of vegetation at the top of steep slopes at a setback recommended by a geotechnical engineer to ensure the stability of the slope.



What is your priority when it comes to the protection of sensitive ecosystems during development?

COMMUNITY WELL-BEING

Active Transportation Network, Conservation Lands, Parks, and Trails

The map below shows key environmental features, including wetlands, streams, lakes, and watershed boundaries. Further features may be added as the Comox Valley Conservation Partnership completes their mapping to update the 2014 Nature Without Borders report.

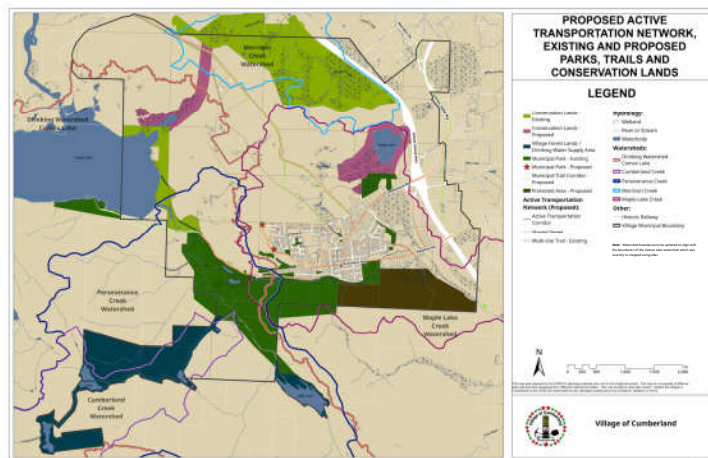
Based on current information available, the map identifies existing and proposed conservation lands, municipal parks and trail corridors, and the proposed active transportation network identified during community engagement for the Village's Transportation Master Plan. This information will inform park and trail corridor dedication and protection of sensitive ecosystems at time of subdivision or during OCP amendment and rezoning discussions with private land developers.

While the map below aims to capture key green-spaces desired for future protection, it does not assign a priority or identify possible partnerships or strategies for their acquisition. That will be reviewed with the community as part of the next update to the Village's Parks and Greenways Master Plan (currently planned for 2026).

During the first round of community engagement for the OCP, the following currently unprotected areas were identified as favourite places: "Eastern Block" trails and "Middle Earth", Maple Lake and wetlands, the wetlands north of Maple Street, paths to lake behind Coal Valley, west of Coal Valley Estates, trails off Bevan Road, Teal Lake, bike path to Comox Lake, more commuter trails.

What areas or trail corridors would you like to see protected?

Add a numbered sticky dot onto the map. Below, write a name or description, referencing the number.



Number, Name or Description

Social Inclusion, Diversity, and Equity



Social inclusion, diversity and equity (IDE) are key to individual well-being and a healthy community life. Striving for an inclusive, diverse and equitable community means providing for the needs of people of different ethnic groups, income level, age, physical ability, gender, and sexual orientation.

The OCP has a role in removing barriers to IDE by supporting:

- Housing options that allow for ageing in place
- Development of more rental housing
- Development of affordable non-market housing
- Incentives for accessibility and universal design in housing
- Accessible public and private spaces
- Provision of transit, safe cycling routes and sidewalks
- Civic engagement of a diversity of people and ages
- Gender neutral bathrooms, gender inclusive recreation,
- Healthy, local food options
- Access to greenspace for people of all abilities
- A diverse local economy
- Partnerships with organizations that support equity-seeking groups
- Completion of an accessibility assessment and action plan that reviews municipal services, employment, public communication, employee training, among other things.

Key Concepts

Equality: Individuals are given the same resources and opportunities.

Equity: Each individual has different circumstances, and therefore different resources and opportunities are needed to ensure fairness, access and opportunity for all.

Inclusion: Helps individuals of all ages and backgrounds feel welcome in a community, feel safe, respected and valued for who they are, and be included in decisions that affect them.



What suggestions do you have to strengthen social inclusion, diversity and equity in Cumberland?

COMMUNITY WELL-BEING

Food Security

The 2014 OCP recognizes the importance of strengthening local food production and includes policy that supports local food growing opportunities on public and private lands. It also includes policy to support regional food security initiatives such as a food hub.

The Village's Zoning Bylaw permits the following uses:

- Urban agriculture and market gardens in most residential areas
- Domestic beekeeping and keeping of hens in most residential areas
- Rooftop beekeeping in the downtown core
- Keeping of livestock on lots larger than 1 acre



2023 Wonton-making workshop—Cumberland 125th Anniversary Belonging Event



Moving Forward

Additional policy could include:

- Develop municipal local food procurement policy
- Integrate food security into emergency planning
- Support food access programs, such as the Cumberland Food Share program
- Support local food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.
- Review industrial zones to support food processing and post-production facility uses
- Review zoning to permit community gardens in parks and on private properties.

What is needed to support local food growers?

What other initiatives and policies could the Village support to increase food security in Cumberland?

COMMUNITY WELL-BEING

Arts and Culture

A fundamental draw for Cumberland is its sense of history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community, and the arts. Cumberland's existing arts and culture scene is characterized by visual, graphic, and performing arts, as well as an active calendar of community events, music shows, and festivals.

While the current OCP recognizes the importance of building upon the community's rich artistic and culture activities, it is limited in defining what forms of arts and culture are valued, and how they can best be celebrated and supported. Through this OCP review process, we can establish new ways to meet the desired arts and culture outcomes of the community.



What forms of arts and culture are important to you?

What can the Village do to support arts and culture?

What kind of arts and culture spaces are needed in the Village? Where do these spaces best exist?

How can public art be incorporated into the Village to celebrate Cumberland's identity?



engagecomoxvalley.ca/Cumberland

ECONOMY

Local Economy

In Cumberland's 2014 OCP, the three primary sectors identified for economic growth were eco-tourism, commercial development, and industrial development. As the community has grown, and new trends have emerged, it is time to reassess priorities and establish new policies that reflect the collective vision of the community.

TOP INDUSTRIES OF EMPLOYMENT

Health Care and Social Assistance
17.6% (440)

Construction
10.22% (255)

Professional, Scientific, and Technical Services
9.82% (245)



EMPLOYMENT DECLINING IN

Manufacturing
8.9% **2.81%**

Retail Trade
11.6% **7.6%**

Transportation and Warehousing
5.57% **3.2%**

2016 2021

EMPLOYMENT GROWTH IN

Professional, Scientific and Technical Services
4.6% **9.82%**

Public Administration
6.3% **9%**

Accommodation and Food Services
4.6% **6.2%**

2016 2021

2021 Census - Industries of employment of Cumberland residents

engagecomoxvalley.ca/Cumberland

Looking Forward

During previous community engagement events, the following themes were identified:

- Need for balancing tourism growth with quality of life for residents
- Emphasis on supporting local businesses, including home based businesses and the culture and arts industry
- Addressing barriers to business development
- Importance of engaging the community and having open communication channels when discussing economic development
- Prioritizing collaboration among community partners, businesses, non-profits and local government
- Economic challenges are impacting businesses, including closures, staffing issues, and financial struggles
- Need to invest in the downtown core, including infrastructure updates to ensure Cumberland has a functioning and vibrant commercial centre
- Suggestions for attracting community-minded developers and incentivizing sustainable practices

What are the current strengths of Cumberland's economy?

What is needed to strengthen the local economy further?

What trends affecting the local economy have you experienced or do you see in the Village and the region?

What's Ahead

- May 30, 2024, 4—6 p.m., Local Economy in Focus workshop (RSVP to planning@cumberland.ca to join the discussion)
- By end of May: Today's poster boards and key questions/survey posted for feedback at engagecomoxvalley.ca/Cumberland
- Community engagement summary report to Village Council
- Fall 2024 community engagement on final recommended growth scenario and policies
- OCP Bylaw to Council for adoption process, including public hearing on Bylaw



Follow engagecomoxvalley.ca/Cumberland to receive news updates on the OCP review.

LOCAL ECONOMY IN FOCUS

CUMBERLAND 2050

Thursday, May 30, 2024, 4:00 – 6:00 pm
Council Chambers 2675 Dunsmuir Ave



Growing Together
OFFICIAL COMMUNITY PLAN REVIEW



AGENDA

Introductions

Presentation of Community Statistics

Discussion (1): Trends, Strengths, Opportunities

Presentation of Proposed Changes to Land Use Designations

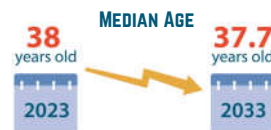
Discussion (2): Land Use Designations

Next Steps

OFFICIAL COMMUNITY PLAN REVIEW



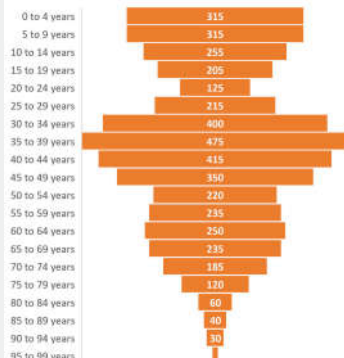
DEMOGRAPHICS



DEMOGRAPHICS



Age Groups (Numbers)



EMPLOYMENT

TOP INDUSTRIES OF EMPLOYMENT



EMPLOYMENT GROWTH IN



EMPLOYMENT DECLINING IN



Growing Together
OFFICIAL COMMUNITY PLAN REVIEW



BUSINESS



BUSINESS LICENSES (AS OF MAY 2024)	
TYPE OF BUSINESS	QUANTITY
FOOD AND BEVERAGE	13
ACCOMMODATION/ VACATION RENTAL	12
HOME BASED	27
INDUSTRIAL	12
RETAIL	24
SERVICE	55
PROFESSION	24
CONTRACTOR	47
OTHER	8
TOTAL	222

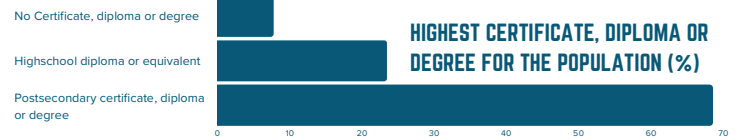
EDUCATION

30.8% of Cumberland residents have a bachelors degree or higher, compared to 25.4% in the CVRD



MAJOR AREAS OF STUDY

- 1) Health and related fields
- 2) Architecture, engineering, and related trades
- 3) Business, management and public administration



HOUSING



To keep up with population growth and demand for housing, Cumberland will need an estimated:



THE OCP'S IMPACT ON THE LOCAL ECONOMY

- Lays out a long-term vision, goals and actions to guide growth and change
- Designates lands for commercial and industrial uses
- Identifies policy that guides allocation of Village resources and initiatives
- Guides updates to other Village bylaws (e.g. parking requirements, permitted uses, home-based businesses, urban agriculture, live-work arrangements etc.)

DISCUSSION QUESTIONS

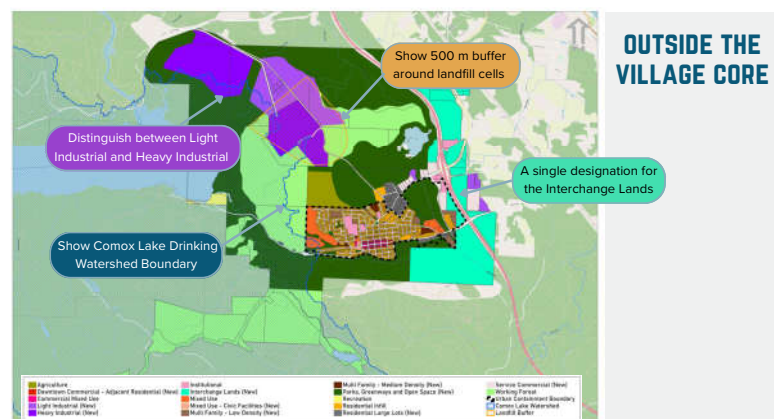
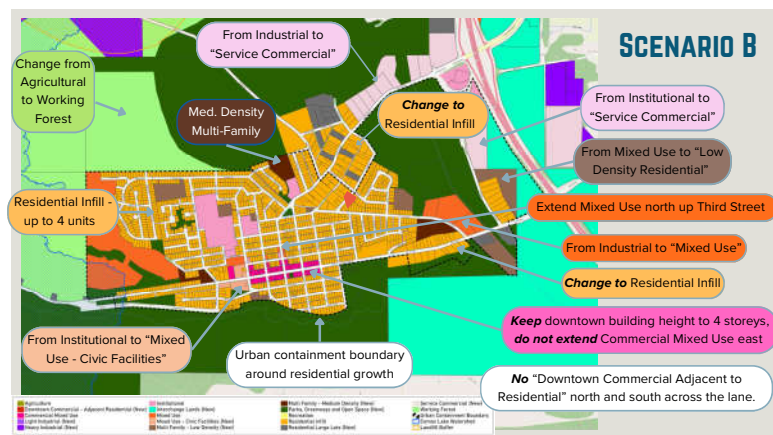
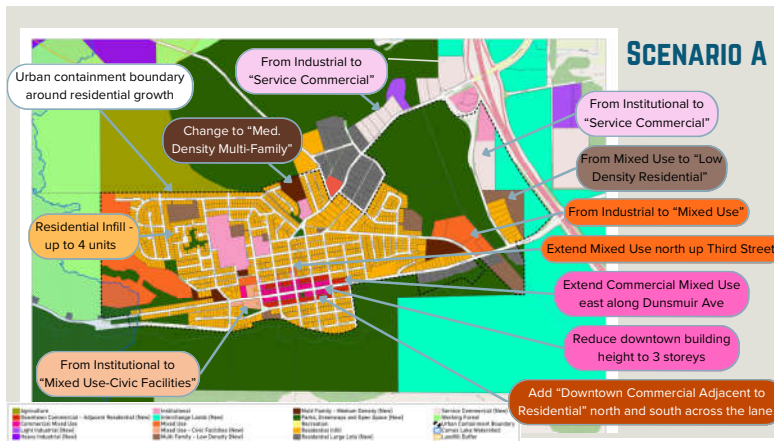
- 1) What trends affecting the local economy have you experienced or do you see in the Village and the region?
- 2) What are the current strengths of Cumberland's economy?
- 3) What is needed to strengthen the local economy further?

LAND USE DESIGNATIONS



FROM OCP TO ZONING

- Land use designations mark the desired future use of the land
- Zoning Bylaw update follows OCP adoption and, in some cases, zoning may be amended to match land use designations
- Even if the land use designation and zoning of a property change, existing use can continue (legal non-conforming)



DISCUSSION QUESTIONS

- 1) What do you like about the proposed future land use scenarios?
- 2) Do the proposed scenarios support the type of local economic development we want and need?
- 3) What would you change? And why?

NEXT STEPS

- Develop a single future land use map
- Present community input to Council with recommended OCP updates
- Final round of community engagement on policy options and recommendations
- Draft OCP Bylaw and present to Council
- Formal bylaw adoption process

THANK YOU!

For more information on the OCP review project, visit:

<https://engagecomoxvalley.ca>

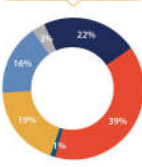
BONUS!

Senior populations (65+)
685
2023
14%
of total residents

BUSINESSES PERMITTED AS HOME OCCUPATIONS

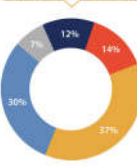
- i) small scale home crafts
- ii) private music, dancing, and art lessons and academic tutoring
- iii) personal services;
- iv) office use;
- v) food catering;
- vi) pet grooming (not including pet daycare or boarding);
- vii) in-home day care;
- viii) repairs to small appliances and electronics
- ix) professional services.

Owner Households (2021)



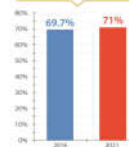
■ Census family without children
■ Multiple-family households
■ Non-census family: 1 person
■ Census family with children
■ Non-census family
■ Non-census family: 2+ person

Renter Households (2021)

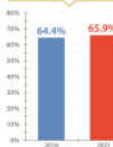


■ Census family without children
■ Multiple-family households
■ Non-census family: 1 person
■ Census family with children
■ Non-census family
■ Non-census family: 2+ person

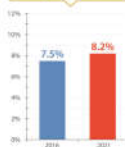
Participation Rate



Employment Rate



Unemployment Rate

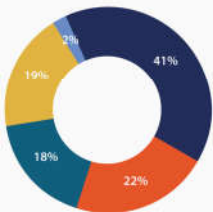


Median Total Income



Affordable Shelter Cost for Different Income Levels

Share of Total Households



■ **High Income**
Annual Household Income: \$100,801+
Affordable Shelter Cost: \$1,890+

■ **Median Income**
Annual Household Income: \$67,200 to \$100,800
Affordable Shelter Cost: \$1,260 to \$1,890

■ **Moderate Income**
Annual Household Income: \$42,000 to \$67,200
Affordable Shelter Cost: \$790 to \$1,260

■ **Low Income**
Annual Household Income: \$16,800 to \$42,000
Affordable Shelter Cost: \$315 to \$790

■ **Low Income**
Annual Household Income: ≤ \$16,800
Affordable Shelter Cost: < \$315



What is an Official Community Plan?

An Official Community Plan (OCP) sets out a long-term vision, goals and actions to guide land use, growth and change in a community.

The new OCP for Cumberland will guide how the Village grows for the next decade and beyond. It will include policies and priorities for housing, climate change, economic development, transportation and mobility, infrastructure, heritage protection, arts and culture, food security, parks and recreation, environmental protection and overall community well-being.

The OCP also shapes development through designating development permit areas. The objectives and guidelines in these areas are to enhance environmental protection when a new property is developed and shape the form and character of multi-family residential, commercial and industrial

Why is the existing OCP under review?

The existing OCP dates back to 2014 and while the Plan has served the community well with many of the policies continuing to be relevant, new issues have emerged over the past decade that need to be addressed through new or updated policy.

The data underlying the OCP is also in need of an update. The 2014 OCP was based on the 2011 Canada census, 2013 BC Statistics growth projections, and 2003 to 2013 Village building permit trends. The new OCP will be informed by 2021 census data, building and development permit trends since the last OCP review, the recently completed regional greenhouse gas emissions inventory, and updated mapping.

Today's event

The goals of today's event are:

- Help build a vision for Cumberland to guide development of priorities and actions under each of the OCP topics.
- Identify issues and hot topics for discussion at fall engagement events.



Favourite Places

Why are favourite places so important?

Favourite places give life and spirit to a community. They are where we go to recharge, where we like to hang out, meet new people or connect with family and friends. Favourite places make us feel at home in a community.

Understanding the favourite places in the Village and the stories behind them, tells us what residents value and would like to see retained or amplified as the community grows.

Share about your favourite place

1. Find your favourite place on the map.
2. If it doesn't already have a number on it, mark it with a sticky dot with the next free number (check below).
3. If the place already has a number, find it on the list below.
4. On a sticky note, write what you like and value about the place and put it next to the number.
5. To agree with what someone else has written, please a sticky dot next to it.



1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____



Share your Vision

What do you want Cumberland to be like in 2050?

OCP's are guided by a vision statement which presents an image of a community's desired future.

A vision includes:

- what we love about our community and want to retain;
- what we aspire to have that we might not have today;
- the challenges and issues we want to have solved.

Share your vision in the space to the right.

If you like what someone else shared, put a sticky dot next to it.

Post a stickie or write, draw, doodle directly in this space



Community Statistics

Cumberland 2016 to 2021

Below are a few key statistics about Cumberland and its residents. The numbers show how the community has changed between the last two censuses. The changes are important to consider in discussions of how Cumberland should grow and adapt.

	2016	2021	Change
Population	3,770	4,445	+18.5%
Median Age	37.9	39.2	+1.3 years
Age groups with largest share of population	Under 14 (18.4%) 35-44 (16.6%) Over 65 (14.8%)	Under 14 (20%) 35-44 (20%) Over 65 (15.2%)	+1.4% +3.4% +0.4%
Average household size	2.4 people	2.4 people	0
Median after-tax household income	\$65,203 (in 2015)	\$75,500 (in 2020)	Not adjusted to account for inflation
Unemployment rate	7.5%	8.2%	+0.7%
Average home sales price	\$399,006	\$677,000	Not adjusted to account for inflation
Renter Households	26.5%	28%	+1.5%
Renters spending more than 30% of household income on shelter costs	10.1%	29.1%	+20%
Rental vacancy rate	1.4%	0.7%	-0.7%

	2016	2021	Change
Top employment sectors	Health Care and Social Assistance (20.6%) Retail trade (11.8%) Construction (10.8%)	Health Care and Social Assistance (17.6%) Professional, scientific, technical services (9.8%) Retail trade (7.6%)	Rise in professional service industry as one of top three employment sectors
Places of work			
Work from home	7%	17.2%	+10.2%
Work in Cumberland	16.9%	19.3%	+2.4%
Work elsewhere in Comox Valley	69%	67.7%	-2.7%
Work elsewhere in Province	13.7%	11.3%	-2.4%
Work outside of Province	0.7%	2%	+1.3%
Main mode of commuting			
Motor vehicle	85.2%	85.5%	+0.3%
Public transit	1.7%	1.1%	+0.6%
Walk	7.4%	4.5%	-2.9%
Bicycle	2.5%	3.4%	+0.9%
Other mode	2.8%	5.3%	+2.5%

The above are just a few of the changes Cumberland has been experiencing over the past decade.



On the following three poster boards, organized by OCP topic area, share what is on your mind and you would like to see explored at public engagement events in the fall.



Economy— Natural Environment

What is on your mind?

Under the **Economy** section, the existing OCP includes policies on

- local economic development,
- arts and culture
- tourism
- local food production.

The **Natural Environment** section includes policies on:

- environmental preservation,
- views and landscape character,
- climate change
- natural hazardous areas

The OCP also includes environmental development permit area guidelines that new development has to follow.

Economy

Natural Environment



Built Environment

What is on your mind?

The Built Environment is a broad topic area in the OCP and includes:

Location of desired future land uses:

- Single and low density residential
- Multi-family residential
- Industrial
- Commercial

Areas that will accommodate future growth

Housing

Heritage preservation

Municipal infrastructure (utilities)

Transportation and connectivity

Areas for sand and gravel extraction

Share your thoughts, concerns and ideas related to these topics.

Built Environment



Community Well-Being & Other

What is on your mind?

In the existing OCP document, Community-Well Being includes:

- Health and wellness
- Recreation
- Parks and greenways
- Ageing in place

Other topics under this heading could be arts and culture, equity, accessibility and social inclusion.

Let us know your concerns or ideas related to the above and similar topics.

The comment box labelled “Other” is for anything else you want to share that touches on land use and how you think Cumberland should grow and adapt to today’s challenges.

Community Well-Being

Other

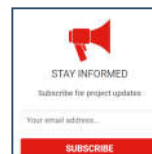


Next Steps

What's ahead:

- Today's poster boards posted at connectcumberland.ca
- Online favourite places map and discussion forum collect further resident input at connectcumberland.ca
- Review of public input received with Village's Advisory Planning Commission.
- Drafting of the community vision.
- Identification of hot topics for discussion at the fall engagement events.
- Presentation of an engagement summary report to Council in late summer/early fall.
- Fall engagement events to share public input received, identify further community statistics and trends, and explore OCP topics in depth.

We look forward to seeing you at our fall events!



Don't miss out!

Visit connectcumberland.ca and sign up to receive updates and notifications of upcoming engagement events.





Official Community Plan (OCP) Review

The third round of engagement on the OCP is planned for early 2025. The Village will share community input received from May to July from open houses, workshops, and surveys and will present updates for feedback prior to drafting the new OCP bylaw. Learn more at <https://engagecomoxvalley.ca/cumberland>

Holiday Closures: Village Office

The office will be closed from Tuesday, December 24 at noon and will re-open to the public Thursday, January 2 at 9:00 a.m. For Public Works emergencies, please call the Village office at 250-336-2291 and select the option for Public Works Emergency Call Service (Option 4).

Holiday Closures: Recreation

Cumberland Recreation is open regular hours over the holidays except for the following dates:

- December 24 – Closed at 12pm
- December 25 & 26: Closed
- December 31- Closed at 12pm
- January 1: Closed

To view the Holiday Drop-in Schedule with added open gym times, visit: <https://cumberland.ca/recprograms/>

Holiday Solid Waste Collection Schedule

Residential solid waste will be collected over the holidays on:

Tuesday, December 24 - Organics and Recycling
Thursday, January 2 - Organics and one can of Garbage

Do you have extra garbage this holiday season? Garbage tags for extra garbage can be purchased at Cumberland Recreation and at the Village Office.

Please visit www.cumberland.ca/solid-waste/

Holiday Items You Can Recycle

In your curbside container: paper gift wrap and cards (no plastic or foil gift wrap, ribbons, or bows). At the Waste Management Centre and other depots: foam packing (except foam peanuts), plastic bags and overwrap, and flexible plastic packaging. Search 'recycling' at cumberland.ca for a full materials list.

Village Property Taxes and Utilities

If you have outstanding taxes or utility fees, please contact the Village office at 250-336-2291 to discuss payment options. Outstanding 2024 balances will begin to accrue daily interest as of January 1, 2025.

Business Licences

Renew your Village business licence for 2025 by December 15, 2024. Search "make a payment" at cumberland.ca to pay online by credit card. The Village office is open 9 a.m. to 4 p.m. for cash, cheque, and debit payments. Search "business licences" at cumberland.ca for new applications.

Dog Licences

Dog tags for the 2025 licence year are now available at the Village office and at Cumberland Recreation for all dogs over three months of age. Please visit <https://cumberland.ca/dog-licences/>

Council Corner

Warm holiday wishes to our wonderful community! This season let's celebrate our connections to each other and our shared love and gratitude for this special place we call home. Take time to enjoy the community events and seasonal offerings from our local businesses, gather and connect, rest and recharge. May the new year bring peace, joy, and prosperity to Cumberland. Happy holidays!

Mayor Vickey Brown, Councillor Nick Ward, Councillor Sean Sullivan, Councillor Troy Therrien, Councillor Neil Borecky

December & January Council Meeting Dates:

December 9 at 5:30pm

January 13 at 5:30pm

January 27 at 5:30pm

Council is grateful for the community's input and can be contacted regularly through info@cumberland.ca.

All meetings are held in Council Chamber, 2675 Dunsmuir Ave, and can be viewed live on YouTube.

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.





Official Community Plan (OCP) Review

Round 3 community engagement events are planned for later this winter, inviting feedback on:

- A future land use map identifying how and where the community should grow.
- Updates to policies on housing, heritage protection, arts and culture, environmental protection, parks, infrastructure, and more.
- Development Permit and Heritage Conservation Area guidelines.

Visit engagemoxvalley.ca/official-community-plan-review for more information.

Community Grant Applications

Community Grant applications are being accepted from community organizations to provide social, cultural, recreation and environmental services that benefit the residents of Cumberland. The deadline to apply is February 24. To find out more visit cumberland.ca/community-grant-program.

Wastewater Upgrade Project

- Residents should know that construction has commenced again and that there will be increased activity at the site in the coming months.
- This includes increased dump truck activity at 2934 Ulverston Avenue delivering material to the site.

Updated Timeline for LWMP Completion

The Village of Cumberland has updated the schedule for the final stage of the Liquid Waste Management Plan, currently under development. While originally proposed to be complete at end of 2024, additional time is required to complete important assessments. For more information visit engagemoxvalley.ca/cumberland-lwmp.

Storm Sewer Flushing

Storm sewer flushing is likely to occur in late winter. Keep up to date with Village activities by subscribing to our newsletter at cumberland.ca.

2025 Recreational Fire Permits

Get organized for 2025. Apply online for your 2025 recreational fire permit. Please cumberland.ca/outdoor-burning/ for more information. Reminder that recreational fires must be less than 0.5m in diameter.

Business Licenses

2025 Business Licence fees were due December 16, 2024, if you haven't already paid your renewal fee, please visit cumberland.ca/make-a-payment or visit the Village office to make payment. For new applications please visit cumberland.ca/business-licences for more information.

Snow Removal

When it snows, please park in your driveway or as far off the travelled portion of the roadway as possible to allow safe passage of truck plows. Businesses are asked to remove sandwich board signs and all street furniture.

Utility Bills

Utility bills were sent in January and are due on Monday, February 24, 2025.

Council Corner

In 2025 Committee of the Whole (COTW) meetings will take place on some Monday afternoons at 3pm. The COTW is a committee of all members of Council. Meetings are less formal to allow for more discussion.

Council has finalized its 2025 financial planning process. View budget highlights in the Village website news.

Keep an eye on website news at cumberland.ca to learn about next steps for the Affordable Housing Project at 3345 Second Street.

February Council Meeting Dates:

February 10 @ 5:30 pm: Council Meeting

February 24 @ 3:00/5:30 pm: COTW & Council Meeting

Council is grateful for the community's input and can be contacted regularly through info@cumberland.ca.

All meetings are held in Council Chamber, 2675

Dunsmuir Ave, and can be viewed live on YouTube.

Village News

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Join our newsletter! Look at the bottom left of cumberland.ca to sign up.





Get Notified in an Emergency

Stay prepared and in the loop—sign up for local emergency notifications and find more information about alert systems at: comoxvalley.connectrocket.com/

Join the Advisory Planning Commission (APC)

Help shape how Cumberland grows and develops! The APC reviews Official Community Plan amendments, rezoning, temporary use permits, and other complex development applications, and makes recommendations to Village Council. The APC may also be asked to comment on policy about housing, land use, tree protection and other topics. Find out more at the Village office and at cumberland.ca/apc. Apply by July 27, 2025.

Read the New Draft Official Community Plan

The draft Official Community Plan (OCP) will be available online in August for review. Watch for an in-person engagement in early fall. Check out engagecomoxvalley.ca/cumberland to learn more and sign up for notifications.

Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community and align with the new OCP under development. We invite community members to follow along and participate in upcoming engagements, which will begin this summer. Check out engagecomoxvalley.ca/cumberland to learn more and sign up for notifications.

Temporary Gymnasium Closure

The gymnasium at the Cumberland Recreation Centre will be temporarily closed for three weeks starting July 8, for some important facility improvements. All other facilities and amenities, including the fitness studio, squash courts, Cultural Centre and commercial kitchen, will remain open. If this closure affects your registered program, you will receive an email informing you of any changes.

Lake Park Webcam

Are you heading to the lake? Check the parking lot and boat launch cam before you go!
cumberlandlakepark.ca/parking-lot-cam/

Recreation Centre Summer Hours

Summer hours at the Cumberland Recreation Centre are from June 2 to September 2;

- Monday to Thursday - 7:00am – 9:00pm
- Friday 7:00am – 4:30pm
- Saturday, Sunday & holidays - Closed

Cumberland Recreation Fall Registration

Registration for Fall recreation programs from September to December starts Monday, August 11 at 7:00am. For more information and how to register, visit:
cumberland.ca/recprograms/

Council Corner

Council is considering a new Amenity Cost Charges program and bylaw to collect fees from new development to help pay for future recreation and daycare facilities.

An application to the BC Housing Community Housing Fund for the K'waxd'zi'dzas affordable housing project on Second Street is being prepared. The project would bring more rental housing options to Cumberland, including up to 6 rental units for VIHA staff. The project will only proceed if funded by BC Housing.

The Village is seeking more funding from senior government for the replacement of the dam at the No. 2 drinking water reservoir. The dam must be replaced for seismic stability and to mitigate watershed erosion concerns.

Summer Council Meeting Dates

July 14 at 5:30 pm

July 28 at 3:00 pm and 5:30 pm

Meeting agendas are available at cumberland.ca on the Friday before the meeting. All meetings are held in the Cultural Centre at 2674 Dunsmuir Avenue and can be watched live on YouTube.

Council is grateful the community's input and can be contacted regularly through info@cumberland.ca

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.



CUMBERLAND 2050

GROWING TOGETHER

OFFICIAL COMMUNITY PLAN REVIEW

LEARN MORE AND GIVE FEEDBACK

DROP-IN OPEN HOUSE:

WED. SEP 10, 3:00 PM - 8:00 PM

PRESENTATIONS ON THE HOUR

Masonic Hall, 2687 Dunsmuir Ave

Open house poster boards can be viewed at the Village Office Sep. 11 - 29, M-F 9 am - 4 pm, and at engagecomoxvalley.ca/cumberland

VIRTUAL OPEN HOUSE:

TUE. SEP 9, 6:30 PM - 8:00 PM

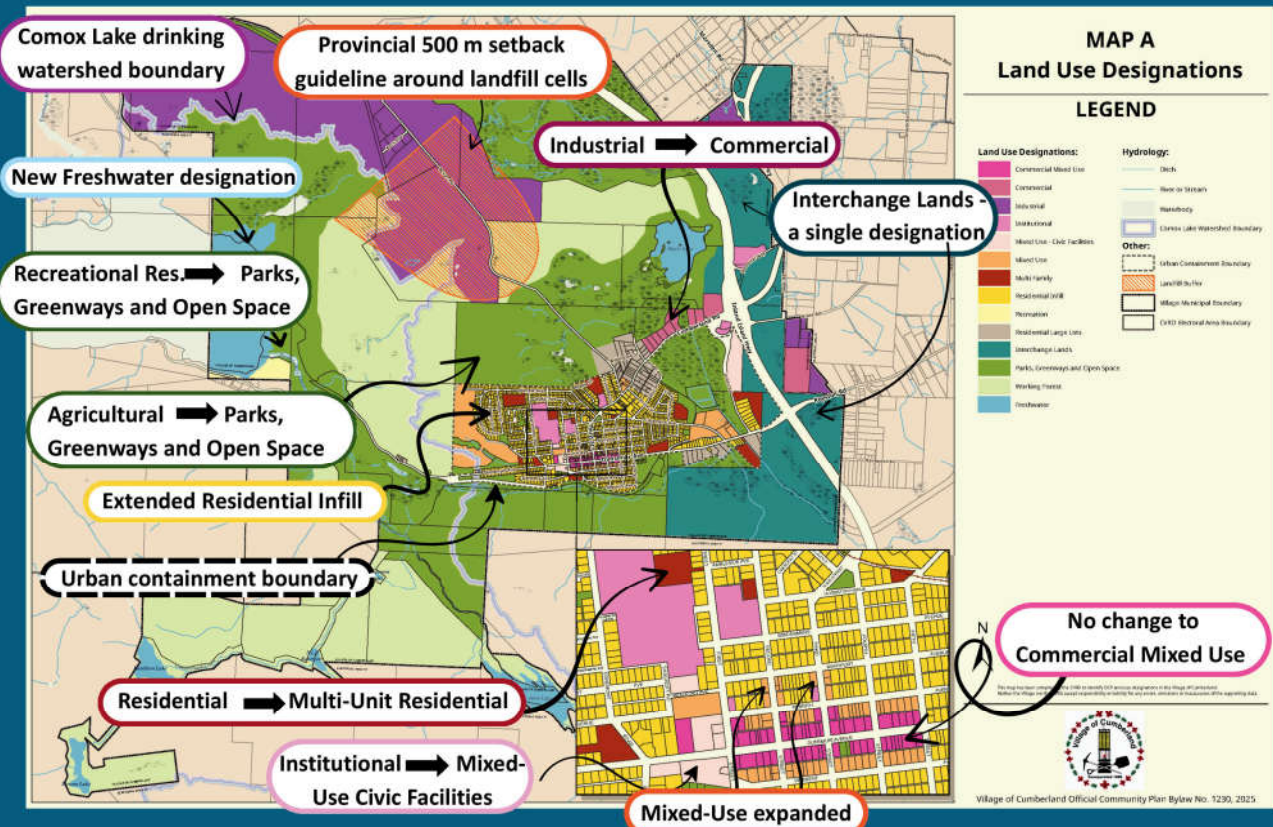
Register at:

engagecomoxvalley.ca/cumberland.ca

ONLINE FEEDBACK:

SEP 10 - SEP 29 AT:

engagecomoxvalley.ca/cumberland.ca



THE VILLAGE OF
CUMBERLAND

2673 Dunsmuir Avenue
Cumberland, BC V0R 1S0

Key Updates to Development Permit Area (DPA) Guidelines in OCP

- What are DPA's?
- General Updates
- Residential Infill
- Wildland Urban Interface
- Multi-Unit Residential/Mixed Use
- Commercial and Industrial
- Groundwater Protection
- Heritage Conservation Area

What are DPA's?

Part of Cumberland's Official Community Plan (OCP)

DPA's set out guidelines to:

- protect the environment
- protect people and property from natural hazards
- guide form and character of multi-family residential, commercial and industrial developments

Within a DPA, a landowner must get a development permit before:

- altering or subdividing land and/or
- constructing, adding to or altering a building

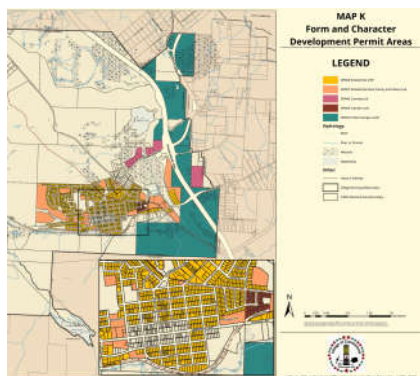
Heritage Conservation Area guidelines

- guide form and character of historic downtown core

Form and Character DPA Guidelines

Key Changes

- Images to illustrate guidelines
- Requirement for stormwater management and sediment and erosion plans moved to Building Permit stage
- Firesmart guidelines (e.g. landscaping)



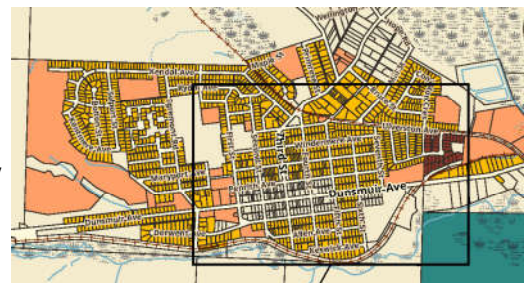
Residential Infill

Applies to:

- A larger area
- Four units (new builds)
- Small lot subdivisions

Key Guidelines

- Individual unit amenity areas (e.g. balcony)
- Or: common amenity area with 30 m² min
- Requirement for one shade tree



Residential Infill Area

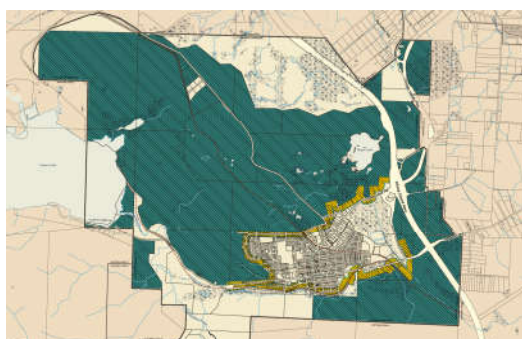
Wildland Urban Interface

Applies to

- Undeveloped lands
- 100 m into Village core

Key Guidelines

- Guidelines for subdivision layout
- Firesmart guidelines for homeowners



Multi-Unit Residential/Mixed Use

Applies to

- Combined DPA
- Mixed Use (e.g. residential above commercial)
- Stand-alone multi-family

Key Guidelines

- Playground required at 20 units and more
- Bird friendly windows
- Treatment of large blank walls
- Landscaping of common areas
- Encouragement for green roofs and possible 5% variance to lot coverage



Multi-Unit Residential/ Mixed Use

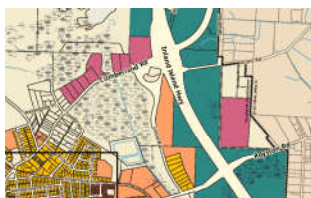
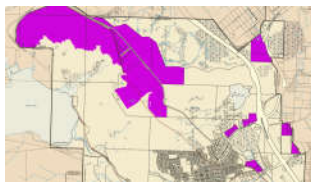
Industrial and Commercial DPAs

Application

- Separate DPA's but overlap along Cumberland Road
- Which DPA depends on type of development on Cumberland Road

Key Guidelines

- Pedestrian-friendly access across parking lots to offices (industrial development)
- Treatment of large blank walls
- More specifics on landscape buffers
- Firesmart guidelines for buildings (roofing, gutters, vents, eaves)
- Encouragement for green roofs and possible 5% variance to lot coverage



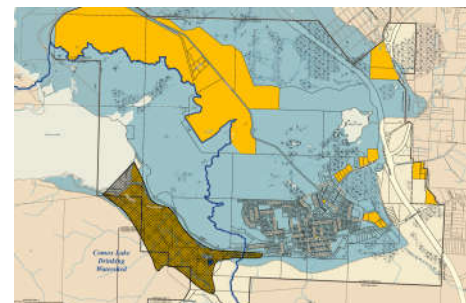
Groundwater Protection DPA

Applies to

- Industrial lands over large unconfined aquifer
- Gas stations

Key Guidelines

- Focus is prevention of effluent directly into ground
- Village may require a risk assessment and mitigation report
- Min requirement for two stage septic systems where no sewer
- Stormwater management



Land Use Designations within HCA



Commercial Mixed Use

- enables future pedestrianization
- extends commercial uses into direction already naturally growing
- facilitates professional services (dentists, doctors, physios) to move off Dunsmuir and reduces "dead zones"
- adaptive use of heritage homes
- laneway businesses

Expanded HCA

- includes the two mixed use areas

Heritage Conservation Area

Applies to

- Existing downtown commercial core plus lands designated for Mixed Use (south side of Penrith/north side of Derwent)

Key Guidelines & Exemptions

- Form and Character of existing and new buildings
- Replacement of wood with vinyl window frames now permitted but requires HAP
- Conversion of heritage homes to commercial on side streets



Next Steps



Final Slide

Discussion

Comment on guidelines at
engagecomoxvalley.ca/cumberland



THE VILLAGE OF CUMBERLAND

Official Community Plan Review

A new Official Community Plan (OCP) based on public input has been drafted for community review. The OCP sets out a long-term vision and goals, and includes policies to guide growth and change in the community over 10 years and beyond, guidelines for development, and actions for community well-being.

Review the draft OCP at engagecomoxvalley.ca/cumberland or pick up a copy at the Village Office and give your feedback.

WAYS TO PARTICIPATE

Virtual Open House

Tuesday, September 9, 6:30 p.m. to 8:00 p.m.

Register at engagecomoxvalley.ca/cumberland

In Person Open House

Wednesday, September 10, 3:00 p.m. to 8:00 p.m.

Drop into the Masonic Hall at 2687 Dunsmuir Avenue.

Comment Online or Send an Email

by September 29th

engagecomoxvalley.ca/Cumberland
planning@cumberland.ca





Official Community Plan Review

A new Official Community Plan (OCP) has been drafted based on community input and you are invited to review the draft online. Attend an upcoming event to learn more and give feedback:

- **Tuesday, September 9, 6:30 pm – 8:00 pm:** Virtual open house (register on Engage Comox Valley)
- **Wednesday, September 10, 3:00 pm – 8:00 pm:** In-person, drop-in open house at the Masonic Hall, 2687 Dunsmuir Avenue.

For updates, visit: engagecomoxvalley.ca/cumberland.

Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community. A draft bylaw will be ready for community members to review this month.

Attend one of two upcoming open houses to learn more about the draft Zoning Bylaw:

- **Tuesday, October 7 at 6:30pm – 8:00pm:** Virtual open house (register on Engage Comox Valley)
- **Wednesday, October 8 at 4:30pm – 7:30pm:** In-person, drop-in open house at the Masonic Hall at 2687 Dunsmuir Avenue

For updates, visit: engagecomoxvalley.ca/cumberland.

Water Restrictions

The Village is currently under Stage 2 Restrictions, and may increase based on forecasts, water levels in our reservoirs, and total consumption volumes. For tips on conserving water and current water restrictions, search “water restrictions” at cumberland.ca.

School Zones

A friendly reminder that school resumes September 3, 2025. Please expect an increase in pedestrians and cyclists and obey all 30km/hour school zones.

Road Maintenance

Watch for road maintenance works this fall, including hot asphalt patching. Please use caution around work sites.

Municipal Tax Sale

Municipalities in BC must hold a public tax sale of properties with outstanding 2023 taxes. If held, the Village sale will be on Monday, September 29 at 10 a.m. at the Cultural Centre at 2674 Dunsmuir.

For more information and a list of properties search “tax sale” at cumberland.ca. Email inquiries to finance.voc@cumberland.ca or call 250-336-2291.

End of Summer Fire Hazards

Cumberland Fire Rescue relies on all of us to help protect the community from wildfires. Report any smoke in the forest immediately to 911 or *5555 on your cell.

You can also help by not laying hot tools or parking vehicles in dry grass, and not riding off-road vehicles in the forest during high or extreme fire hazard rating.

Use a fire-proof container for cigarette butts, and only use CSA approved BBQs and fire pits in fire proof locations.

Search “fire” at cumberland.ca for latest updates.

Keep Bears Safe

Help prevent bears from finding local food sources:

- Store your solid waste in a secure location until collection day
- Keep your BBQ clean
- Collect fallen fruit
- Store your pet food indoors
- Lock your outdoor freezers

Search “bears” at cumberland.ca for latest updates.

Council Corner

This fall, Council is focused on advocating for Cumberland at the annual UBCM convention. Priorities include funding for infrastructure, support for local economic development, watershed protection, and policing. Council is also pushing for safety improvements and active transportation options at the Highway 19 interchange.

To support regional recreation, Council joined the CVRD Track and Field Service. Council has been reviewing the Water System Master Plan and have updated the water conservation bylaw to better manage drinking water.

The Village’s updated Liquid Waste Management plan has been submitted to the Province. Work continues to separate sewer and storm systems that will reduce contaminants, while helping protect the environment and lower treatment costs.

September Council Meeting Dates

- **Sep 2 at 5:30 pm**
- **Sep 15 at 3pm and 5:30 pm**

Check meeting dates and times and view agendas at cumberland.ca. Meetings are in the Cultural Centre at 2674 Dunsmuir and live on Youtube.

Council is grateful for the community’s input and can be contacted regularly through info@cumberland.ca.

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THE VILLAGE OF
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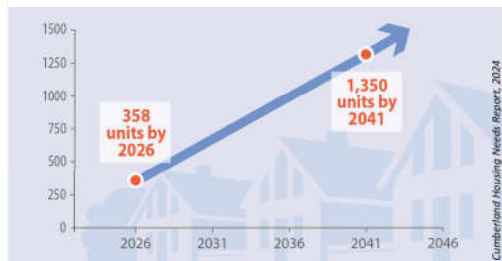
The New OCP: Community - Vibrancy - Natural Environment

The proposed new Official Community Plan (OCP) seeks to chart a course that fosters a strong sense of community, economic vibrancy, and a healthy natural environment.

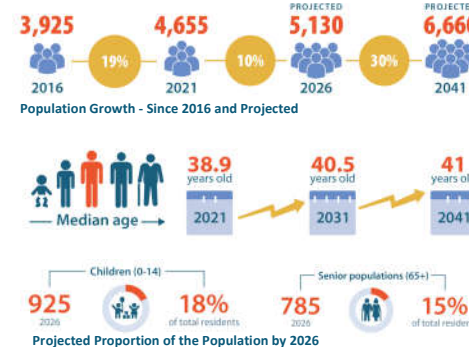
The OCP responds to the projected population growth and the need for housing that meets a diverse population - singles, young families with children, seniors, renters and owners.

The OCP also confirms Cumberland's ongoing commitment to reconciliation, to diversity, equity and inclusion, recreation opportunities, and a strong arts and culture community.

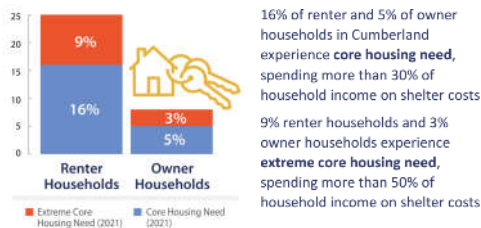
Cumberland's 5- and 20-year Housing Need



Community Demographics



Core Housing Need



16% of renter and 5% of owner households in Cumberland experience **core housing need**, spending more than 30% of household income on shelter costs

9% renter households and 3% owner households experience **extreme core housing need**, spending more than 50% of household income on shelter costs

What is an Official Community Plan (OCP)?

An OCP sets out a long-term vision, goals and policy to guide land use, growth and change in a community.

The OCP identifies desired future land uses in the community. Following the adoption of the OCP, zoning may be changed to reflect those land uses.

The OCP shapes development through development permit areas. Development permit areas set out guidelines to enhance environmental protection when a new property is developed and to regulate the form and character of multi-unit residential, commercial and industrial developments.

The OCP can designate Heritage Conservation Areas to protect the form and character of historically significant areas.

REVIEW PROCESS

OCP Review Process and Timeline

During this third phase community engagement on the OCP, the Village is sharing the proposed new OCP bylaw for feedback. The new OCP incorporates the comments and feedback received during Phase 1 and 2, the Village's 2024 Housing Needs Report, other Village plans and strategies, and new provincial requirements.

The final public engagement opportunity will be a public hearing on the OCP bylaw prior to adoption by Village Council.

- Stay in the Loop**
- Swing by the project page at engagecomoxvalley.ca/Cumberland
 - Catch up on highlights of past engagement events
 - "Follow" the page to receive updates



Feedback from Community Engagement

The Village engaged the community in spring/summer 2023 and 2024 on how Cumberland should grow and adapt to change over the coming years. The Village also received input from its Advisory Planning Commission, and its committees on Heritage, Affordable Housing and Homelessness Committee, and Accessibility and Inclusion. Following are the main themes from the community engagement.

Mixed Land Uses

Support for more mixed uses (commercial-residential)



Support for a new Service Commercial Land Use Designation



Housing and Transportation

Strong support for more affordable, inclusive and diverse housing options



Strong support for urban containment boundary



Support for more multi-family housing



Alternative transportation options a priority



Village Character and Community

Strong desire to retain the Village character and feel



Update to Heritage Conservation Area Guidelines



Environment

Strong support for parks, greenways, conservation of sensitive ecosystems



Environmental protection a priority



For a comprehensive report of the community feedback received, visit engagecomoxvalley.ca/Cumberland

engagecomoxvalley.ca/Cumberland

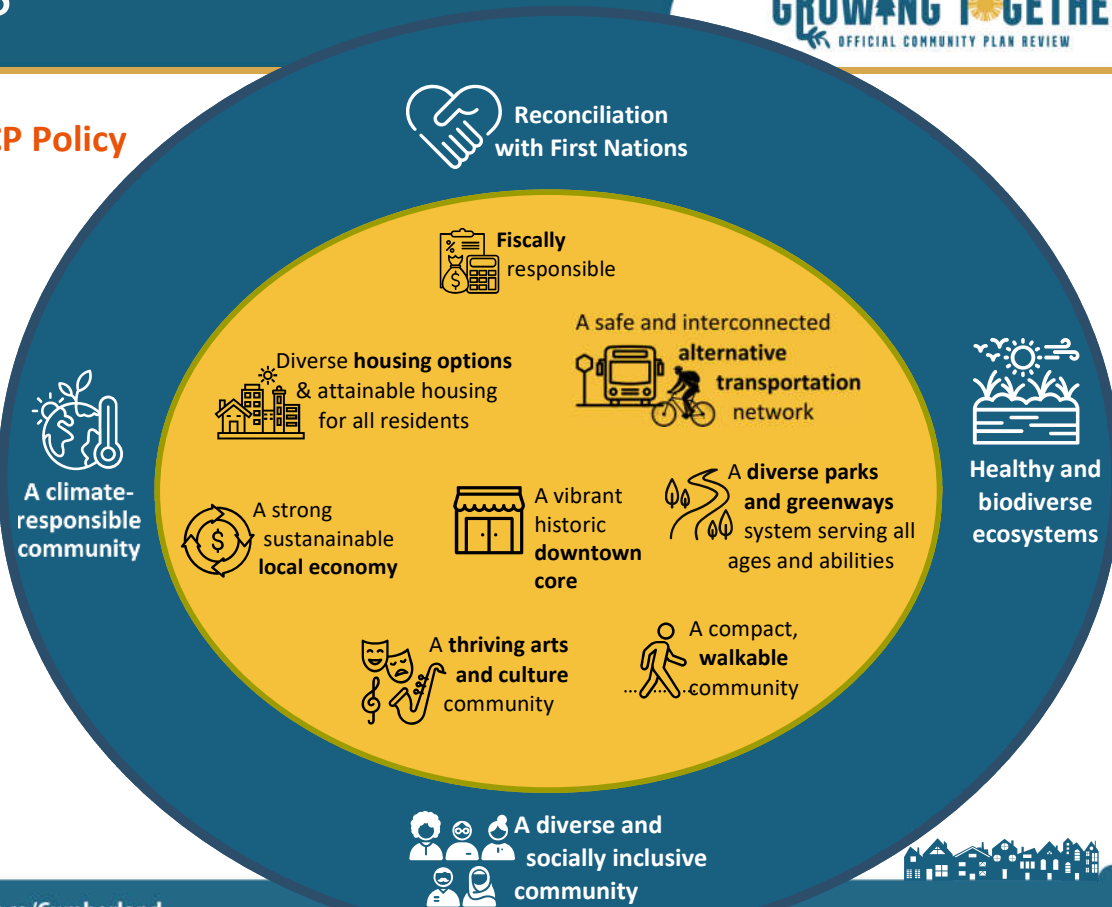
OCP GOALS

Goals To Guide OCP Policy

During previous engagement phases the community was asked to provide their aspirational goals for Cumberland.

Outer circle - Foundational goals that provide the ethical grounding to how the Village operates and interacts with the community.

Inner circle - Complete community goals that focus on cultivating a healthy, inclusive and liveable community.



engagecomoxvalley.ca/Cumberland

Small Scale Multi-Unit Housing

The OCP implements new provincial Small Scale Multi-Unit Housing (SSMUH) regulations that require local governments with populations over 5,000, or with an urban containment boundary, to designate and zone land to permit up to four residential units on lots less than 4050 m² that have previously permitted single residential homes.

The new OCP increases the residential infill area (see Land Use board) to implement the provincial regulations. As part of the Zoning Bylaw update those lands will be zoned to permit up to four units. Housing forms may include detached and semi-detached dwellings, secondary suites, laneway houses, duplexes, tri-plexes and four-plexes.



Examples of residential infill / small scale multi-unit housing

Cumberland's Housing Need

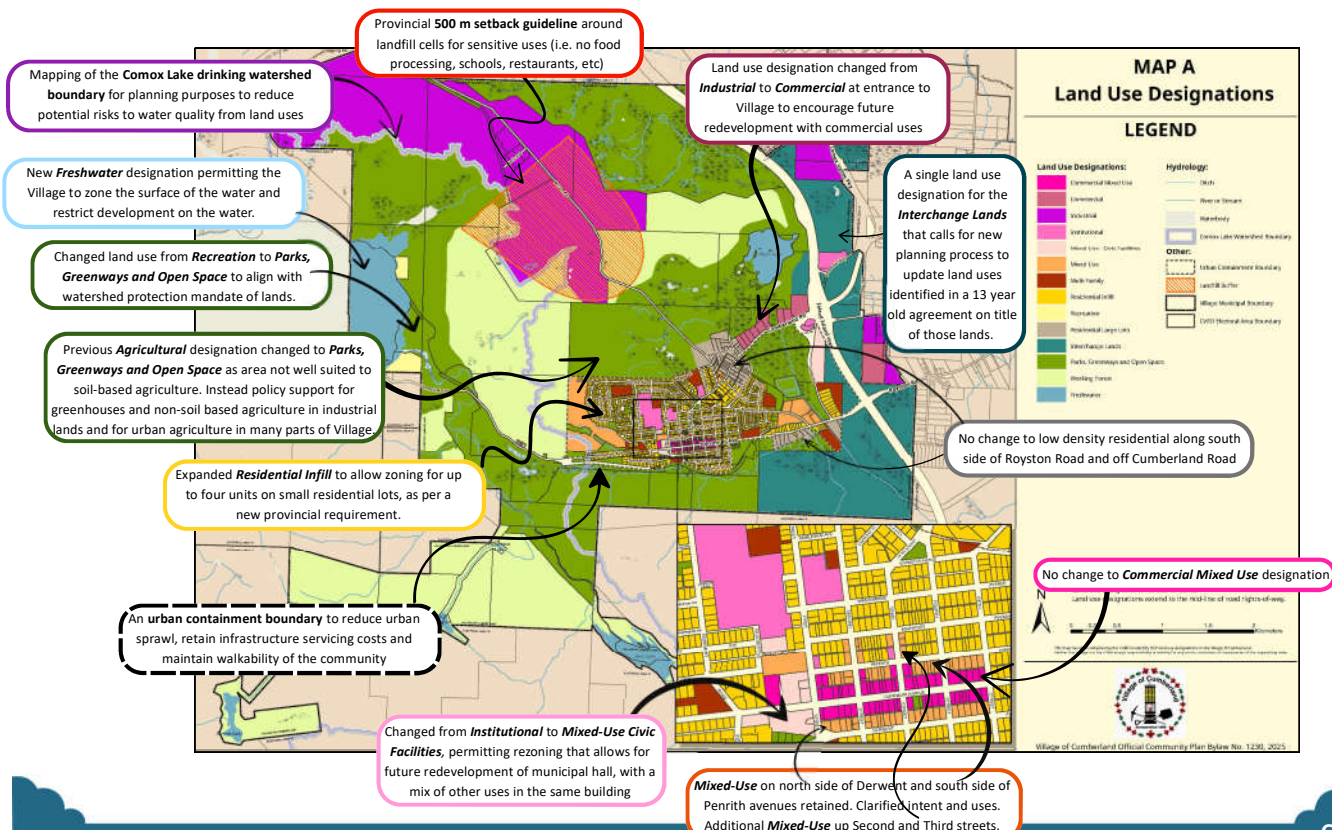
Cumberland's 2024 Housing Needs Assessment projects the 5- and 20-year housing need for the community. The OCP has to designate sufficient land to meet that need.

The OCP aims to meet Cumberland's housing need through lands designated for:

- residential infill
- multi-unit residential
- mixed use
- mixed use-civic facilities.



WHAT'S NEW - LAND USE

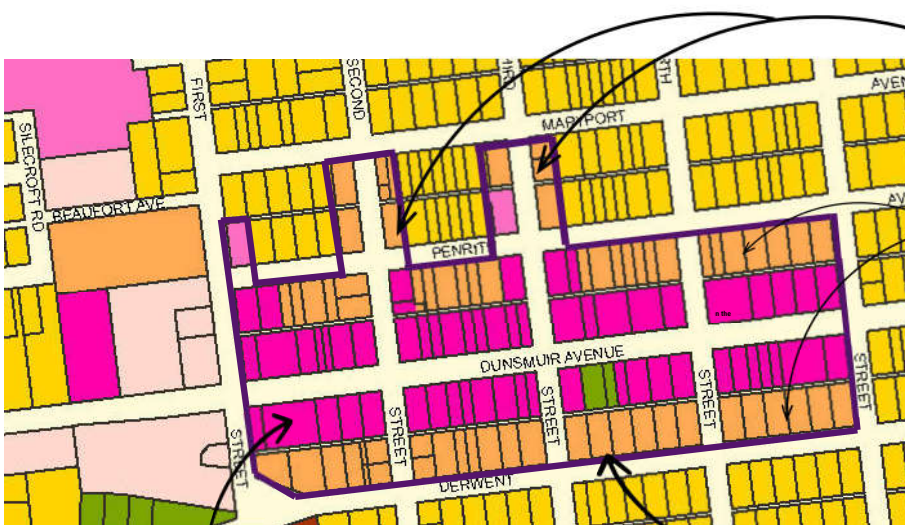




Purpose of the Urban Containment Boundary

- Contain residential growth, including SSMUH ifill
- Reduce urban sprawl
- Maintain walkability of the community
- Retain Greenspace around Village
- Reduce infrastructure maintenance and replacement costs.

LAND USE - HISTORIC COMMERCIAL CORE



Instead of the previous Residential Infill, the land use designation between Penrit and Maryport on Second and Third Streets is proposed for **Mixed Use** (commercial and residential) to:

- extend the downtown core into the direction it is already naturally growing
- enable possible future pedestrianization of Third

The existing **Mixed Use** designation on the south side of Penrit and north side of Derwent is retained to:

- permit mixed use and stand-alone commercial
- provide option for professional services (dentists, doctors, physios) to locate off Dunsmuir Avenue, retaining Dunsmuir for uses that animate the street, like restaurants and retail
- provide opportunity for adaptive use of heritage homes
- enable laneway businesses

Retain the existing **Commercial Mixed Use** designation for the historic village commercial core

Extend the **Heritage Conservation Area (HCA)** (purple boundary) to include the above two mixed use areas, requiring heritage alteration permits to retain the historic character of existing buildings and ensure respectful integration of new construction

Commercial (24 ha)

Designation intended for commercial uses requiring buildings that are larger in size than what can be accommodated on a ground floor unit within a mixed-use building. Uses include small-scale manufacturing and processing and related storage, handling, display and retail of materials, goods and equipment, or for services such as fitness studios, educational facilities, tourist accommodation and grocery store.

Commercial Mixed Use (4 ha)

Intended for development in the Historic Village Commercial Core to:

- accommodate mixed-use buildings with retail, service, and other uses on the ground floor and residential units above the non-residential space, as well as free-standing commercial units;
- encourage development that exhibits the physical design characteristics of the Historic Village Commercial Core as outlined in the Heritage Conservation Area Guidelines,
- maintain pedestrian-oriented, storefront-style shopping streets.

Freshwater (137 ha)

Applies to all lakes. Intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.

Industrial (436 ha)

Intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses.

Institutional (16 ha)

Designation for non-profit or semi-public and public use or institutions such as a church, library, public or private school, health care facilities and civic facilities as well as limited employee or caretaker housing.

Interchange Lands (292 ha)

Applies to the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the projected 20-year housing need but the lands may contribute to increasing housing options and diversity and provide commercial and light industrial uses that complement existing land uses in the Village. The area requires further planning and design to clarify future use, servicing, and circulation patterns. The design must protect wetlands and sensitive environments, include parkland and trail corridors, maintain connectivity with recreational trails on adjacent lands, and provide a vegetated buffer to the highway.

Mixed Use (38 ha)

Intended to promote mixed commercial and residential development and create vibrant neighbourhoods with commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential or free standing commercial units.

Close to the downtown commercial core and within the Heritage Conservation Area, the conversion and adaptive use of heritage homes is encouraged.

Mixed Use – Civic Facilities (9 ha)

Intended for a mix of civic, commercial, multi-family, institutional, cultural, and public open space uses.

Multi-Unit Residential (19 ha)

Intended to allow for a variety of multi-family residential uses such as, townhouses, multi-plexes, and apartment buildings with densities up to 160 units per hectare.

This designation aims to absorb a large proportion of the projected population growth in close proximity to the Village core. Adding this type of medium density within existing service areas optimizes the use of neighbourhood infrastructure and provides opportunities for development-funded upgrades to existing civic infrastructure.

Open Spaces, Parks, and Greenways (1,044 ha)

Intended to provide suitable land for environmental conservation, heritage conservation, biodiversity and wildlife connectivity, watershed protection, and low-impact public recreation. The designation also applies to the Village's parks, playgrounds, and other public open spaces including regional parks and conservation areas.

Recreational Residential (11 ha)

Applies to land on the east end of Comox Lake, developed with recreational cabins prior to modern zoning and environmental controls. The intent is to restrict additional development on the property, minimize the impact of existing non-conforming development, and reduce the risk of possible short- and long-term impacts on the water quality of Comox Lake, the drinking water supply for the Comox Valley.

Residential, Large Lot (29 ha)

Intended for low density residential use. These properties are generally located outside or at the fringe of the urban containment boundary and may or may not be connected to municipal servicing.

Residential Infill (100 ha)

Intended to accommodate infill housing of up to four units within a 10-20 minute walk of the Village commercial core and absorb a large proportion of the projected population growth.

Infill development may include single-residential with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, duplexes, triplexes, or fourplexes. The renovation of heritage homes to include multiple units is also envisioned within this area. Densities range from approximately 31 units to 123 units per hectare.

Working Forest (707 ha)

Includes privately managed working forest in the northwest of the Village and intended to accommodate forest management and other resource land uses. Land to the south of Comox Lake Road is intended to accommodate low impact recreational uses. The intent is that subdivision of land within this land use designation will be primarily for environmental conservation and appropriate recreational purposes.

POLICY UPDATES: ENVIRONMENT

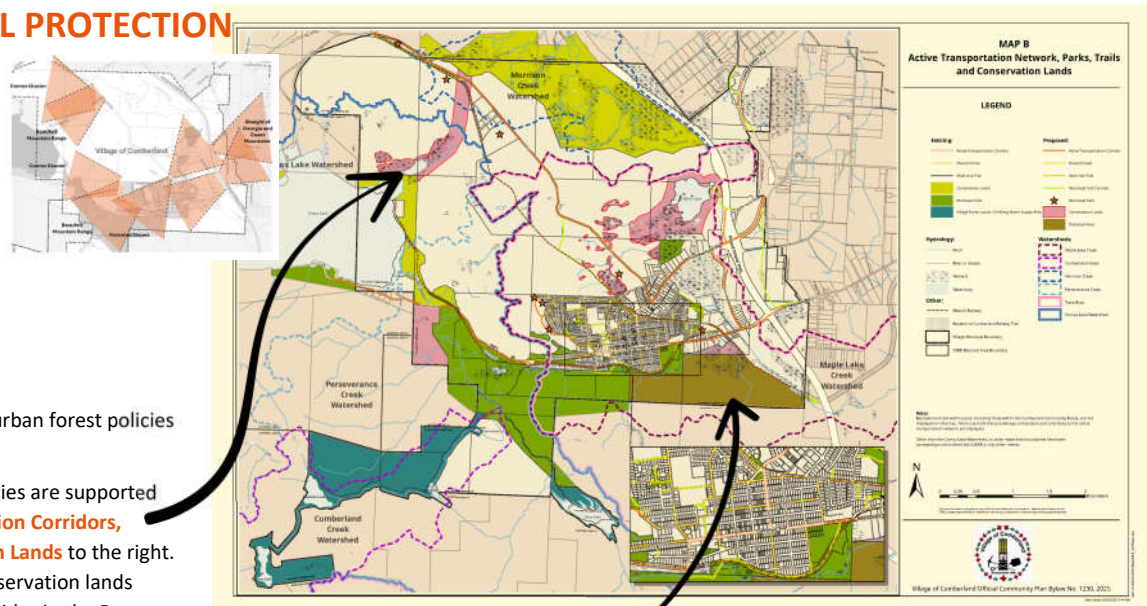
ENVIRONMENTAL PROTECTION

Protection of the natural environment remains a priority for the Village. The new OCP largely retains the objectives and policies in the current OCP.

Additional policy was added to guide the protection of valued views from the Village to the surrounding landscape (p. 44 - 46 of the draft OCP).

A new subsection containing urban forest policies was added (p.44).

The natural environment policies are supported by **Map B: Active Transportation Corridors, Parks, Trails and Conservation Lands** to the right. The map shows proposed conservation lands which include a migration corridor in the Bevan industrial area and aquatic ecosystems (lakes, wetlands and streams) and surrounding buffer areas.



Housing

The housing section (p. 60-63) in the new OCP presents the most recent (2021) census data on housing.

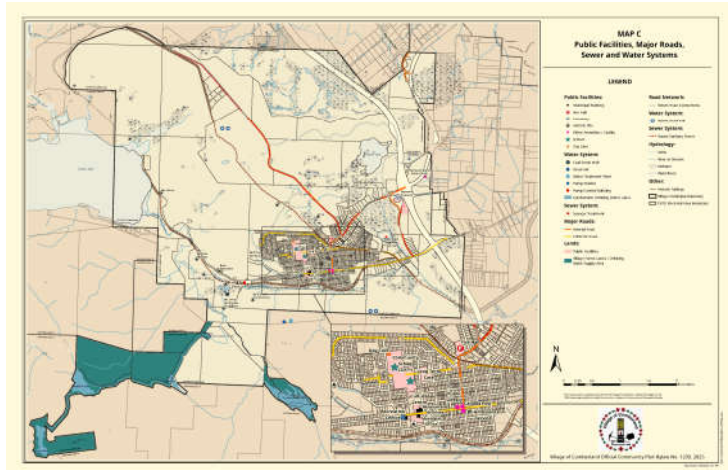
Housing policies include support for greater housing diversity, rental housing, and non-market housing.

The non-market housing policies include policies to:

- explore a non-market housing component as part of future redevelopment of civic properties
- implement more rental tenure zoning
- reduce parking requirements for non-market housing in the Zoning Bylaw and
- advocate for additional transit connections into Courtenay.

The above updates seek to contribute to reducing barriers and costs to develop non-market housing in the Village.

In addition, the Village will continue to pursue funding for an affordable housing development on Second Street.



Transportation and Connectivity

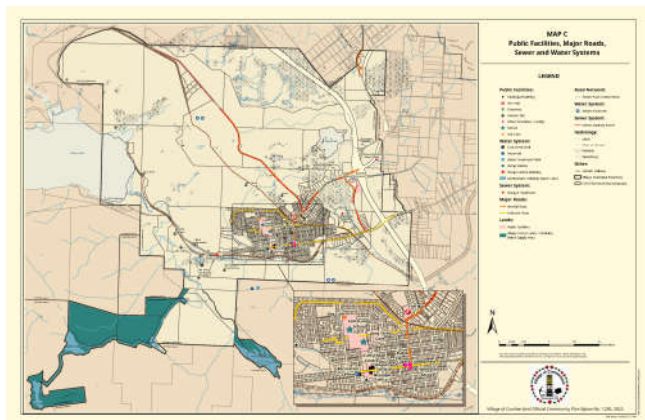
The Transportation and Connectivity section (p. 78-82) has been updated to reflect the Village's 2024 *Transportation Master Plan* (TMP). Multi-modal pathways to the City of Courtenay boundary and to Comox Lake, are key transportation projects. Those projects were also mentioned by many participants during phase 1 and 2 engagement on the OCP.

The existing and proposed active transportation network is shown on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands** (see poster board 10). Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems** above.

INFRASTRUCTURE, SAND AND GRAVEL

Municipal Infrastructure

Major future infrastructure projects are identified on **Map C: Public Facilities, Major Roads, Sewer and Water Systems** below.



Stormwater Management

The stormwater management policies (p. 73-75) reflect the recommendations in the Village's 2024 *Complete Communities Assessment*, taking into consideration the higher density in infill and multi-unit residential development areas.

Liquid Waste Management

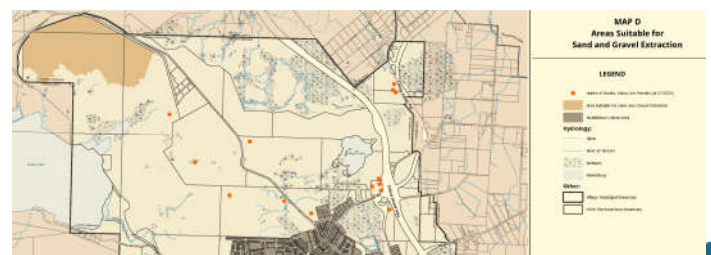
The Liquid Waste Management section (p. 76-77) includes planned infrastructure projects and the commitments in the draft 2025 Liquid Waste Management Plan.

Solid Waste Management

The Solid Waste Management section (p. 72-73) provides an update on what is planned for the Comox Valley Waste Management Centre and the need to mitigate impacts on Cumberland of hosting the facility.

Sand and Gravel Extraction

The *Local Government Act* requires that municipalities identify areas suitable for sand and gravel extraction in their OCP. **Map D: Areas Suitable for Sand and Gravel Extraction** identifies an area at the north end of the Bevan Industrial area that may accommodate future heavy industrial development.



Local Economy

The new OCP economic development objectives and policies (p. 88-89) focus on:

- supporting local businesses
- fostering entrepreneurship and home-based businesses,
- capturing higher value from tourism, and
- working toward more affordable and diverse housing options to help businesses attract and retain employees.

To support small businesses, policies were added to review zoning regulations to:

- allow for a diversity of spaces to support business start-ups and shared spaces,
- permit a broad range of home occupations, and
- consider reducing parking requirements for new commercial tenants in the downtown core.



Arts and Culture

A separate section on arts and culture was added, recognizing the arts and culture industry as a key economic driver for Cumberland and the importance of arts in creating a sense of place for residents (p. 88-91).

The need to review how murals in the downtown core are approved is included as one of the policies in this section.

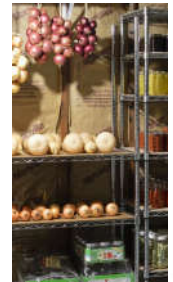
Local Food Production

Local Food Production policies integrate recommendations made by the Comox Valley Food Security Council to Cumberland Council (p. 91-93). In particular, policies were added to support food production, processing, and post-production facilities. The industrial zones are identified for their potential to house non-soil based agricultural operations, greenhouses, food processing and post-production facilities.

Updated policies also support more options for establishing community gardens and local food sales.

Tourism

The updates to this section put an increased focus on capturing greater economic returns from existing tourism (p. 93-94). A key policy is to enable and incentivize the development of small and medium-scale overnight accommodations.



13

COMMUNITY WELL-BEING

Diversity, Equity and Inclusion

This is a new section (p. 95-97) that includes some of the policies from the Health and Wellness section in the current OCP. An introduction explains key concepts related to diversity, equity and inclusion and their importance to individual and community well-being.

A key objective of the new OCP is to remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking access to Village services, programs and facilities.

Policies include:

- completion of an accessibility and inclusion assessment and action plan that reviews municipal services,
- greater diversity of housing types to provide more options for ageing in place, long-term rentals, and affordable starter homes, and
- an update to the Village's street naming policy to ensure street names are more inclusive and reflect Cumberland's diverse heritage and culture.

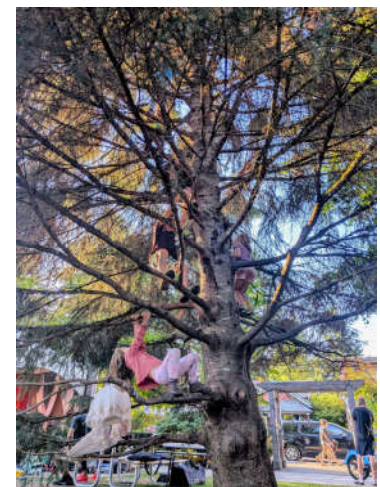


Recreation, Leisure and Parks

Updates under this section acknowledge the role of regional parks and greenways and a future regional parks plan.

Actions from the 2024 Climate Action Plan are included to reduce recreation facility building-related greenhouse gas emissions as part of any upgrades or improvements.

Other key policies are to develop a long-range Recreational Facilities Plan and to update the Village's 2014 Parks and Greenways Master Plan.



Children grow on tree in Village Square

Key Concepts

Equality: Individuals are given the same resources and opportunities.

Equity: Each individual has different circumstances, and therefore different resources and opportunities are needed to ensure fairness, access and opportunity for all.

Inclusion: Helps individuals of all ages and backgrounds feel welcome in a community, feel safe, respected and valued for who they are, and be included in decisions that affect them.



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PURPOSE OF DEVELOPMENT PERMIT AREAS (DPAs)

Development Permit Areas (DPA's) set guidelines that have to be followed by new development to:

- protect the environment
- protect people and property from natural hazards
- guide form and character of multi-family residential, commercial and industrial developments

Within a DPA, a landowner must get a development permit before:

- altering or subdividing land and/or
- constructing, adding to or altering a building

A Heritage Conservation Area (HCA) is a type of DPA that applies to areas with heritage value. The HCA covers Cumberland's downtown core and guides the form and character of renovations to existing buildings and of new construction.



Cumberland's DPAs

Environmental/Agriculture/Natural Hazard DPAs

- DPA 1 Environmentally Sensitive Areas
- DPA 2 Groundwater Protection
- DPA 3 Farmland Protection
- DPA 4 Wildland Urban Interface

Form and Character DPAs

- DPA 5 Industrial
- DPA 6 Multi-Unit Residential and Mixed Use
- DPA 7 Commercial
- DPA 8 Carlisle Lane
- DPA 9 Interchange Lands

Heritage Conservation Areas

- HCA 1 Historic Village Core

ENVIRONMENTAL PROTECTION

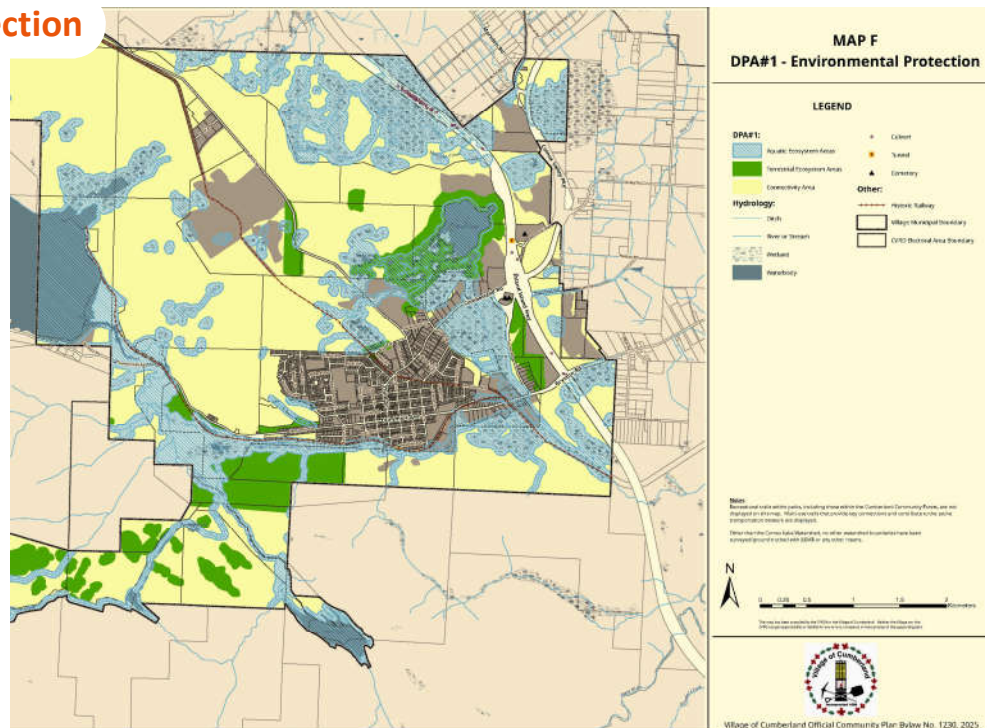
DPA 1: Environmental Protection

Applies to

- Aquatic ecosystems and terrestrial ecosystems based on sensitive ecosystem inventory mapping
- Connectivity areas

Key Changes

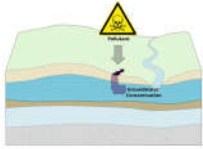
- Received legal review to make guidelines and permits more robust.
- Specific development conditions no longer in guidelines but to be included in permits for greater enforceability
- Added guidelines on docks and shoreline protection devices
- Retained ability to require ecosystem restoration within sensitive ecosystems and within connectivity areas



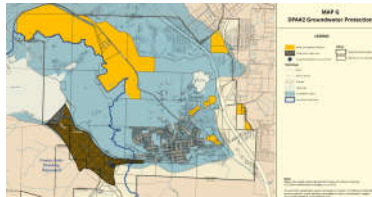
DPA 2: Groundwater Protection

Applies to:

- Industrial lands over large unconfined aquifer
- Gas stations



Unconfined aquifers are not capped by a confining layer and are more vulnerable to contamination, as contaminants are able to percolate down from the ground surface directly into the aquifer.



Key Guidelines

- Prevention of effluent entering ground
- Village may require a risk assessment
- Minimum requirement for two stage septic systems where no sewer
- Stormwater management

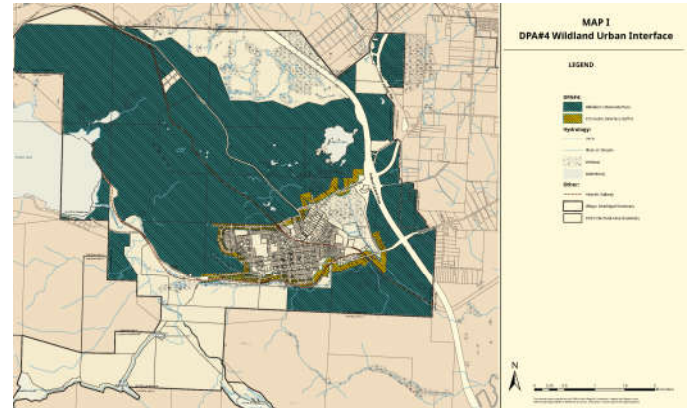
DPA 4: Wildland-Urban Interface

Applies to:

- Undeveloped lands
- 100 m into Village
- Excluded parks and developed lands beyond 100 m buffer

Key Guidelines

- Guidelines for subdivision layout
- FireSmart guidelines for property owners



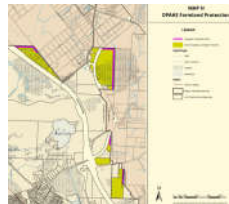
DPA 3: Farmland Protection

Applies to:

- Properties abutting Agricultural Land Reserve

Key Guidelines

- Focus on limiting impact of development on adjacent agricultural operations



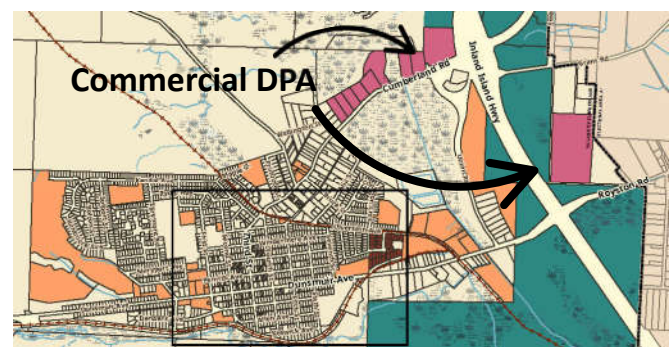
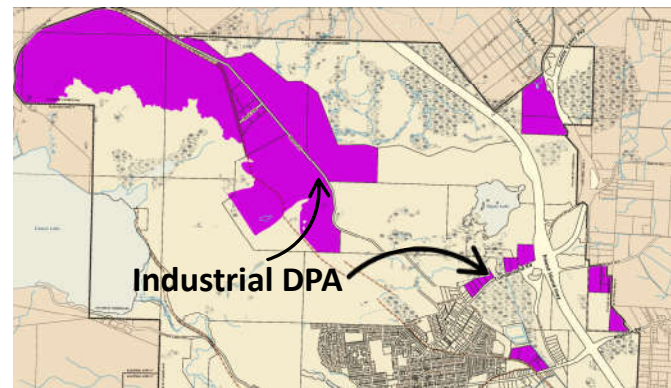
INDUSTRIAL AND COMMERCIAL

DPA 5 - Industrial and DPA 7 - Commercial Development

- DPA's overlap along Cumberland Road, with DPA 5 applying to existing industrial uses and DPA 7 to possible future commercial development
- Similar guidelines for landscaping, parking lot design, articulation of building fronts and site lighting.

Key Guidelines

- Pedestrian-friendly access across parking lots to main building entrances
- Large surface parking to be broken down into smaller blocks of parking interspersed with planted and landscaped areas
- Use of landscaped areas to absorb stormwater runoff from parking lots and rooftops through bioswales / raingardens.
- FireSmart and drought resistant plantings
- Articulating building frontages by visually separating them into smaller distinctive units
- Treatment of large blank walls
- Site illumination to be fully shielded and downcast to protect the night sky
- Encouragement for green roofs and possible 5% variance to lot coverage



DPA 6 - Multi-Unit Residential and Mixed Use

Combines previous multi-family and mixed-use DPAs and includes:

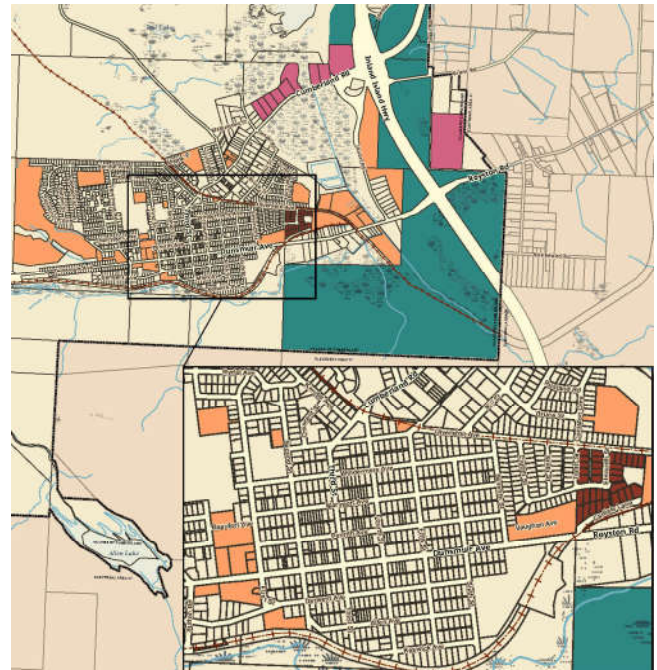
- Mixed Use (e.g. residential above commercial)
- Stand-alone multi-unit building
- Stand-alone commercial building

Key Guidelines

- Creation of common areas, e.g. plazas, courtyards or garden patio areas, pedestrian walkways
- Landscaping of common areas
- Drought tolerant and FireSmart plantings
- Fencing or vegetative screening for privacy of adjacent properties
- Articulated building footprint and varying setbacks to reduce massing of large buildings
- Ground level entrances, garages set back from entrances
- Building design to benefits from solar gain in winter, shading in summer through, for example, roof overhangs or sun breaks
- Fully shielded site lighting to protect night skies
- Encouragement for green roofs and possible 5% variance to lot coverage

DPA 8 - Carlisle Lane, DPA 9 - Interchange Lands

- Received text formatting changes only
- Lands have a covenant on title that guides the type of development



- DPA 6 - Multi-Unit Residential/ Mixed Use
- DPA 8 - Carlisle Lane
- DPA 9 - Interchange Lands

HERITAGE CONSERVATION AREA

Applies to

- **Commercial Mixed Use** area on Dunsmuir Avenue (as currently)
- The existing **Mixed Use** area on south side of Penrith, north side of Derwent
- The new **Mixed Use** area on Second and Third between Penrith and Maryport

Key Guidelines & Exemptions

- More exemptions for repair and maintenance
- Less strict on materials (eg. vinyl windows, replacement of wood siding with fibre cement (e.g. Hardie board) siding)
- Clearer on requirements for new construction versus existing
- Encourages conversion of heritage buildings to mixed uses on Penrith and Derwent streets
- Include now a list of "heritage property", buildings considered to have heritage value.
- Heritage property has:
 - access to more flexible requirements under the BC building code
 - zoning can differentiate based on this status
 - a heritage alteration permit can permit repair and reconstruction of lawful non-conforming properties



- Heritage Conservation Area

Added to the OCP to:

- identify historic neighbourhoods
- facilitate heritage planning in the Village
- support development of signage, interpretation, and celebration of the unique character of different Cumberland neighbourhoods

[illegible]

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

- Report on feedback received from the community at this open house and online will be presented to Council with any proposed changes to the new OCP
- OCP will be introduced for first and second reading of bylaw
- Public Hearing on the OCP bylaw
- Third reading and adoption of the OCP bylaw



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OCP VIRTUAL OPEN HOUSE



Agenda

- Meeting process
- Process phases and timeline
- Need for a new OCP
- Land use designations
- Urban containment boundary
- Key policy updates
- Development permit areas
 - Environmental, Groundwater, Wildland-Urban Interface
 - Form and Character DPA's - DPA's 6 - 9
- Heritage Conservation Area

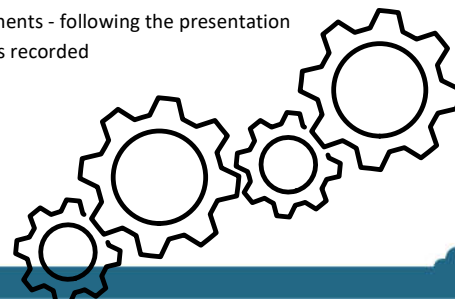
engagecomoxvalley.ca/Cumberland

OCP VIRTUAL OPEN HOUSE



Meeting Process

- Introductions - name, organization, topic of interest
- Type questions into the chat
 - Clarifying questions - at end of ea. section
- Other questions and comments - following the presentation
- The presentation portion is recorded



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What's Next



Phase 3 Community Engagement

- Tue. Sep. 9, 6:30 pm - 8:00 pm: Virtual Open House
- Wed. Sep. 10, 3:00 pm - 8:00 pm: Open House, Masonic Hall
- Online Sep. 10 - 29
- Public Hearing later this fall

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NEED FOR A NEW OCP



Population Growth - Since 2016 and Projected



Housing Need and New Provincial Requirements



Updates to Reflect Policies in Current Plans



Respond to Community Needs (housing, food security, local economy, ...)



Sustainable Growth Management



Climate Actions and GHG Targets



More Current Data

engagecomoxvalley.ca/Cumberland

PROVINCIAL REGULATIONS



Housing Targets

- Based on 2024 housing needs report
- 5 and 20 year housing need
- Met through:
 - residential infill
 - multi-unit residential
 - mixed-use
 - mixed-use civic facilities



Small Scale Multi-Unit Housing

- Infill - up to 4 units - on properties previously designated for single-detached

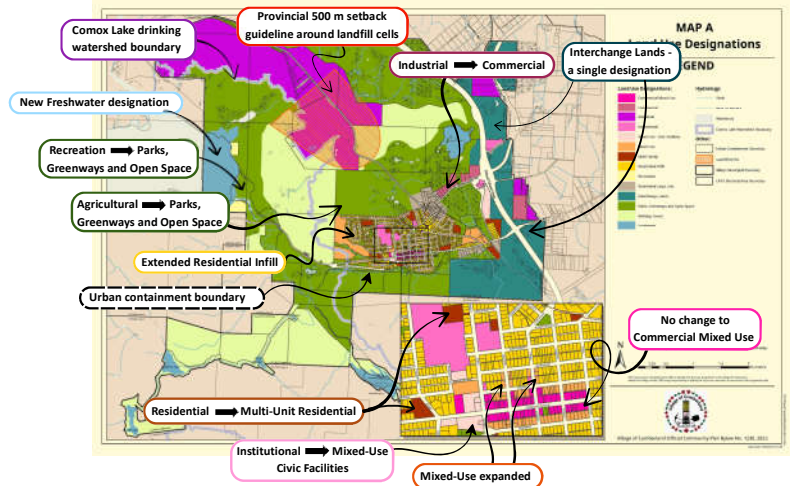
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LAND USE

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LAND USE DESIGNATIONS

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW



URBAN CONTAINMENT BOUNDARY

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW



Purpose of UCB

- Contain residential growth
- Reduce urban sprawl
- Maintain walkability of the community
- Retain greenspace around Village
- Reduce infrastructure maintenance and replacement costs

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LAND USE DESIGNATIONS - VILLAGE CORE

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW



Mixed Use

- extends commercial uses to where they're already growing - up Second and Third Streets
- facilitates professional services (dentists, doctors, physios) moving off Dunsmuir Ave
- facilitates future pedestrianization along Third Ave
- adaptive use of heritage homes
- laneway businesses

Expanded HCA

- includes mixed use area

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POLICY UPDATES

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ENVIRONMENT

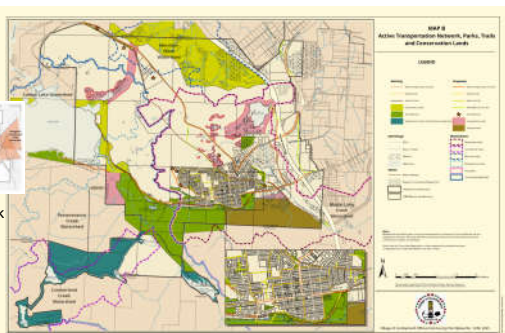
CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

Environmental Protection

- Remains a priority
- Objectives and policies from current OCP
- Policy on urban forest
- Policy to guide protection of viewscapes

Map B

- Active transportation network
- Parks and trails
- Conservation lands
- Bevan migration corridor
- Lakes, wetlands, streams and buffers



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HOUSING

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

Housing

Objectives and policies support:

- Greater housing diversity
- More rental tenure zoning
- Reducing barriers for non-market housing

The non-market housing policies:

- Explore non-market housing component as part of future redevelopment of civic properties
- Reduced parking requirements for non-market housing in Zoning Bylaw
- Advocacy for additional transit connections into Courtenay.



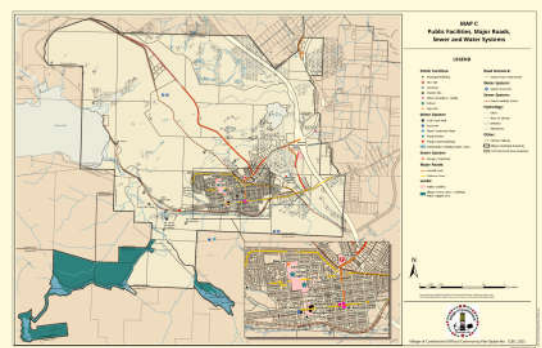
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11

TRANSPORTATION-CONNECTIVITY

Key Updates

- Updates reflect 2024 Transportation Master Plan (TMP).
- Multi-modal pathways to the City of Courtenay boundary and to Comox Lake, are key transportation projects.



ECONOMIC DEVELOPMENT

Local Economy

Focus on:

- local businesses
- more value from tourism (overnight stays)
- more affordable and diverse housing options
- local food production, post-production facilities
- role of arts and culture in a strong local economy

Review zoning regulations to:

- allow for a diversity of spaces - business start-ups/shared spaces
- update home occupations
- reduced parking requirements - new commercial tenants in downtown core
- non-soil based agriculture in industrial zones



DIVERSITY, EQUITY AND INCLUSION

A key objective:

- Remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking access to Village services, programs and facilities



Policies include:

- Accessibility and inclusion assessment and action plan for municipal services
- More housing options for ageing in place, long-term rentals, and affordable starter homes
- Update to the Village's street naming policy

RECREATION AND PARKS

Key Updates

- Role of regional parks and greenways and a future regional parks plan
- 2024 Climate Action Plan - reduce recreation facility building-related GHG emissions during improvements or replacement
- Develop a long-range Recreational Facilities Plan
- Update the Village's 2014 Parks and Greenways Master Plan.



DEVELOPMENT PERMIT AREAS HERITAGE CONSERVATION AREA

DEVELOPMENT PERMIT AREAS

PURPOSE

Guidelines for new development to:

- protect the environment
- protect people and property from natural hazards
- guide form and character of multi-unit residential, commercial and industrial developments

Development permit required prior to:

- altering or subdividing land and/or
- constructing, adding to or altering a building

Heritage Conservation Area (HCA):

- a type of DPA for areas with heritage value.
- guides renovations to existing buildings and new construction.



Cumberland's DPAs

Environmental/Agriculture/Natural Hazard DPAs	
DPA 1 Environmentally Sensitive Areas	
DPA 2 Groundwater Protection	
DPA 3 Farmland Protection	
DPA 4 Wildland Urban Interface	
Form and Character DPAs	
DPA 5 Industrial	
DPA 6 Multi-Unit Residential and Mixed Use	
DPA 7 Commercial	
DPA 8 Carlisle Lane	
DPA 9 Interchange Lands	
Heritage Conservation Areas	
HCA 1 Historic Village Core	

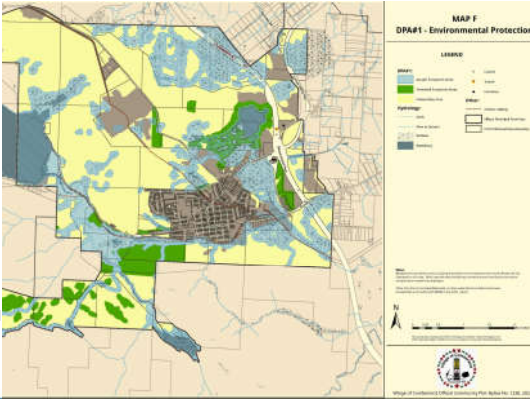
DPA 1 - ENVIRONMENTAL PROTECTION

Applies to

- Aquatic ecosystems and terrestrial ecosystems (Sensitive Ecosystem Inventory mapping)
- Connectivity areas

Guidelines

- Received legal review
- Reduced duplication in guidelines
- Conditions included in permits
- New guidelines on docks and shoreline protection devices



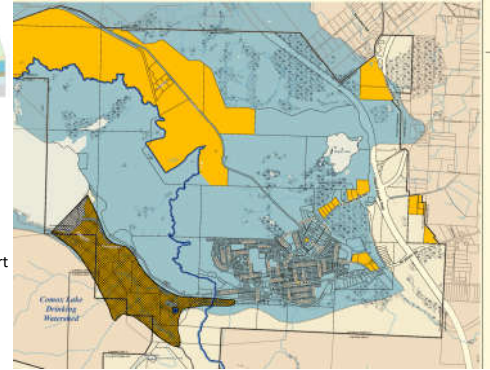
DPA 2 - GROUNDWATER PROTECTION

Applies to

- Industrial lands over large unconfined aquifer
- Village drinking water supply
- Gas stations

Key Guidelines

- Focus on prevention of effluent directly into ground
- Village may require a risk assessment and mitigation report
- Min requirement for two stage septic systems where no sewer
- Stormwater management



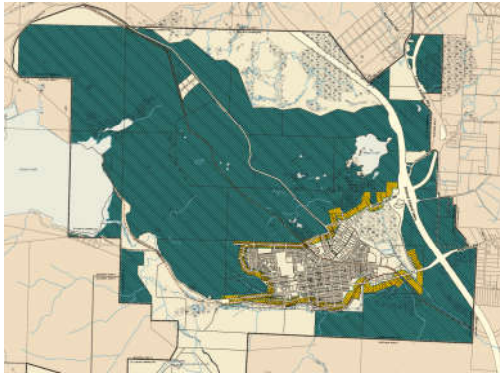
DPA 4 - WILDLAND URBAN INTERFACE

Applies to

- Undeveloped lands
- 100 m into Village core
- Excludes parks and developed lands beyond 100 m buffer

Key Guidelines

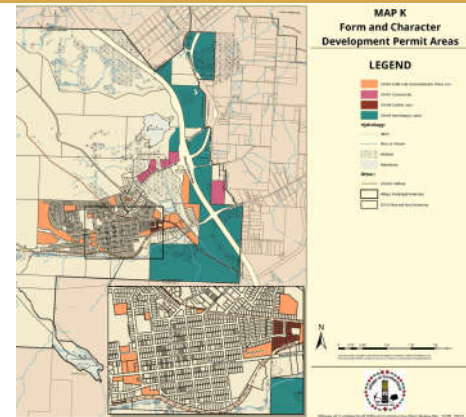
- Guidelines for subdivision layout
- Firesmart guidelines for homeowners



DPA 6 - MULTI-UNIT RESIDENTIAL/MIXED USE

Key Changes

- Images to illustrate guidelines
- Requirement for stormwater management and sediment and erosion plans moved to Building Permit stage
- FireSmart guidelines for landscaping



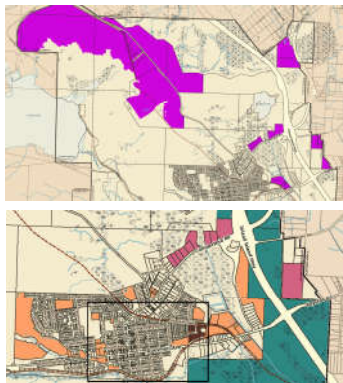
DPA 5 - INDUSTRIAL , DPA 9 - COMMERCIAL

Apply to

- Separate DPA's but overlap along Cumberland Road
- Which DPA depends on type of development on Cumberland Road

Key Guidelines

- Pedestrian-friendly access across parking lots to offices
- Landscaped parking lots, bioswales
- Articulating building fronts for more interest
- Treatment of large blank walls
- More specifics on landscape buffers
- Encouragement for green roofs and possible 5% variance to lot coverage



DPA 6 - MULTI-UNIT RESIDENTIAL/MIXED USE

Applies to

- Combined DPA
- Mixed Use (e.g. residential above commercial)
- Stand-alone multi-unit building
- Stand-alone commercial building

Key Guidelines

- Pedestrian friendly and public common space
- Treatment of large blank walls
- Landscaping of common areas
- Encouragement for green roofs and possible 5% variance to lot coverage



HERITAGE CONSERVATION ARA

Applies to

- Existing downtown commercial core plus Mixed Use area (south side of Penrith, north side of Derwent, up Second and Third)

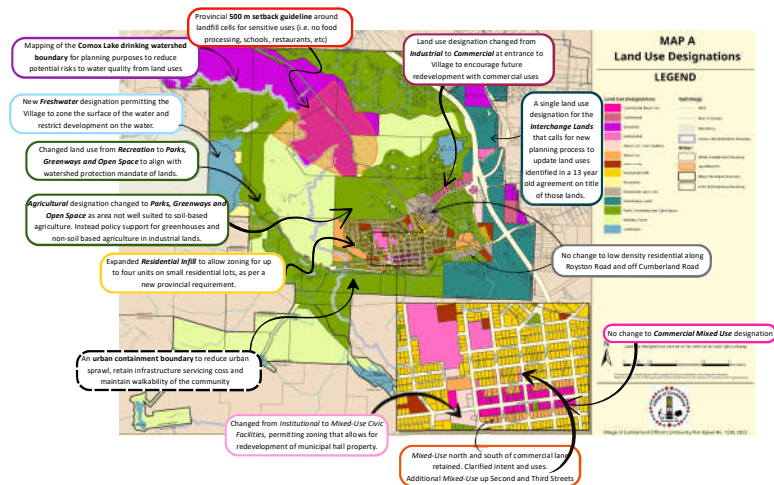


Key Guidelines & Exemptions

- More exemptions for repair and maintenance
- Less strict on materials (eg. vinyl windows, fibre cement siding)
- Clearer on requirements for new construction vs existing buildings
- Building massing better explained
- List of heritage properties

QUESTIONS COMMENTS FEEDBACK

What's New - Land Use





2026 Budget and Financial Plan Village Hall November 17th

Council is working hard on a budget that balances services levels with keeping taxes as low as possible.

Join Council members and staff at the Village Hall meeting on **November 17th at 7:00 pm** in the Cultural Centre. Hear about the Village's financial plan, upcoming projects, proposed expenditures, and ask questions and give feedback. You can listen online through the Village YouTube channel.

Watch for the Village Hall package at cumberland.ca.

Utility Bills Due November 24th

Please pay your utility bill by **November 24th** to avoid a 10% penalty on the outstanding amount.

If you have not receive your utility bill, please contact the Village Office at 250-336-2291 or email info@cumberland.ca. Non-receipt of a utility bill does not exempt a property owner from late fees.

What to do with Jack?

Curbside organics collection is the best way to dispose of your Halloween pumpkin. Pumpkins left near roadways can be a danger to wildlife and the community.

Give Your Feedback on Barriers to Village Services

The Village is developing an Action Plan to better serve our community. You can help identify any barriers you may have faced accessing Village services and in the way services are provided.

Services can be anything from governance and elections, finding information, customer service, employment, recreation programs, solid waste collection, to snow and ice control. Barriers can be systemic, attitudinal, physical, sensory, information or communication based, and technological.

Your feedback will help make Village services more inclusive, equitable and accessible to all. Find the survey link at cumberland.ca or drop into the Village Office.

Official Community Plan (OCP) Review and Zoning Bylaw Update

Thank you to everyone who participated in the recent engagement events for the draft Official Community Plan and Zoning Bylaw. Community feedback will be shared with Council at an upcoming meeting.

Read the engagement summary reports that will be posted to engagecomoxvalley.ca/cumberland and watch for public hearing dates posted to cumberland.ca.

Recreation Program Registration

Registration for Winter 2026 recreation programs opens on Monday, **November 17th at 7:00 am**.

The winter Comox Valley Recreation Guide will be available online on **November 12th** at cumberland.ca/recprograms and in person at the Cumberland Recreation Centre, Cumberland Library, and at Seeds Food Market.

Get Ready for Snow!

To avoid damage to your personal property from snow ploughs and equipment, please remove items like basketball hoops, fencing, landscaping and signs from boulevards, sidewalks, and streets before the snow falls.

Council Corner

In October, Council gave first reading to change the land use designation and zoning on Comox Lake property on Horbury Road. Bylaws have been referred to other agencies for feedback. Council also had a first review of the zoning bylaw and is grateful to everyone who turned out to the open houses to provide feedback.

November Council Meetings

- **November 10th and 24th at 3 pm and 5:30 pm**
- **Village Hall Financial Plan: November 17th at 7:00 pm**

Check meeting dates and times and view agendas at cumberland.ca. Meetings are in the Cultural Centre at 2674 Dunsmuir and live on Youtube. Council is grateful for the community's input and can be contacted regularly through info@cumberland.ca.

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.



VILLAGE OF CUMBERLAND ZONING BYLAW REVIEW AND UPDATE: Summary of Engagement

Introduction

This document summarizes the feedback received regarding the Zoning Bylaw. The focus of engagement activities associated with the Zoning Bylaw Review and Update was to inform the public of the key changes being proposed as well as provide opportunities for members of the community to comment on the new Bylaw.

Engagement Activities

Online Feedback

Community engagement initiatives for the Zoning Bylaw Review and Update have been supported by the Engage Comox Valley [Zoning Bylaw Update webpage](#), which has acted as a central location for all project information including background materials, project updates, and a copy of the first draft of the Bylaw. The webpage also includes a “Question and Answer” section, where community members could submit questions about the Zoning Bylaw to be answered publicly by Village staff.

The Village received several public comments via the project webpage Q&A Board, as well as four individual submissions. Two individual submissions covered a variety of topics pertaining to the Zoning Bylaw, and two are specific a lot or area: the Cumberland Rd area with Industry zoning, and the undeveloped lot on Maple St behind the Fire Hall. The comments posted to the Q&A Board focused on the accuracy of the Zoning Map, the need for greater alignment between the proposed accommodation home occupation regulations and the *Short-Term Rental Accommodations Act*, and whether SSMUH development can be stratified.

A compilation of the public comments shared on the Zoning Bylaw webpage is appended to this Summary of Engagement.

Development Community Workshop – August 19, 2025

The Development Community Workshop event highlighted key changes being proposed to both the Zoning Bylaw and Development Permit Area (DPA) Guidelines (as part of the broader OCP Update process) that are most relevant to developers. Fourteen local developers attended the workshop.

Comments received during the workshop focused on:

- support for a modernized and simplified approach to zoning;
- sharing experiences with using the existing bylaw
- existing off-street parking requirements for the Village Core; such feedback has been addressed within the Draft Zoning Bylaw through overall reductions to parking requirements across the Village.

K'ómoks First Nation (KFN) Meeting – September 4, 2025

No specific feedback pertaining to the Zoning Bylaw was provided during the meeting; however, questions were raised regarding the capacity of the dam and existing water infrastructure to accommodate the Village's projected growth. KFN also noted that the Village should develop a process for navigating the region's archaeological potential, as future development could lead to the discovery of culturally significant artefacts that should be treated appropriately.

The draft Zoning Bylaw was shared with KFN. It is understood that comments have been prepared but have not yet been sent to the Village.

Advisory Planning Committee Meeting– September 11 and October 9, 2025

The APC commented on the draft Zoning Bylaw along with the Draft Official Community Plan at two meetings. A range of topics was covered, including pre-zoning the lot behind the fire hall for multi-unit residential, and options for zoning should the R-3 zoned area on Cumberland Rd be included in the urban containment boundary. The minutes also record concerns that the MU-2 zone on Penrith Ave and Derwent Ave remove the ability to have an accessory dwelling unit; that is no correct and has been further clarified by an edit to table 11.4(1).

Homelessness and Affordable Housing Committee Meeting – October 15, 2025

There was no quorum for this meeting, so no minutes were recorded. The two members in attendance provided individual, verbal input to staff which was incorporated into the draft where relevant. One topic was about reduced parking requirements for affordable housing, where the input was that instead of setting a percent reduction in the number of required spaces in the Zoning Bylaw, that a variance still be required to assess the individual merits of the application, but that this variance be delegated to staff to streamline the process.

Heritage Committee Meeting – October 16, 2025

The Heritage Committee noted a couple of mapping inconsistencies that were corrected. They also provided input on reducing the maximum floor to ceiling height in the MU-1 zone.

Open House Events – October 7 and 8, 2025

Two community members attended the virtual open house event on October 7th, while approximately 30 people attended the in-person open house event on October 8th – including 11 children from the local Cubs group. Comments received by the Village largely focused on:

- Short-term rentals (i.e., alignment with new provincial legislation, applicability of new 'Bed and Breakfast' accommodation use, rules of operation, etc.)
- Ensuring future development complements the Village's existing character

- Clarifying the intent of new zones (e.g., the new Neighbourhood Mixed-Use zone and the updated Parks and Open Space zone)
- Voicing support for the Bylaw's increased flexibility for new residential development

A compilation of the written submissions received during and following the Open House events are appended to this Summary of Engagement.

All Responses

Feedback from Public Q&A Board

Thanks for the opportunity to engage this platform.

1. Village of Cumberland Schedule B - Zoning Map - is missing the 2016 Space Nugget acquisition to the east of the Cumberland Community Forest. This should be shown and read Parks and Open Spaces (PU1)

2. Village of Cumberland Schedule B - Zoning Map - the 44 acre Lower Perseverance Lands purchased for conservation by the CCFS should have a designation other than Forest Stewardship Greenway (FSG which is what is used for working forest lands). Perhaps it could be the same as the adjacent CVRD lands and the little slip of Wellington Corridor (PU1). There is a conservation covenant on these lands.

3. Part 14 - Rural Zones "This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary." 14.2 Permitted uses seems to indicate dwelling units permitted for up to 10% lot coverage (so 6 ha of dwellings on 60 ha of land). 14.4(1) indicates a max of two dwelling per FGS lot.

Either way, in previous OCP's this permissible use was tied to conservation of the remaining lands (FSG). Can you clarify if this has changed, if we should be looking for this information elsewhere or if you can indeed build 2 residential homes on a FSG lot with no other obligations?

I'm glad to see that Data Centres are not permitted within Cumberland Boundaries, and that the Village has recognised that Cumberland could not supply the water needed to cool Data Centres. Thank you. [REDACTED]

A minimum of "240 days of a calendar year" has now been added to designate principal residence? Where did the number "240 days" come from? The provincial and federal tax system that designates a "principal resident" from a tax or occupancy perspective only requires that a property be "ordinarily inhabited", and most guidance states that it means more than 50% of the year. Why have you added this 240 day minimum now? Why 7.89 months? Why not 183 days (over 50%)?

Why does an operator of a home occupation now have to be a "resident property owner"? Are occupation operators now required to be the property "owners"? Does this mean a long-term renter/or leaseholder can't get a permit to operate a home business in Cumberland anymore?

Hello, Cumberland's proposed zoning changes most areas into infill; however, there are still area restrictions placed for vacation rentals in the community. Can you please comment on how this vacation zone boundary was developed and why it is still included in the updated zoning maps now that most areas are designated as infill? It looks highly inequitable that in a small community that some areas are included and others are not and it's unclear what the reasoning is behind this. Thanks.

Feedback from Public Q&A Board

I noticed that the updated zoning for vacation rentals still follows the older boundary, even though most areas in the OCP are now designated as “infill.” This approach doesn’t seem to ensure fairness for all Cumberland homeowners, we all pay the same taxes, and it draws an arbitrary line through the community. Have other options been considered, such as a cap on vacation rentals community wide?

Since all single family residential within the urban containment boundary is now automatically upzoned to 3-4 unit density on our property, once the property owner builds those will the property be then be stratified and sold off? Or are they only intended for rental?

What happens to the title/lot after a one builds 3-4 units on residential lots. Does it get stratified? SSMUH upzoning on Residential Infill zone.

Feedback from Open House Events

Implementation of Small-Scale Multi-Unit Housing (SSMUH)

How many people need houses?

What about parking. Will parking spaces be included on the lots / not on the streets as there is crowding already. Thanks.

Short-Term Rentals

We need more vacation rentals in Cumberland. Make it easier.

The separation of “Bed and Breakfast” and “Vacation Rental” accommodation is confusing as a “Bed and Breakfast” is considered a vacation rental. New provincial short term rental accommodation act applies to both and this separation is overly confusing and inconsistent with the Act.

I am concerned that the village has decided to impose additional vacation rental restrictions over and above the new provincial legislation. I think this may be a little short-sighted and overly focused on the current need for rental accommodation. We have recently seen dramatic shifts in tourism as a result of U.S. tariffs and we have a few rental developments set to be added to the Village. The need for vacation rentals may fluctuate and home-owners should be able to offer “sleeping units” within their primary residence, which would not be otherwise suitable for long-term rental housing. If the Village is concerned about secondary suites being used as vacation rentals the wording could be changed to better reflect this. The province has established the new legislation to address housing needs and new enforcement measure to address non-compliance and longstanding issues. Current BC legislation says short-term rentals are limited to the home where the host lives. Plus one secondary suite or accessory dwelling unit. I suggest that the Village remove “bed and breakfast” terminology and specifically restrict the vacation rentals to one dwelling unit and applies this to all zones. Or simply allow for the BC

Feedback from Open House Events

legislation to apply to all zones and let the province deal with compliance and enforcement if a problem develops. Suggest clarification in wording that specifically addresses the provision of bedrooms within a principal dwelling unit (owner's home) that is not a separate "dwelling unit".

Home occupation – Bed and Breakfast Vacation rental accommodation. Alignment with BC's Short-term rental accommodations act.

Short term rentals should be allowed of a principal residence when that is the only residence on the property and when the owner is on vacation.

Zone-Specific Comments

Residential Zones	More laneways for future development (ie Coal Valley Estates)
	Reduce the front yard minimum setback for future development (to improve neighbourhood form and character
	Allow larger accessory bldgs in R3
	Lot coverage (70%) on R-3 is too high for these large lots (also lots on Royston Rd)
	If part of the reason to not put R3 in the urban containment boundary is to keep green canopy and limit growth somewhat then it would be sensible to limit the size of the dwellings [refers to ADU]. 35% is a lot and will see the removal of trees specially as no tree bylaw. There aren't that many that are 1 ha or larger however the gravel pit at wellington/bevan in my opinion should be lower multi family apartments and maybe a high school.
	Keeping of farm animals should continue to be permitted on lots greater than 0.4 ha.
	My property is zoned RM-1. Yet my 1894 built home + 1950's shop fits none of the lingo in that zoning. I'm hoping this new mixed use zoning will allow me to have multiple suites + an accessory dwelling building with the capacity to operate an Air BnB. This Village desperately needs tourist accommodation.
Mixed-Use Zones	What is MU-2? I keep seeing this proposed but I have seen no verbiage regarding what it entails.
	What is mixed use mean on streets adjacent to Dunsmuir?
Public Use Zones	Area around sewage lagoon should be left for the wildlife no paths thro there.
	Make Coal Creek Historic Parks its own zone – HPU-1 Historic Park Use 1 to limit the possible uses and honour what it is.

Feedback from Open House Events	
	Change area of Village Park with spray park and playground to PU-1.
General Comments of Support	
The R-2 West Camp Rd 0 setback in the front. Changes to provincial wording that will help/let us put an ADU in the front...And just generally like what the VoC does & is doing. You all rock! 😊	
The new 0 metre setback for new building on Camp Rd. The removal of the restriction against building an A.D.U in the front yard area. Very happy re above as we are planning to build an ADU / suite addition. Increase cano[y goal for the Village. Bike lane additions & improvements & safety (rumble strips on Cumberland Rd). Positive approach to integrating agriculture into residential areas.	
I believe all the changes in the Zoning Bylaw will be the great development for Cumberland.	
It's a great proposed to have Cumberland village more developed and well-organized.	
Other	
More safety for cyclists. Close off left turn towards Courtenay at Peace Park (sketch drawn)	
We should have a tree protection bylaw.	

Individual Submissions
See following pages

To: Village Council, Planning

After a perusal of the proposed zoning bylaw, I have a few comments and questions. Firstly, it was very difficult and very tiring to read the columns of blue on blue.

Map should be Schedule A and I think the insert should be a separate map Schedule B. The map A could be larger by moving the administrative features below zoning and not show so much area next to the Village.

If the map is larger, it would be easier to see Village Square and the zoning designation labels on properties.

Village Park as PU1 should include the area labelled PU2 which is part of the park and outside the proposed urban containment boundary.

It would be appropriate to have Coal Creek Historic Park to have its own zoning designation of HPU to honour its historic place in the Village's history. It is on the list on the BC Heritage website.

I would like the industrial lands on Cumberland Road to retain their existing zones. The one storage unit was always zoned commercial and the only I1 was the first lot which contains the bicycle place.

I would like to see the environmental aspects layer shown on the maps so it doesn't get forgotten. The swamps, creeks, etc.

Are the existing residential lots on Union Road retaining R3 or are they infill as shown on the proposed OCP? The Local Government Act requires zoning to comply with the OCP. -

The land next door and behind the lots on Union shouldn't be green neither should the rest of the Village's owned land specially if the intent of the Village is what is in the proposed OCP. There are other colours that could be used that doesn't trigger peoples' brains to see green and think park.

RT zone at the lake Is campgrounds an appropriate use? I thought this was the cabins and would want to limit more septic systems.

On Page 28 courtyards, patios, sidewalks and other hard surfacing are listed as exempt when calculating lot coverage as are arbours and, trellises and pergolas and on page 29 uncovered driveways etc. are also exempt. In R3 up to 70% lot coverage can be utilized. Seems too high. Where will the rain go? If too much of the land in the Village is built or covered the land does not get to recharge which affects the streams down hill from the Village.

Page 32 Part 6.2(1) perhaps add ...are permitted within the boundaries of the Village. In definitions it states that the Village is the Corporation of the Village of Cumberland however in some cases it actually refers to the boundaries

Page 36 Part 6.6 Secondary suites In (2) it states a maximum of one secondary suite is permitted per principal dwelling unit. There is no definition of a principal dwelling unit so if there are three dwelling units on a lot each being a principal use then each could possibly have a secondary suite. I think it needs clarification or rewritten differently if this is not the intent.

Page 38 under restrictions of keeping poultry the sale of eggs is restricted by the province and the zoning bylaw should not be saying it can be unless it clarifies that it must comply with provincial rules and regulations.

I would also like to see that under urban farming that if the property is R3, larger than an acre and outside the urban containment boundary that these properties can have other farm animals. It wouldn't be considered urban farming since the OCP and Zoning bylaws are NOT counting these lands as urban. So perhaps have another farming section specifically to deal with the lands outside the urban containment boundary.

Part 7 Landscaping & Screening. This whole section is to over the top. Imagine an acre plus landscaping is different than on a small lot. I couldn't imagine wanting to build another dwelling and find out that I have to install underground water system over an acre plus of land and though all the existing large trees and plants already on my property. If the intent is to ensure that the new commercial, industrial, mixed use and multi-family are required to do this then all the regulations in this section need to be in the OCP under the relevant development permit areas.

If you have a lot and the buildings are built and then all the side, front and rear yards have to be landscaped, mulched, pruned... I mean what kind of life is going to exist in such a place? How is the Village going to enforce this when off leash dogs can't be enforced? Why does page 42 include no planting requirements for landscape areas on lots where large trees have been retained and are outside the urban containment boundary? Why is Cumberland trying to look like everywhere else?

Chain link fence should be allowed in R3 why all these rules? Most people I know moved here to not be ruled. The chain link fence allows sunlight to move and make the next property not so dark. If every property has to be fenced three sides then not much will grow.

Page 50 reduce cost of in lieu of parking for residential. No one will have space for parking if all the buildings are built and landscaping done.

Page 56 what is this?

Page 57 what if 3 detached dwelling units? What if the one dwelling unit is a manufactured home?

Page 58 Parking the whole section uses 100 square metres as minimum and as maximum. How do you know what is the required parking to build?

Page 77 Why isn't a bicycle storage required for a manufactured home?

Page 82 RMU allows 50 per ha 15m height being 4 stories which would encroach on dwellings next door. Ie union road homes.

R3 height is 10.0 m, maximum two stories, two dwelling units with a front setback of 7.5 m and maximum lot coverage of 35%

I would like it to be that the second dwelling unit is limited as to size. On an acre or even half acre these are monster houses. Plus, when you are allowed to cover 70% with impermeable but an accessory building is max of only 50 metres squared. In my neighbourhood most of the homes do not have attached garages but separate. The accessory building should be allowed to be larger.

Page 95 11.4 Density regs. Why is there no lot coverage of MU or MU2 when one or two attached units? Why would you need 15 caretaker suites in MU3?

Page 97 why would setback in MU1 be 0 for front yard and side yards and why would exterior side yard be 0 when a corner lot?

Page 101 The gas station at 4690 Cumberland Road does not have its pumps 4.5 m from the lot lines. They have been measured to include the covenanted area that the Village gave away.

Page 103 Seems to be excessive lot coverage where does rain and snow percolate into the soil?

Page 104 why do I-2 and I-3 have no rear or exterior side yard minimums?

Page 106 13.2(1) why such a large food services area?

Page 108 Maximum GFA why doesn't it include principal use also?
Example ambulance building

Page 114 Map doesn't show where ICR-1 and IREC-1 are on the map. From what I recall of the covenant on the ICR-1 on the lower portion was multi family apartments

Page 122; 15.5(2) IMU-4 and IMU-5 why is there no setback required from Royston Road?

Submitted



Community Feedback Regarding Cumberland's 2025 Zoning Bylaw Update Process

Recommendations for substitutions in the 2025-09-02 Draft Zoning Bylaw related to Vacation Accommodation

2025-10-13

Amendments to Table 6.4(2) "Home Occupation Regulations" on pg 33

Regarding Location

Repealing the following current items in the draft:

	Vacation Rental
Location	Must be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides. ¹
FOOTNOTES	1 - No more than one dwelling unit per lot shall be used for a vacation rental accommodation home occupation.

and **Substituting them with:**

	Vacation Rental
Location	In the case of a sleeping unit rental (such as a bedroom), the sleeping accommodation must be conducted within the same dwelling unit as the resident operator. In the case of a vacation rental of a dwelling unit on a lot with only a single dwelling, a designated operator must be provided on the permit and included in the contact information on signage. In the case of a lot with multiple dwellings (including secondary suites and ADU), no more than one dwelling unit per lot shall be used for a vacation rental accommodation home occupation, and the resident operator must reside on the same lot.

Reasoning for the Substitution:

- This section is intended to ensure that no more than one dwelling unit, per lot, is used for vacation rentals, thereby maintaining long-term rental accommodations.
- This substitution clarifies the 3 rental cases:

- “Sleeping accommodation” - renting a bedroom within a home
- “Vacation rental” of a home that is on a lot by itself (one single house)
- “Vacation rental” of a home/unit that is on a lot with multiple dwellings (Secondary suites, ADUs...etc)
- This provides that in the case of vacation renting a home on a lot by itself, since the resident operator would be away, a designated operator who is a resident of the area can be provided, whose contact information would be on the permit, provided to guests, and on signage for neighbours, to assist with enforcement.
- This section also ensures that, in the case of “Sleeping accommodation”, the resident operator must reside in the same dwelling as the rented bedroom.

Regarding Operator Restrictions

Repealing the following current items in the draft:

	Vacation Rental
Operator Restrictions	The home occupation must be operated by a resident property owner who resides for more than 240 days of a calendar year on the same lot as the dwelling unit associated with the home occupation.

and Substituting with:

	Vacation Rental
Operator Restrictions	The resident operator must reside for a minimum of 183 days of a calendar year, in a dwelling unit on the lot associated with the home occupation.

Reasoning for the substitution:

- The new draft bylaw has added a 240 day restriction and a requirement that the operator must be the “owner”, without note. (I am unable to locate either of these items in our current bylaws)
- This section is intended to ensure Village bylaws align with the B.C. provincial requirement that short-term rentals are limited to the host's “principal residence”
- B.C.’s principal residence requirement states that it is “The home where the host lives for a longer period of time in a year than any other place”
- From a federal tax system, the Principal Residence Exemption (PRE) requires a property to be “ordinarily inhabited” by the owner, although it does not set a specific number of days, it is normally considered to be more than half of the year (183 days of the year).
- Neither provincial nor federal guidance requires “Hosts” or “Resident operators” to be the legal “owner” of the property. The resident operator can be long-term tenants or

leaseholders who ordinarily inhabit the dwelling on the property so that it is their principal residence.

- This clause is also designed to restrict the vacation rental of a dwelling unit that is on a lot with only a single dwelling (a single home), to less than half of the year, to ensure that the dwelling is the resident operator's (host) principal residence.
- This ensures that single homes can only be vacation rented for a maximum of half the year.

Regarding Client/Guest Restrictions

Repealing the following current items in the draft:

	Vacation Rental
Client/Guest Restrictions	Two guests per sleeping unit, up to a maximum of three sleeping units.

and **Substituting for clarification with:**

	Vacation Rental
Client/Guest Restrictions	Two guests per sleeping unit (bedroom), up to a maximum of three sleeping units per dwelling (maximum of six guests per dwelling unit).

Reasoning for the substitution:

- The substitution does not change the limits in the bylaw, it just clarifies the language.
- This section sets the maximum number of guests per sleeping accommodation or vacation rental.
- The maximum number of guests allowed in a vacation rental stays at 6 per dwelling
- The maximum guests per sleeping unit stays at 2 (bedroom)
- So that a home with 6 guests would have a minimum of 3 sleeping units (bedrooms)
- The addition of the term "bedroom" helps clarify the language.

Amendment to Table 9.4.1(2) Parking Requirements – All Other Areas - pg 59

Regarding Client/Guest Restrictions

Repealing the following item:

Use		Minimum Number of Parking Spaces
-----	--	----------------------------------

Home Occupation	Vacation Rental	0.6 spaces per sleeping unit
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and **Substituting for clarification with:**

Use		Minimum Number of Parking Spaces
Home Occupation	Vacation Rental	1.0 off-street space per 1 or 2 sleeping units (bedrooms) 2.0 off-street spaces per 3 sleeping units

Reasoning for the substitution:

- This section sets the minimum number of off-street parking spaces needed per guest for vacation accommodation
- The number of “0.6” parking spaces per sleeping unit has been added to this draft but it is difficult to implement or understand. It appears to mean that when renting a 1 bedroom suite, there would need to be 0.6 of a standard parking space off the street available for guests, so 60% of a driveway for instance.
- The substitution looks to clarify that during the vacation rental of 1 or 2 sleeping units (1 or 2 bedrooms) each of which can have a maximum of 2 guests, (so for up to 4 guests), a minimum of 1 off-street parking space must be available.
- Example: when renting a 2 bedroom suite that can accommodate a maximum of 4 guests, such as a family of 4, at least 1 off-street parking spot must be provided.
- In the case of more than 4 guests, such as a 5 or a maximum of 6 guests, 2 parking spots must be provided.

Mayor and Council
Village of Cumberland
2673 Dunsmuir Avenue
Cumberland, BC, V0R 1S0

Re: 2714 Maple Street, Cumberland – Request for Pre-Zoning of Lands Behind the Fire Hall to Multi-Family Residential as Part of the Municipality’s OCP and Zoning Bylaw Update Process

Dear Mayor and Council,

As part of the ongoing Official Community Plan (OCP) and Zoning Bylaw update processes, we are writing to respectfully request that the Village consider **rezoning the lands located at 2714 Maple Street from R-1 to a multi-family residential / mixed use zone**. The pre-zoning of these lands was supported by the Advisory Planning Commission during their September 11, 2025 meeting towards streamlining the availability of additional housing inventory within the Village.

We submitted our rezoning application for these lands in March 2025 and have actively worked with staff to move this project forward. To date, the application has not been considered as the Village has effectively placed the application on hold due to the on-going OCP process, thus delaying the project. If the site is not rezoned as part of the Village OCP process, the project will be subject to further delays of 12 to 14 months. One of the primary reasons presented by Village staff for not proceeding with the pre-zoning of the lands was the inability for the Village to negotiate community amenities during the rezoning process, as the Village has not yet adopted an amenity cost charge bylaw. To facilitate the need for Village amenities, we would welcome a discussion on the registration of a covenant on title to identify key community amenities that the Village would wish to secure through the rezoning process.

These lands are well-situated for higher-density housing due to their proximity to essential community services including, but not limited to, emergency services, transit routes, schools, and village amenities. Pre-zoning the land to support multi-family development would help facilitate a range of attainable housing opportunities and align with the Village’s housing objectives of efficient land use within the existing service area.

By establishing an appropriate multi-family zoning framework in advance, the Village can provide greater clarity and predictability for future development while ensuring that planning objectives — such as compact form, walkability and housing diversity — are realized in a coordinated manner.

We appreciate the Village’s commitment to thoughtful community planning and its proactive approach to managing growth. We hope that this request can be considered as part of the OCP and zoning bylaw review currently underway.

Sincerely,



Adam Knickle



Tom Grant

Re: Legal Description for 4634 Cumberland Rd

From Jason C [REDACTED]
Date Thu 10/23/2025 3:12 PM
To Courtney Simpson <CSimpson@cumberland.ca>

Please Forward This Letter To Council.

After explaining my views to your planner on why my current zoning is critical to my business. I felt a letter was in order. After 30 years of discussing the same topic, it has become a complete disruption to many of us. Also I want to mention during the 2016 Landscape issue of the corridor the end result was the village agreed to leave our Zoning alone. I want to mention my intent to carry on with numerous industrial ventures which were listed and agreed to in the original development plan... I have already invested heavily in the framework of a redi-mix company that will accent my current operations. Businesses buy the right type of zoning. Leave my zoning alone so that my company will have a bright future and will be able to adapt to an ever changing business environment.

Below are comments and thoughts from former business people which shared their view on this current issue. I am just passing to you their views and trying to compile their message. I had to trim it down and left out a lot of their comments. Mainly because I don't enjoy writing letters or responding to endless emails that go nowhere.

Our country is facing a great economic crisis because the industrial sector is being decimated. Government is reducing the ability of the private sector to function and create good paying jobs. Industry is more important than aesthetic.
The Federal Minister Of Industry will have to intervene.
What industry needs is stability!

Stability is keeping my zoning as is.
Jason Choiniere
Sunny Mountain Enterprises Inc.

From: [Jason C](#)
To: [Courtney Simpson](#)
Subject: Forward to council
Date: November 2, 2025 2:56:22 PM





Sent from my iPhone



THE VILLAGE OF CUMBERLAND



Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community. A draft bylaw is ready for community review. A Zoning Bylaw is a regulatory tool that translates policies from the Official Community Plan into regulations about how land can be used.

Review the draft at engagecomoxvalley.ca/cumberland or pick up a copy at the Village Office and give your feedback.

Virtual Open House

Tuesday, October 7, 6:30 p.m. to 8:00 p.m.

Register at
engagecomoxvalley.ca/cumberland

**WAYS TO
PARTICIPATE**

In Person Open House

Wednesday, October 8, 4:30 p.m. to 7:30 p.m.

Drop in at the Masonic Hall at 2687 Dunsmuir Avenue.

Comment Online or Send an Email

by October 31st
engagecomoxvalley.ca/Cumberland
planning@cumberland.ca





THE VILLAGE OF
CUMBERLAND

Official Community Plan Review

A new Official Community Plan (OCP) based on public input has been drafted for community review. The OCP sets out a long-term vision and goals, and includes policies to guide growth and change in the community over 10 years and beyond, guidelines for development, and actions for community well-being.

Review the draft OCP at engagecomoxvalley.ca/cumberland or pick up a copy at the Village Office and give your feedback.

WAYS TO PARTICIPATE

Virtual Open House

Tuesday, September 9, 6:30 p.m. to 8:00 p.m.

Register at engagecomoxvalley.ca/cumberland

In Person Open House

Wednesday, September 10, 3:00 p.m. to 8:00 p.m.

Drop into the Masonic Hall at 2687 Dunsmuir Avenue.

Comment Online or Send an Email

by September 29th

engagecomoxvalley.ca/Cumberland
planning@cumberland.ca





THE VILLAGE OF CUMBERLAND

Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community. A draft bylaw is ready for community review. A Zoning Bylaw is a regulatory tool that translates policies from the Official Community Plan into regulations about how land can be used.

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by October 31st

engagecomoxvalley.ca/Cumberland
planning@cumberland.ca





Get Notified in an Emergency

Stay prepared and in the loop—sign up for local emergency notifications and find more information about alert systems at: comoxvalley.connectrocket.com/

Join the Advisory Planning Commission (APC)

Help shape how Cumberland grows and develops! The APC reviews Official Community Plan amendments, rezoning, temporary use permits, and other complex development applications, and makes recommendations to Village Council. The APC may also be asked to comment on policy about housing, land use, tree protection and other topics. Find out more at the Village office and at cumberland.ca/apc. Apply by July 27, 2025.

Read the New Draft Official Community Plan

The draft Official Community Plan (OCP) will be available online in August for review. Watch for an in-person engagement in early fall. Check out engagecomoxvalley.ca/cumberland to learn more and sign up for notifications.

Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community and align with the new OCP under development. We invite community members to follow along and participate in upcoming engagements, which will begin this summer. Check out engagecomoxvalley.ca/cumberland to learn more and sign up for notifications.

Temporary Gymnasium Closure

The gymnasium at the Cumberland Recreation Centre will be temporarily closed for three weeks starting July 8, for some important facility improvements. All other facilities and amenities, including the fitness studio, squash courts, Cultural Centre and commercial kitchen, will remain open. If this closure affects your registered program, you will receive an email informing you of any changes.

Lake Park Webcam

Are you heading to the lake? Check the parking lot and boat launch cam before you go!
cumberlandlakepark.ca/parking-lot-cam/

Recreation Centre Summer Hours

Summer hours at the Cumberland Recreation Centre are from June 2 to September 2;

- Monday to Thursday - 7:00am – 9:00pm
- Friday 7:00am – 4:30pm
- Saturday, Sunday & holidays - Closed

Cumberland Recreation Fall Registration

Registration for Fall recreation programs from September to December starts Monday, August 11 at 7:00am. For more information and how to register, visit: cumberland.ca/recprograms/

Council Corner

Council is considering a new Amenity Cost Charges program and bylaw to collect fees from new development to help pay for future recreation and daycare facilities.

An application to the BC Housing Community Housing Fund for the K'waxd'z'idas affordable housing project on Second Street is being prepared. The project would bring more rental housing options to Cumberland, including up to 6 rental units for VIHA staff. The project will only proceed if funded by BC Housing.

The Village is seeking more funding from senior government for the replacement of the dam at the No. 2 drinking water reservoir. The dam must be replaced for seismic stability and to mitigate watershed erosion concerns.

Summer Council Meeting Dates

July 14 at 5:30 pm

July 28 at 3:00 pm and 5:30 pm

Meeting agendas are available at cumberland.ca on the Friday before the meeting. All meetings are held in the Cultural Centre at 2674 Dunsmuir Avenue and can be watched live on YouTube.

Council is grateful the community's input and can be contacted regularly through info@cumberland.ca

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.





Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community. The draft bylaw is ready for review.

You are invited to attend one of two upcoming open houses to learn more about the draft Zoning Bylaw:

- Tuesday, October 7 at 6:30pm – 8:00pm: Virtual open house. Register on Engage Comox Valley.
- Wednesday, October 8 at 4:30pm – 7:30pm: In-person, drop-in open house at the Masonic Hall at 2687 Dunsmuir Avenue.

To view the draft, and subscribe for updates related to this project, check out engagecomoxvalley.ca/cumberland.

Permissive Tax Exemptions

Did you know that the Village exempts a few properties from property taxes each year by bylaw? This is one of the ways the community supports not for profit organizations through the Village.

Other ways include service agreements, community grants, use of Village land and facilities, and reduced facility fees for events. Search “permissive tax exemption” at cumberland.ca to view the bylaw.

Halloween Event

The Village of Cumberland, in partnership with Elevate the Arts Society, will once again host a ghoulishly delightful Halloween event in downtown Cumberland on October 31.

Watch for details at cumberland.ca/news

Fall 2025 Road Maintenance

Public Works will be busy with fall road maintenance, including street sweeping and grading. Please be patient and drive carefully when attempting to manoeuvre around large, slow-moving equipment.

It's Budget Time!

In October, Council will be working to finalize proposed 2026 budgets and the five year financial plan, which will be presented to the community at a Village Hall meeting on November 17.

Residents and business owners are always welcome to attend and listen in at these budget meetings scheduled for **October 14 and October 20 starting at 9 am**. Budget meetings will include review of work done in 2025, focus areas for 2026, draft budgets for 2026 operating and capital projects, property tax impacts, as well as updates on Village financial reserves.

Attending these meetings may be of interest to anyone considering running for office in the 2026 local election.

Watch for budget meeting agendas and more information at cumberland.ca/meetings.

Council Corner

Council has approved phased water meter replacement with some water meters being replaced each year, which will result in savings that can be used for other water service infrastructure maintenance and improvements. The Village will also keep using touch-read meters rather than switching to radio-read, providing additional savings for residents.

The Village will apply for a grant to fund an Integrated Financial Sustainability Plan that will integrate land use planning, asset management and infrastructure planning. Council also approved funding for a renovation for the Recreation Centre's gym washrooms.

October Council Meetings

- **October 6 at 3 pm and 5:30 p.m.**
- **October 15 at 3 pm and 5:30 p.m.**

Check meeting dates and times and view agendas at cumberland.ca. Meetings are in the Cultural Centre at 2674 Dunsmuir and live on Youtube. Council is grateful for the community's input and can be contacted regularly through info@cumberland.ca.

Village News

Want to stay up to date with Village News as it happens?
Join our newsletter! Look at the bottom left of cumberland.ca to sign up.





2026 Budget and Financial Plan Village Hall November 17th

Council is working hard on a budget that balances services levels with keeping taxes as low as possible.

Join Council members and staff at the Village Hall meeting on **November 17th at 7:00 pm** in the Cultural Centre. Hear about the Village's financial plan, upcoming projects, proposed expenditures, and ask questions and give feedback. You can listen online through the Village YouTube channel.

Watch for the Village Hall package at cumberland.ca.

Utility Bills Due November 24th

Please pay your utility bill by **November 24th** to avoid a 10% penalty on the outstanding amount.

If you have not received your utility bill, please contact the Village Office at 250-336-2291 or email info@cumberland.ca. Non-receipt of a utility bill does not exempt a property owner from late fees.

What to do with Jack?

Curbside organics collection is the best way to dispose of your Halloween pumpkin. Pumpkins left near roadways can be a danger to wildlife and the community.

Give Your Feedback on Barriers to Village Services

The Village is developing an Action Plan to better serve our community. You can help identify any barriers you may have faced accessing Village services and in the way services are provided.

Services can be anything from governance and elections, finding information, customer service, employment, recreation programs, solid waste collection, to snow and ice control. Barriers can be systemic, attitudinal, physical, sensory, information or communication based, and technological.

Your feedback will help make Village services more inclusive, equitable and accessible to all. Find the survey link at cumberland.ca or drop into the Village Office.

Official Community Plan (OCP) Review and Zoning Bylaw Update

Thank you to everyone who participated in the recent engagement events for the draft Official Community Plan and Zoning Bylaw. Community feedback will be shared with Council at an upcoming meeting.

Read the engagement summary reports that will be posted to engagecomoxvalley.ca/cumberland and watch for public hearing dates posted to cumberland.ca.

Recreation Program Registration

Registration for Winter 2026 recreation programs opens on Monday, **November 17th at 7:00 am**.

The winter Comox Valley Recreation Guide will be available online on **November 12th** at cumberland.ca/recprograms and in person at the Cumberland Recreation Centre, Cumberland Library, and at Seeds Food Market.

Get Ready for Snow!

To avoid damage to your personal property from snow ploughs and equipment, please remove items like basketball hoops, fencing, landscaping and signs from boulevards, sidewalks, and streets before the snow falls.

Council Corner

In October, Council gave first reading to change the land use designation and zoning on Comox Lake property on Horbury Road. Bylaws have been referred to other agencies for feedback. Council also had a first review of the zoning bylaw and is grateful to everyone who turned out to the open houses to provide feedback.

November Council Meetings

- **November 10th and 24th at 3 pm and 5:30 pm**
- **Village Hall Financial Plan: November 17th at 7:00 pm**

Check meeting dates and times and view agendas at cumberland.ca. Meetings are in the Cultural Centre at 2674 Dunsmuir and live on Youtube. Council is grateful for the community's input and can be contacted regularly through info@cumberland.ca.

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Official Community Plan Review

A new Official Community Plan (OCP) has been drafted based on community input and you are invited to review the draft online. Attend an upcoming event to learn more and give feedback:

- **Tuesday, September 9, 6:30 pm – 8:00 pm:** Virtual open house (register on Engage Comox Valley)
- **Wednesday, September 10, 3:00 pm – 8:00 pm:** In-person, drop-in open house at the Masonic Hall, 2687 Dunsmuir Avenue.

For updates, visit: engagecomoxvalley.ca/cumberland.

Zoning Bylaw Update

The Village is updating its Zoning Bylaw to meet the needs of our growing community. A draft bylaw will be ready for community members to review this month.

Attend one of two upcoming open houses to learn more about the draft Zoning Bylaw:

- **Tuesday, October 7 at 6:30pm – 8:00pm:** Virtual open house (register on Engage Comox Valley)
- **Wednesday, October 8 at 4:30pm – 7:30pm:** In-person, drop-in open house at the Masonic Hall at 2687 Dunsmuir Avenue

For updates, visit: engagecomoxvalley.ca/cumberland.

Water Restrictions

The Village is currently under Stage 2 Restrictions, and may increase based on forecasts, water levels in our reservoirs, and total consumption volumes. For tips on conserving water and current water restrictions, search “water restrictions” at cumberland.ca.

School Zones

A friendly reminder that school resumes September 3, 2025. Please expect an increase in pedestrians and cyclists and obey all 30km/hour school zones.

Road Maintenance

Watch for road maintenance works this fall, including hot asphalt patching. Please use caution around work sites.

Municipal Tax Sale

Municipalities in BC must hold a public tax sale of properties with outstanding 2023 taxes. If held, the Village sale will be on Monday, September 29 at 10 a.m. at the Cultural Centre at 2674 Dunsmuir.

For more information and a list of properties search “tax sale” at cumberland.ca. Email inquiries to finance.voc@cumberland.ca or call 250-336-2291.

End of Summer Fire Hazards

Cumberland Fire Rescue relies on all of us to help protect the community from wildfires. Report any smoke in the forest immediately to 911 or *5555 on your cell.

You can also help by not laying hot tools or parking vehicles in dry grass, and not riding off-road vehicles in the forest during high or extreme fire hazard rating.

Use a fire-proof container for cigarette butts, and only use CSA approved BBQs and fire pits in fire proof locations.

Search “fire” at cumberland.ca for latest updates.

Keep Bears Safe

Help prevent bears from finding local food sources:

- Store your solid waste in a secure location until collection day
- Keep your BBQ clean
- Collect fallen fruit
- Store your pet food indoors
- Lock your outdoor freezers

Search “bears” at cumberland.ca for latest updates.

Council Corner

This fall, Council is focused on advocating for Cumberland at the annual UBCM convention. Priorities include funding for infrastructure, support for local economic development, watershed protection, and policing. Council is also pushing for safety improvements and active transportation options at the Highway 19 interchange.

To support regional recreation, Council joined the CVRD Track and Field Service. Council has been reviewing the Water System Master Plan and have updated the water conservation bylaw to better manage drinking water.

The Village’s updated Liquid Waste Management plan has been submitted to the Province. Work continues to separate sewer and storm systems that will reduce contaminants, while helping protect the environment and lower treatment costs.

September Council Meeting Dates

- **Sep 2 at 5:30 pm**
- **Sep 15 at 3pm and 5:30 pm**

Check meeting dates and times and view agendas at cumberland.ca. Meetings are in the Cultural Centre at 2674 Dunsmuir and live on Youtube.

Council is grateful for the community’s input and can be contacted regularly through info@cumberland.ca.

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CUMBERLAND 2050

GROWING TOGETHER

ZONING BYLAW UPDATE

OPEN HOUSES OCTOBER 7 & 8

VIRTUAL OPEN HOUSE:

TUE. OCT. 7, 6:30 PM - 8:00 PM

Register at:
engagecomoxvalley.ca/cumberland.ca

DROP-IN OPEN HOUSE:

WED. OCT. 8, 4:30 - 7:30 PM

Masonic Hall, 2687 Dunsmuir Ave

*Open house poster boards can be viewed
at the Village Office October 8 - 31*

ONLINE FEEDBACK:

OCT. 7- OCT. 31 AT:

engagecomoxvalley.ca/cumberland.ca

HIGHLIGHTS:

- Pre-zoning to meet our 20-year housing needs
- Use of land and buildings
- Density (eg number of homes on a property)
- Min and max lot sizes
- Parking
- Landscaping and trees for new development



THE VILLAGE OF
CUMBERLAND

2673 Dunsmuir Avenue
Cumberland, BC V0R 1S0



Zoning Bylaw Update

The Village is updating its Zoning Bylaw. A Zoning Bylaw governs land use by creating a set of consistent rules for residential, commercial, industrial, and other areas within our community.

This update is happening at the same time as the Official Community Plan (OCP) update. The two documents are strongly linked: the OCP sets the long-term vision, goals, and policies that guide growth and change in the community. The Zoning Bylaw translates that direction into actionable regulations for how land may be used.

What is a Zoning Bylaw?

A Zoning Bylaw implements a community's OCP by regulating the use of land, buildings, and other structures. It divides land into different areas, called zones, that have specific rules tailored for the kinds of land uses permitted in the zone. Typical zone categories include residential, mixed-use, industrial, and public uses, among others. Zoning bylaws regulate several items including:

- Use of land, buildings, and other structures
- Density, or the number of homes that can be built on a lot
- Minimum and maximum lot sizes
- Height of buildings and structures, and their distance from property lines
- Parking requirements

Why Update the Zoning Bylaw?

The Village's current Zoning Bylaw was first adopted in 2016. An update is needed to:

- Align the Zoning Bylaw with the future land use designations proposed in the new OCP
- Modernize and simplify regulations so they are clear, consistent, and easier to understand
- Respond to new provincial requirements
- Reflect the known land use priorities of the community

Why does the OCP Update Matter for the Zoning Bylaw?

The OCP Update established a new Urban Containment Boundary for Cumberland that is reflected in the new Zoning Bylaw too. An urban containment boundary is a planning tool used to show, as a line on a map, where a community plans to concentrate future development.

The purpose of Cumberland's new urban containment boundary is to:

- Contain residential growth, including SSMUH infill
- Reduce urban sprawl
- Maintain walkability of the community
- Retain greenspace around the Village; and
- Reduce infrastructure maintenance and replacement costs.

Discussion about this boundary will be facilitated as part of the OCP update process

REVIEW PROCESS



Zoning Bylaw Review Process and Timeline



Introduce Project to Council and Committees, Launch Engage Comox Valley Page

Draft Zoning Bylaw and Map

Presentation of new draft bylaw to Village Council, K'omoks First Nation, Village Committees, the community and stakeholders, and external agencies; preparation of engagement summary

Revised final bylaw adopted by Village Council



Stay in the Loop

- Swing by the project page to stay up-to-date at engagecomoxvalley.ca/zoning-bylaw-update
- Review the full draft Zoning Bylaw
- Catch up on past event highlights
- "Follow" the page to receive updates

Visit the project page:





Small-Scale Multi-Unit Housing (SSMUH)

New provincial legislation requires that local governments amend their zoning bylaws to permit up to 3- or 4-dwelling units on lots previously restricted to single-family or duplex development, provided that:

- a portion or all of the community is within an urban containment boundary set out by a regional growth strategy or local OCP, and
- the community's population exceeds 5,000.

As Cumberland's population is anticipated to surpass 5,000 in the next Census period, the Village is using SSMUH in this Zoning Bylaw Update to help meet its housing needs. This also proactively meets the provincial requirement for SSMUH. To do this, the residential infill zone is:

- adjusted to allow four units instead of only three; and
- expanded to allow lots where previously only single-family or duplex development was permitted.



What is SSMUH?

Small-scale, multi-unit housing refers to ground-oriented, or low-rise homes that fit into existing neighbourhoods. This includes secondary suites, coach houses, duplexes, triplexes, fourplexes, or even multiple small, detached dwellings on a single lot.

SSMUH aims to be more affordable than single-detached housing, as building in existing neighbourhoods allows use of existing infrastructure to keep costs down while ensuring new homes are walkable, near transit, and close to community amenities like schools and shops.

Accommodating Housing Need

The Village's 2024 Housing Needs report projects the 5- and 20-year housing need for the community. The Zoning Bylaw must demonstrate that sufficient lands are zoned to accommodate that need.

The updated Zoning Bylaw aims to meet Cumberland's housing need through new Infill Residential and Mixed-Use zones, which permit additional housing in the form of small-scale, multi-unit housing and mixed-use development.



To keep up with population growth and demand for housing, Cumberland will need an estimated:

1,350
units by 2041

Cumberland Housing Needs Report, 2024

WHAT'S NEW



Updated Bylaw Format

The new format will improve the Bylaw's overall ease of use by transforming written regulations into tables and grouping zone-specific regulations by zone category. It also includes interactive features that allow users to easily click through each part of the Bylaw, find the definition associated with a defined term, and quickly locate section or figure references.

Example of Formatting
Change to the Regulations:

Example of New Format
for the Zones:

Current Format

Urban Agriculture	
(1) Urban agriculture shall not generate pedestrian or vehicular traffic, or parking, in areas of that which is characteristic of the Zone in which it is located.	
(2) Urban agriculture activity shall not generate odour, noise, smoke, glare, fire hazard, clutter, or any other hazard or nuisance, in excess of that which is characteristic of the Zone in which it is located under normal circumstances when used for other agricultural uses.	
(3) Compost bins and composting shall:	
(a) be located at least 5 metres (5 ft) from any lot line; however, this setback may be reduced to 3 metres (3 ft) when space screening is in place or a solid bin is in use; and	
(b) only consist of plant, plant-based material, or animal manure and shall not contain any manure-based products.	
(4) A removable steel shaft:	
(a) for the only form of commercial sales for an urban agriculture use;	
(b) be operated by a sale vendor for the sale of agricultural or horticultural products grown on the same property;	
(c) have a GFA of not more than 5 square metres (53 square feet);	
(d) only allow sales between 7am and 7pm;	
(e) be located on the lot so as to be visible to the street; and	

Proposed Format

Table 14.2(1) Urban Agriculture Regulations			
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Sign Restrictions	n/a	n/a	n/a
Minimum Lot Area	n/a	5,000 m ²	n/a
Maximum Building Height	All accessory buildings or structures used for urban agriculture must conform to the criteria for accessory buildings and structures in each zone. The maximum height of any accessory building or structure used for urban agriculture is 3.5 m.	n/a	The keeping of poultry is only permitted in a residential zone.
Accessory Buildings and Structures	The maximum height of any accessory building or structure used for urban agriculture is 3.5 m.	A maximum of two hives and two (2) hives is permitted per lot.	Where space screening is provided, a city and associated rules may be located in a residential zone, which shall be in the same residential zone.
		Where space screening is provided, a city and associated rules may be located in a residential zone, which shall be in the same residential zone.	Where space screening is provided, a city and associated rules may be located in a residential zone, which shall be in the same residential zone.

Current Zone Format

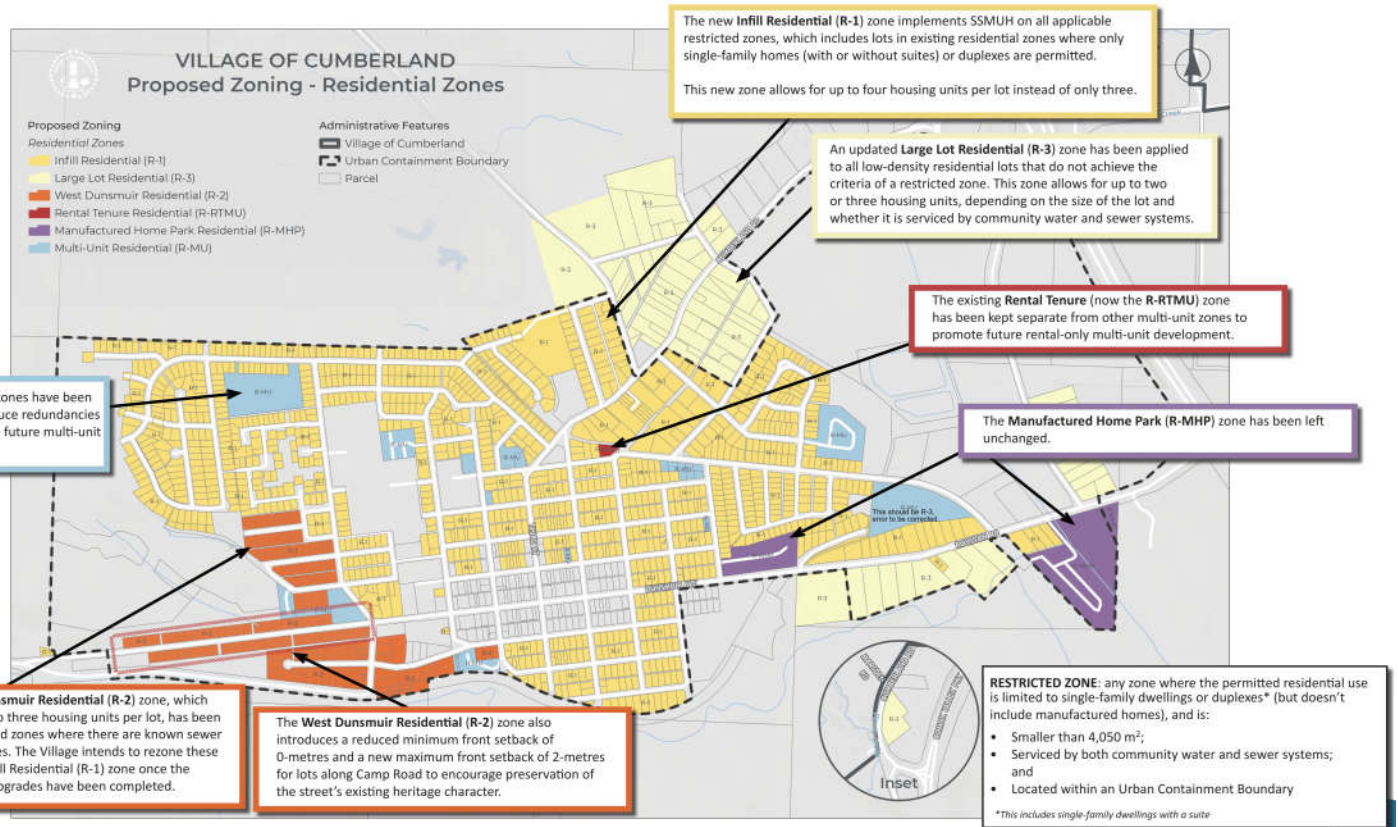
8.1 R2-1 - Rural Zone	Residential	Residential
8.2 R2-2 - Forest Stewardship Greenway Zone	Residential	Residential
8.3 R2-3 - Working Forest Zone	Residential	Residential
8.4 R2-4 - Recreation and Tourism Zone	Residential	Residential

Proposed Zone Format

Table 14.2(1) Permitted Uses			
Use	ESG	ST	NT
Accessory Buildings and Structures	S	S	S
Agriculture, Urban	S	S	S
Compost	S	S	S
Care Facility (Child)	P	P	P
Care Facility (Elderly)	P	P	P
Care Facility (License Not Required)	S	S	S
Daycare Facility	P	P	P
Minor Accessory	S	S	S
Standard	S	S	S
Major	S	S	S
Bed and Breakfast Accommodation	S	S	S

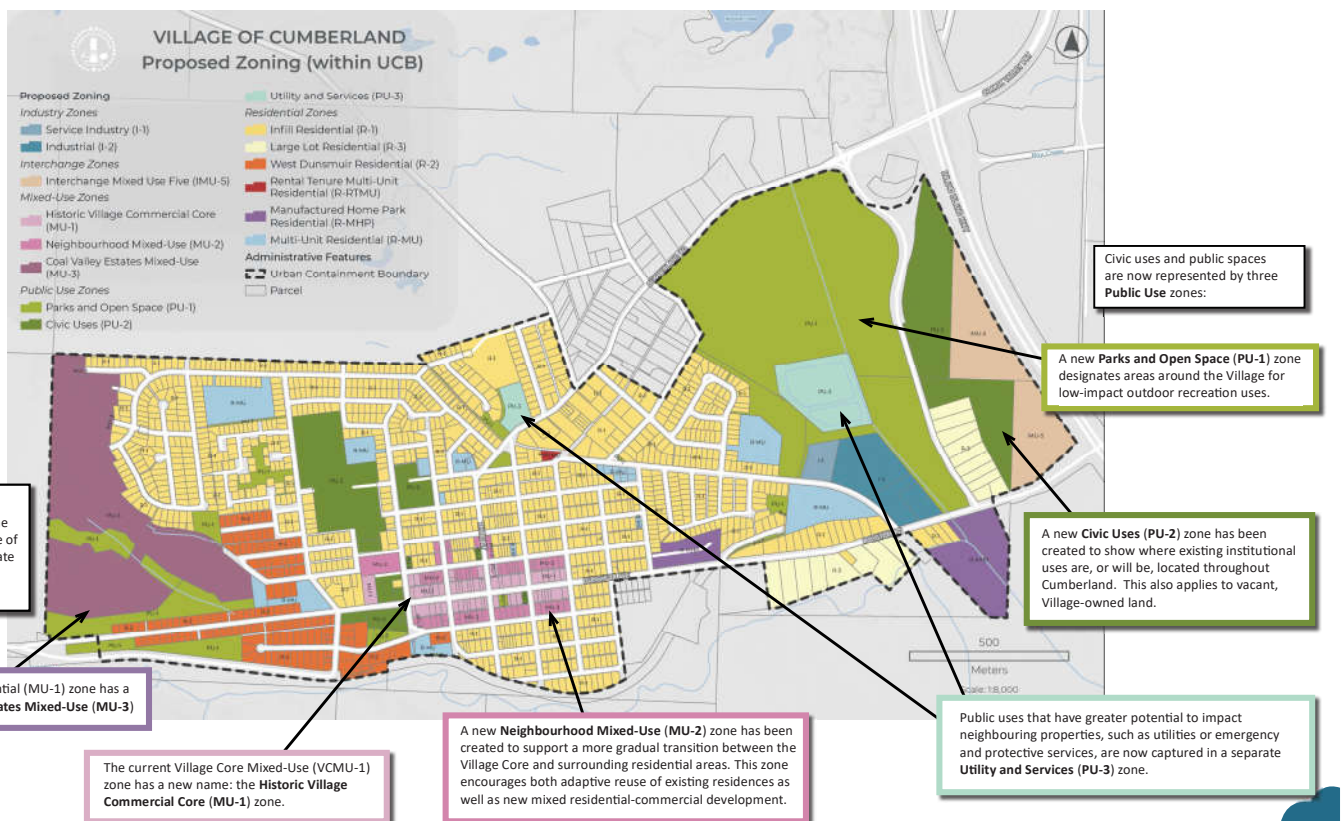
- Regulations are now presented in tables, making it easier to find and understand when and how a particular regulation might apply.
- Words written in blue represent terms that are defined within the Definitions section of the Zoning Bylaw.
- Clicking on a defined term will redirect readers to its definition within the Bylaw.

- Zones with similar permitted uses and development regulations have been consolidated to minimize redundancies.
- Zone-specific regulations are organized by zone category, making it easier to compare how regulations may differ for similar zones.

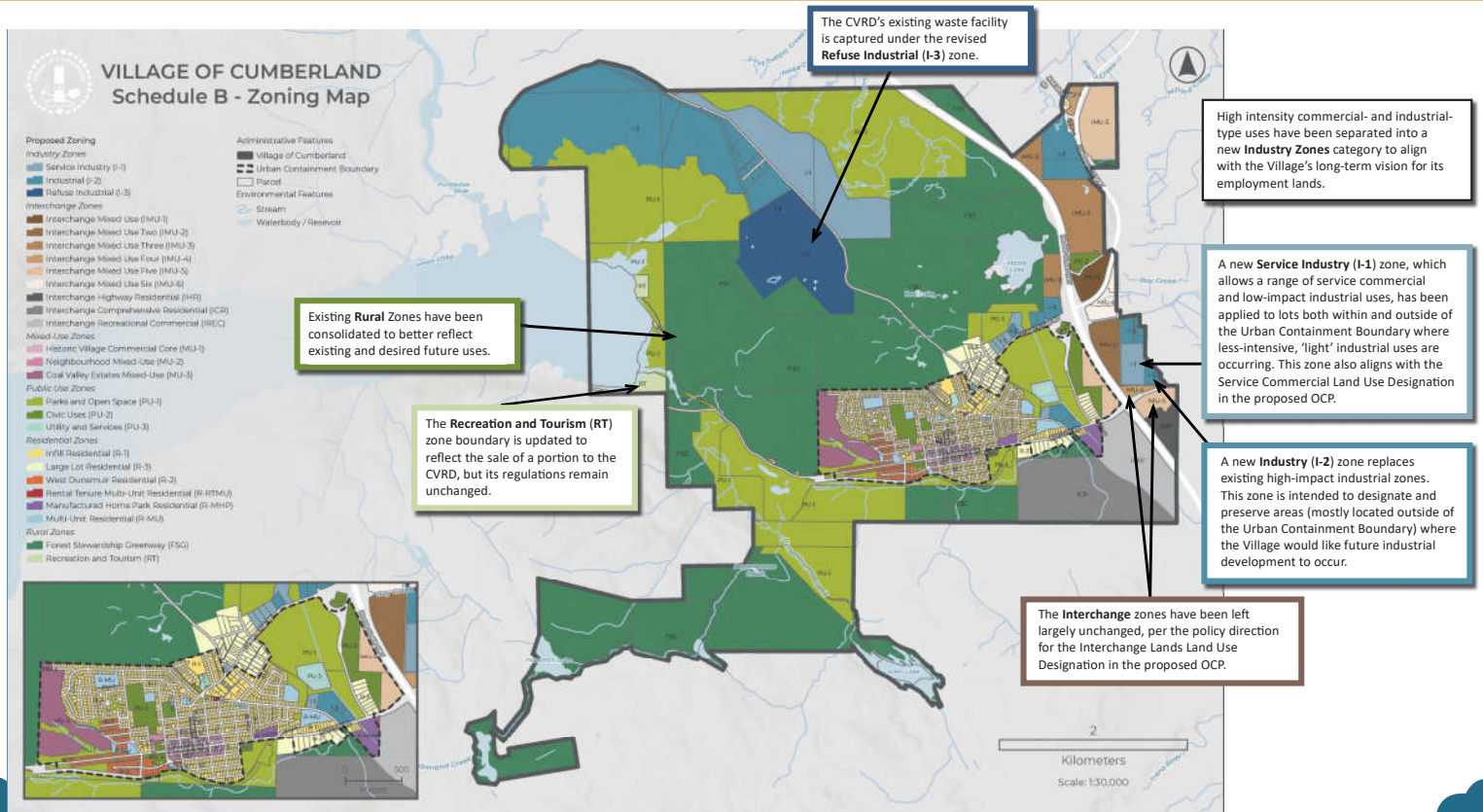


5

MIXED USE & PUBLIC USE ZONES



6



WHAT'S NEW



Restructuring of Home Occupation Regulations

Home occupation regulations are now separated into categories to reflect how different home occupations may be suitable in different places throughout the Village (e.g., a home office in an apartment versus a woodworking operation on a large, rural lot). The revised regulations are intended to give more flexibility to home occupation uses, while also clarifying requirements such as:

- The amount of space occupied by the home occupation (via floor area restrictions)
- Number of required parking spaces
- Number of non-resident employees permitted
- Number of permitted visitors to the home occupation

What is a Home Occupation?

A home occupation refers to a business that is operated using a portion of a dwelling unit or accessory building, by a resident of the premises. Home occupations support a diverse local economy without causing adverse impacts to neighbouring properties (e.g., freelance or self-employed professionals, home-based daycare, etc.).

What is a Bed and Breakfast?

A bed and breakfast is a form of accommodation that uses up to two bedrooms within a residence. A maximum of four guests can be accommodated. Guests of a bed and breakfast cannot have access to cooking facilities, but may be provided breakfast by the host.

What is a Vacation Rental?

A vacation rental is a form of accommodation. Up to six guests may be hosted in either bedrooms or a suite located within a home, or a second home on the property. Guests of a vacation rental are typically able to access cooking facilities and other living spaces within the vacation rental.

HOME OCCUPATION CLASSIFICATION		DESCRIPTION
Minor		Minor home occupations are intended to be operated solely within a dwelling unit. Aspects of business operations shall not be detectable from outside the property.
Standard		Standard home occupations are intended to be operated within a dwelling unit or accessory building.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are intended to be operated solely within a dwelling unit.
	Vacation Rental	Vacation Rental Accommodation home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulations.



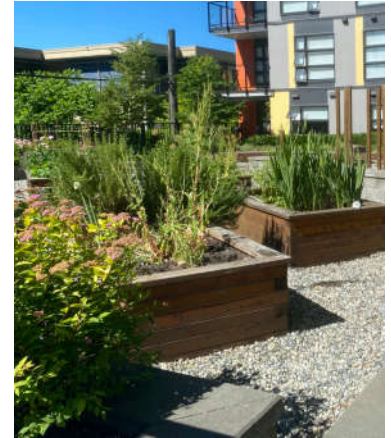
Revised Approach to Agriculture

Regulations related to agricultural activities have been broadened for the purpose of advancing the Village's food security goals. This includes:

- Permitting community gardens in all zones;
- Permitting urban agriculture in all residential and mixed-use zones to better facilitate small-scale and non-soil or non-land-based forms of agriculture; and
- Clarifying that commercial-scale greenhouses and rooftop hydroponics are permitted in all industry zones.

What is Urban Agriculture?

Urban agriculture means the small-scale growing of crops, production of farm products, and keeping of bees or poultry within an urban or suburban environment, and includes community gardens, greenhouses, and farm stands.



New Landscaping, Screening, and Impermeable Surface Requirements

The Zoning Bylaw requires landscaping for new development such as minimum number of trees per home, a minimum area that must have soft landscaping (i.e., plants), and solid fencing or hedges for privacy. These requirements have been expanded from applying only to accessory dwelling units to:

- Support the retention and enhancement of the Village's existing tree canopy;
- Soften the impact of infill development within existing neighbourhoods; and
- Increase certainty for property owners by streamlining the development of SSMUH by offloading landscape requirements typically triggered through a Development Permit to the Building Permit process for new residential development comprising four dwelling units or less.

Other regulations pertaining to screening, fences, and retaining walls have also been clarified to ensure that incompatible lands uses are appropriately separated or transitioned using fences or other buffers such as hedges or trees. As well, impermeable surface maximums have been introduced to support on-site drainage and reduce surface run-off.





Revisions to Parking and Loading Requirements

Existing parking and loading requirements have been simplified to make them easier to understand and implement. Updates include:

- Establishing clear parking and loading requirements per permitted use;
- Creating distinct parking requirements for the Village Core
- Reducing parking minimums and maximums across all permitted uses, particularly for non-residential uses in the Village Core;
- Clarifying regulations for user-specific parking and loading types (e.g., modernized barrier-free parking standards, clarified visitor and courtesy parking requirements, and expanded electric vehicle parking requirements to better reflect current demand); and
- Introducing distinct requirements for short- and long-term bicycle parking and associated end-of-trip facilities.



ZONING BYLAW UPDATE VIRTUAL OPEN HOUSE

Welcome!

- Introductions – please say your name, organization, topic(s) of interest
- Type questions into the chat
 - Clarifying questions during the presentation
 - All other questions and/or comments at the end
- The presentation portion of this virtual event is recorded!

Village of Cumberland Zoning Bylaw Update

1

VIRTUAL OPEN HOUSE – Project Timeline

Project Initiation
Introduce Project to Council and Committees, Launch Engage Comox Valley Page

Draft Bylaw
Draft Zoning Bylaw and Map

Review
Presentation of new draft bylaw to Village Council, K'moko First Nation, Village Committees, the community and stakeholders, and external agencies; preparation of engagement summary

Bylaw Adoption
Revised final bylaw adopted by Village Council

Stay in the Loop!

- Swing by the project page to stay up-to-date at engagecomoxvalley.ca/zoning-bylaw-update
- Review the full draft Zoning Bylaw
- Catch up on past event highlights
- "Follow" the page to receive updates

Village of Cumberland Zoning Bylaw Update

2

VIRTUAL OPEN HOUSE – Project Overview

What is a Zoning Bylaw?

- A Zoning Bylaw is a regulatory tool that translates policies from a community's Official Community Plan (OCP) into regulations which govern how land can be used
- Zoning Bylaws are typically comprised of two parts:
 - Zoning Map
 - Regulations

Village of Cumberland Zoning Bylaw Update

3

VIRTUAL OPEN HOUSE – Project Overview

What Does a Zoning Bylaw Regulate?

Village of Cumberland Zoning Bylaw Update

4

VIRTUAL OPEN HOUSE – Project Overview

Why Update the Zoning Bylaw?

The Village's current Zoning Bylaw was first adopted in 2016. An update is needed to:

- Align the Zoning Bylaw with the future land use designations proposed in the new OCP
- Modernize and simplify regulations so they are clear, consistent, and easier to understand
- Respond to new provincial requirements
- Reflect the known land use priorities of the community

Village of Cumberland Zoning Bylaw Update

5

VIRTUAL OPEN HOUSE – Project Overview

Why Update the Zoning Bylaw?

This update is happening at the same time as the Official Community Plan (OCP) review, which sets the long-term vision, goals, and policies that guide growth and change in the community. The Zoning Bylaw translates that direction into actionable regulations for how land may be used.

Why does the OCP Review Matter for the Zoning Bylaw?

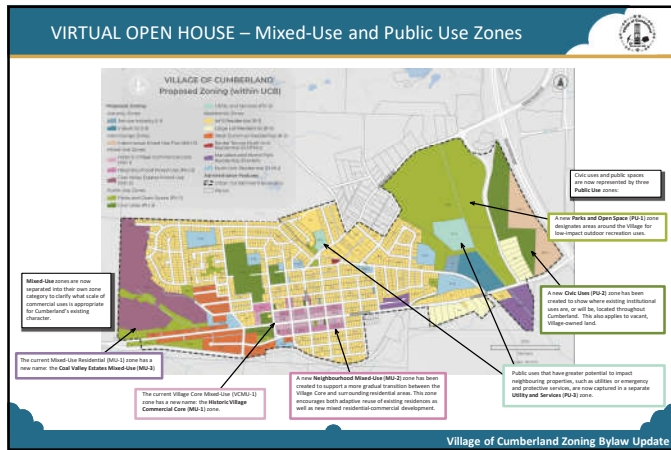
The OCP Review established a new Urban Containment Boundary (UCB), which applies to the new Zoning Bylaw. The purpose of Cumberland's new urban containment boundary is to:

- Contain residential growth, including SSMUH infill
- Reduce urban sprawl
- Maintain walkability of the community
- Retain greenspace around the Village; and
- Reduce infrastructure maintenance and replacement costs.

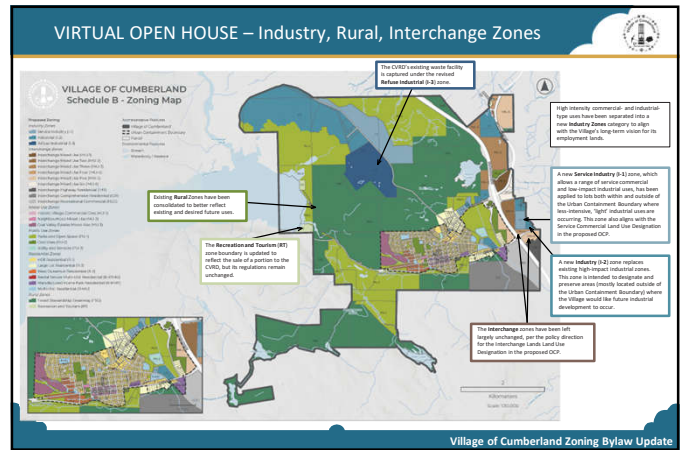
Discussion about the UCB will be, and has been, facilitated as part of the OCP update process.

Village of Cumberland Zoning Bylaw Update

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14

VIRTUAL OPEN HOUSE – What's New

Revised Approach to Agriculture

Regulations related to agricultural activities have been broadened for the purpose of advancing the Village's food security goals. This includes:

- Permitting community gardens in all zones;
- Permitting urban agriculture in all residential and mixed-use zones to better facilitate small-scale and non-soil or non-land-based forms of agriculture; and
- Clarifying that commercial-scale greenhouses and rooftop hydroponics are permitted in all industry zones.

Village of Cumberland Zoning Bylaw Update

15

VIRTUAL OPEN HOUSE – What's New

Restructuring of Home Occupation Regulations

Home occupation regulations are now separated into categories to reflect how different home occupations may be suitable in different places throughout the Village, give more flexibility to home occupation uses, and clarify requirements such as:

- The amount of space occupied by the home occupation (via floor area restrictions)
- Number of required parking spaces
- Number of non-resident employees permitted
- Number of permitted visitors to the home occupation

What is a Home Occupation?

A home occupation refers to a business that is operated using a portion of a dwelling unit or accessory building, by a resident of the premises. Home occupations support a diverse local economy without causing adverse impacts to neighbouring properties (e.g., freelance or self-employed professionals, home-based daycare, etc.).

Village of Cumberland Zoning Bylaw Update

16

VIRTUAL OPEN HOUSE – What's New

Restructuring of Home Occupation Regulations

HOME OCCUPATION CLASSIFICATION		DESCRIPTION
Minor		Minor home occupations are intended to be operated solely within a dwelling unit. Aspects of business operations shall not be detectable from outside the property.
Standard		Standard home occupations are intended to be operated within a dwelling unit or accessory building.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are intended to be operated solely within a dwelling unit.
	Vacation Rental	Vacation Rental Accommodation home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulations.

Village of Cumberland Zoning Bylaw Update

17

VIRTUAL OPEN HOUSE – What's New

Landscaping, Screening, and Impermeable Surfaces

New landscaping requirements such as a minimum number of trees per home, a minimum area that must have soft landscaping (i.e., plants), and solid fencing or hedges for privacy have been added to:

- Support the retention and enhancement of the Village's existing tree canopy;
- Soften the impact of infill development within existing neighbourhoods; and
- Increase certainty for property owners by streamlining the development of SSMUH by offloading landscape requirements typically triggered through a Development Permit to the Building Permit process for new residential development comprising four dwelling units or less.

Village of Cumberland Zoning Bylaw Update

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VIRTUAL OPEN HOUSE – What's New



Landscaping, Screening, and Impermeable Surfaces

Existing regulations pertaining to screening, fences, and retaining walls have also been clarified to ensure that incompatible lands uses are appropriately separated or transitioned using fences or other buffers such as hedges or trees. As well, impermeable surface maximums have been introduced to support on-site drainage and reduce surface run-off.



Village of Cumberland Zoning Bylaw Update

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VIRTUAL OPEN HOUSE – What's New



Parking & Loading

Existing parking and loading requirements have been simplified to make them easier to understand and implement. Updates include:

- Establishing clear parking and loading requirements per permitted use;
- Creating distinct parking requirements for the Village Core
- Reducing parking minimums and maximums across all permitted uses, particularly for non-residential uses in the Village Core;
- Clarifying regulations for user-specific parking and loading types (e.g., modernized barrier-free parking standards, clarified visitor and courtesy parking requirements, and expanded electric vehicle parking requirements to better reflect current demand); and
- Introducing distinct requirements for short- and long-term bicycle parking and associated end-of-trip facilities.

Village of Cumberland Zoning Bylaw Update

20