The Corporation of the Village of Cumberland
Advisory Planning Commission Meeting Minutes

March 14, 2023 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:	Nick Ward (Chair) Debbie Bowman (Secretary) Jason Ross Ryan Camp Genevieve Burdett Matthew Ishoy Jaye Mathieu
Staff Present:	Karin Albert, Senior Planner
Planning Consultant:	Nancy Henderson, Urban Systems

The chair called the meeting to order at 4:04 pm.

1. Approval of Agenda

Moved by: Burdett
Seconded by: Mathieu
THAT the APC approve the Agenda for March 14, 2024
Carried Unanimously

2. Minutes

Moved by: Ishoy
Seconded by: Burdett
THAT the APC adopt the minutes of Dec. 14, 2023.
Carried Unanimously

3. Unfinished Business

None

4. New Business

Official Community Plan Review

4.1 Summary Report – Policy Review with APC and Council Committees

Committee received update and report on the status of the OCP from Karin with focus on where the other committees are in relation to OCP, such as the Heritage, Homeless and Affordability and Accessibility Committees. We

noted that the committees seem to be in alignment with many shared values.

4.2 Growth Scenario Development (facilitated by Urban Systems)

Committee discussed the maps of suggested scenarios to go to public would like a second session with Urban Systems if possible.

5. Next Meeting

The next regular scheduled meeting of the Advisory Planning Commission is on Thursday, April 11, 2024, at 4 p.m.

6. Adjournment

Moved by Camp
Seconded by Burdett
That the APC adjourn the meeting at 6:03 pm
Carried Unanimously

COUNCIL REPORT

REPORT DATE: 3/30/2023
MEETING DATE: 4/11/2023

File No. 6480-01 (OCP Review)

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: OCP Review Process and Engagement Plan

RECOMMENDATION

THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023.

PURPOSE

This report provides an outline of the Official Community Plan (OCP) review process including a Community Engagement Plan.

PREVIOUS COUNCIL DIRECTION

This project is a strategic priority of Council.

BACKGROUND

The Village's OCP outlines the long term vision for the community and includes objectives and policies that have guided planning and land use management in the community over the past decade. An update to the OCP is one of Council's 2023-2026 Strategic Priorities. The current OCP dates back to 2014 and while the OCP has served the community well and many of the policies continue to be relevant, new issues have emerged and need to be addressed through new or updated policy. The data that informed the 2014 OCP was based on the 2011 Canada census, 2013 BC Statistics growth projections, and 2003 to 2013 Village building permit trends. The upcoming OCP review 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 analyses. Aside from the need to be grounded in up-to-date information, the OCP review is also an opportunity to connect with the community and ensure that the guiding vision and policies in the OCP reflect the current collective vision for the Village.

Required Content

The *Local Government Act* sets out the minimum required content for OCPs. OCPs have to include statements and map designations for:

- Residential development required to meet anticipated housing needs over a period of at least five years
- Present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses
- Present and proposed public facilities, including schools, parks and waste treatment and disposal sites
- Sand and gravel deposits that are suitable for future sand and gravel extraction
- Phasing of any major road, sewer and water systems
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.

An official community plan must also include:

- Policies for affordable housing, rental housing and special needs housing based on the most recent housing needs report
- Targets for the reduction of greenhouse gas emissions, and policies and actions to achieve those targets.

Optional Content

In addition to the required content, the following are also often included in OCPs:

- A vision statement and objectives
- A regional context statement (if the plan area is in a regional growth strategy area)
- Policies relating to health and well-being, social needs, and social development
- Policies on parks, recreation, arts and culture
- Policies to encourage farming or food production
- Policies for the preservation, protection, restoration and enhancement of the natural environment, ecosystems and biological diversity
- Designation of development permit and heritage conservation areas

Scope of the 2023-2024 OCP Review

The Village's 2014 OCP includes both the required and optional content identified above. The upcoming review will address the same topic areas but will place emphasis on topics of particular concern to the community. Some of the key topics expressed by members of the community over the past few years at Village Hall meetings, public delegations and letters to Council are climate change, housing affordability, equity and inclusion, food security, site adaptive design, and protection of the natural environment. Those, as well as other topics that may be forefront on the minds of residents, will be explored through various community engagement activities (Attachment 1 – OCP Process and Community Engagement Plan).

OCP Process and Timeline

The OCP review will generally follow the steps identified in Attachment 1– OCP Process and Community Engagement Plan.

The first step is to collect and analyze data and create a community profile to share with the public that shows demographic trends, including current and projected population, building and development permit trends, employment and industry trends, housing needs, regional greenhouse

gas emissions inventory data, forest canopy cover, and other key indicators of community health and well-being.

The Village has informed the K'ómoks about the upcoming OCP review in recent meetings. The K'ómoks will be invited to meet with Village staff early in the OCP review process to identify their areas of interest and how they wish to be involved in the review and kept up to date. Engagement will continue throughout the process and include in-person and on-line meetings in a way that meets the needs of K'ómoks Council and band members.

The OCP review includes three public engagement phases and workshops with the Advisory Planning Commission (APC) to analyze the results of the engagement activities, followed by update reports to Council and, upon completion of those phases, the formal legislated OCP bylaw review and adoption process.

The role of the APC will be to be to assist in the analysis of community input. To facilitate that process, APC members will be encouraged to participate in public engagement events to listen to public comments first-hand and to act as ambassadors for the OCP review.

Public engagement activities will include activities such as on-line surveys, on-line discussion, rotating discussion tables (World Café's), engagement of school-aged children, pop-up events, and open houses.

The projected timeline for completion of a draft OCP bylaw is summer 2024. The bylaw review and adoption process is anticipated to be completed in late fall 2024.

OCP Review Team

The OCP review will be coordinated by Development Services. The Village has engaged consultants to update the housing needs report and to design a project brand and communications materials to reach out to the public. The Senior Planner will lead the review and work with consultants to engage the public and work on the heritage conservation area and development permit area guidelines.

Communications

The OCP review will receive graphic branding. Participation in the review will be promoted through a project website, posters, social media posts, Village email news posts and ads in local papers.

Factsheets and background materials will be posted on a dedicated OCP website. Links to surveys and online discussion forums will be available via that site.

PUBLIC NOTIFICATION AND CONSULTATION

This Council report, the OCP Process and Community Engagement Plan will be posted on the OCP website for public information. All future reports to Council on the OCP review, APC minutes, public engagement summaries and other OCP related documents will also be made available on the OCP review website for a transparent process.

As mentioned above and in the attached OCP Process and Community Engagement Plan, there will be three public engagement phases with diverse opportunities for public participation. Following those three phases, the formal legislated bylaw review and adoption process begins. The OCP bylaw will be presented to Council for first and second reading and referral to the K'ómoks, the

other three local governments, and senior government agencies. As required by the *Local Government* Act, the Village will also hold a public hearing on the proposed new OCP bylaw.

ALTERNATIVES

1. THAT Council direct staff to make changes to the OCP review process presented.
2. Not proceed with any action at this time

STRATEGIC OBJECTIVE

- ☐ Healthy Community
- ☐ Quality Infrastructure Planning and Development
- ☒ Comprehensive Community Planning
- ☐ Economic Development

FINANCIAL IMPLICATIONS

The 2023-2026 Financial Plan allocates $88,000 in general funding to the OCP Review. Since action on climate change is a Council strategic priority, a further $40,000 was allocated to the OCP Review from the Local Government Climate Action Program for a Climate Action Plan. The general funds will be used to subscribe to an online platform for the project website and engage graphic design and planning consultants.

The Comox Valley Regional District (CVRD) has engaged a consultant to complete a regional greenhouse gas emissions inventory and is commencing work on a climate action plan. The inventory includes information specific to Cumberland. The climate action plan will include both regional and municipality-specific actions to achieve reductions in greenhouse gas emissions. Village of Cumberland staff are participating in these two regional initiatives. The greenhouse gas emissions inventory information and climate action plan will be integrated into the OCP and shape OCP policies on climate change. As a result of these regional initiatives, not all of the funding allocated from the Climate Action Program to the OCP Review may be required. In that event, staff will bring forward a recommendation for a budget amendment at a future meeting and Council may choose to re-allocate some of the funding to the implementation of proposed actions.

OPERATIONAL IMPLICATIONS

The OCP review process will be coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff time. The Development Services Department will have limited capacity to begin any other new policy projects during the OCP Review.

CLIMATE CHANGE IMPLICATIONS

The OCP review process itself does not have climate change implications. The climate change implications of updated and new policies will be explored as part of the OCP review. Climate action planning will be a key topic in the review.

ATTACHMENTS

1. OCP Process and Community Engagement Plan

CONCURRENCE

Courtney Simpson, Manager of Development Services ***CS***

Respectfully submitted,

K. Albert

_____
Karin Albert
Senior Planner

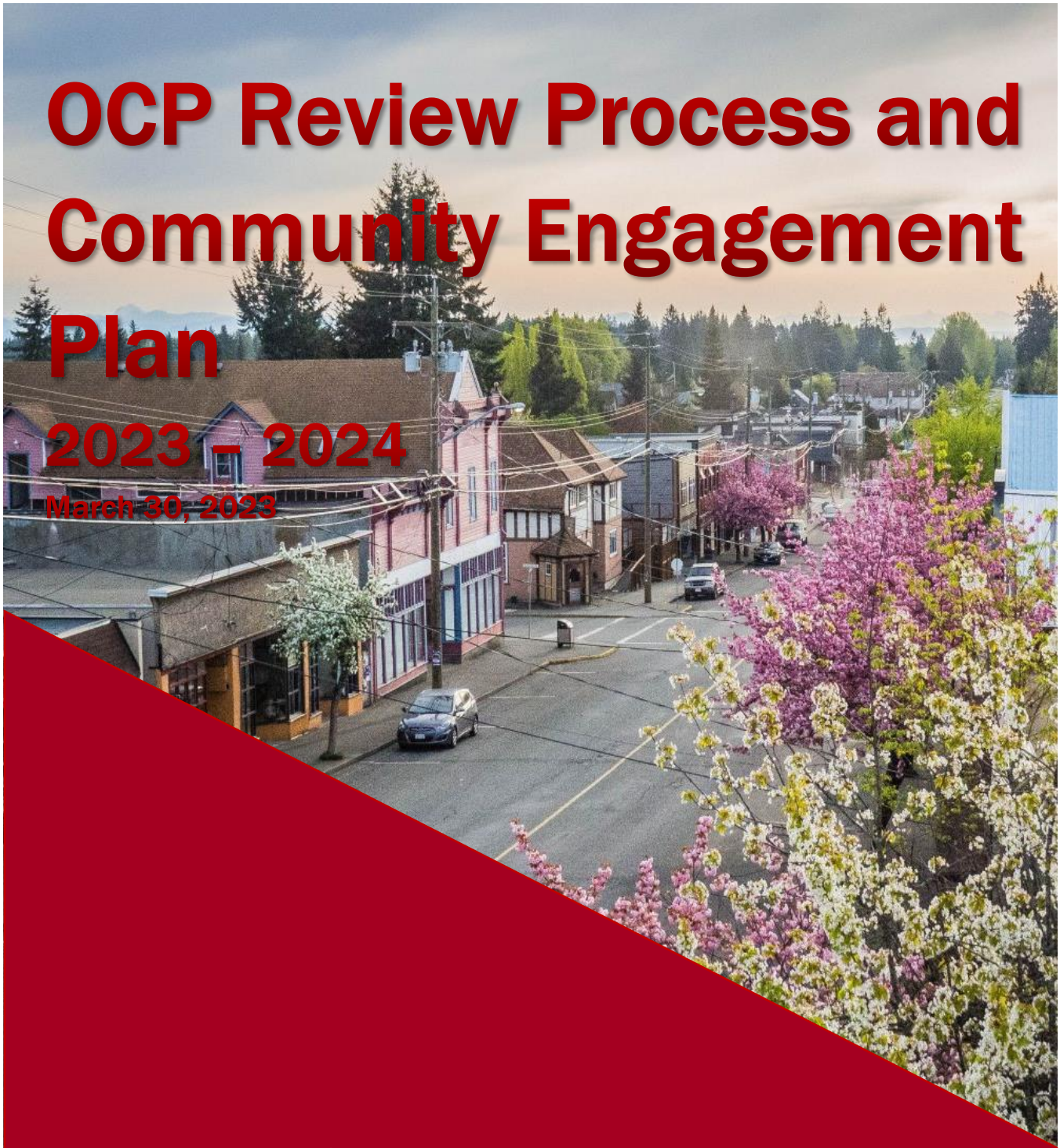
M. Mason

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Michelle Mason
Chief Administrative Officer

OCP Review Process and Community Engagement Plan

2023 – 2024

March 30, 2023

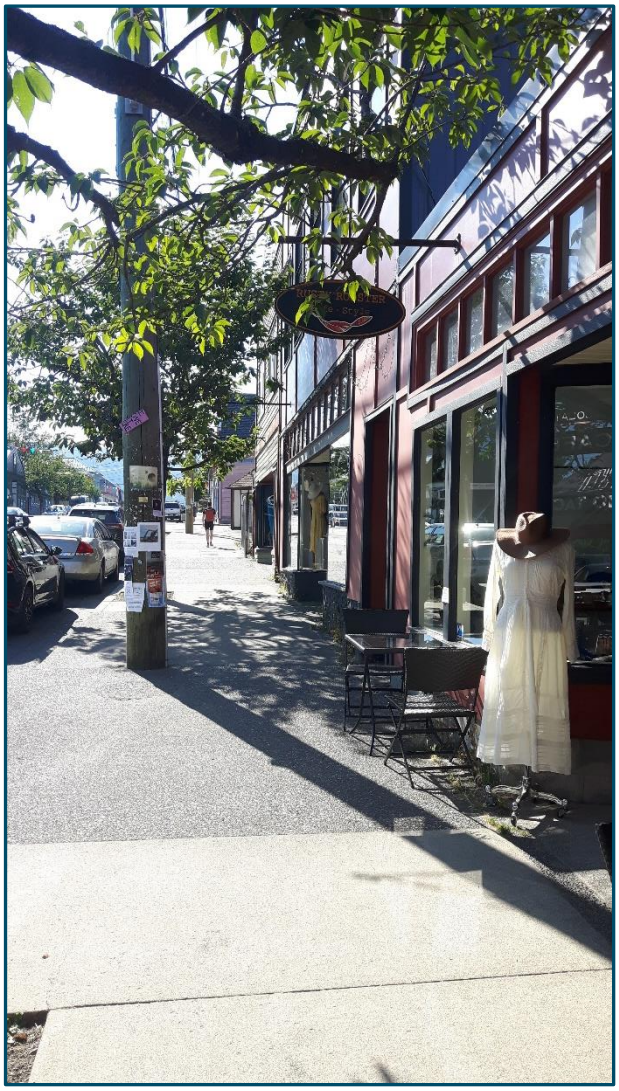


Village of Cumberland

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Introduction



The Village's Official Community Plan (OCP) outlines the long-term vision for the community and sets out objectives and policies to guide planning and land use management in the community.

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.

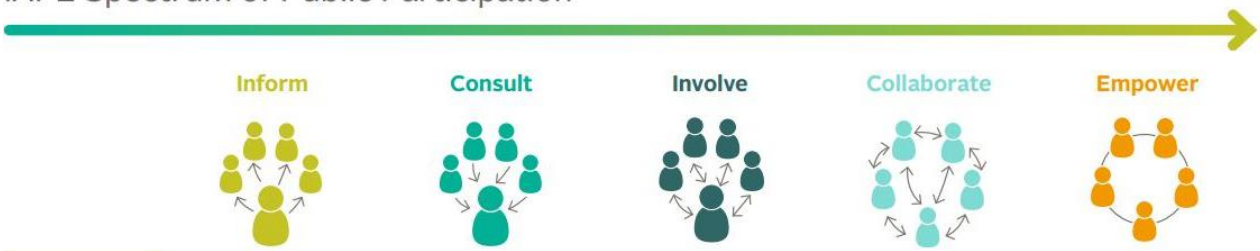
The data underlying the OCP is also in need of an update. The 2014 OCP was based on the 2011 Canada census, 2013 BC Statistics growth projections, and 2003 to 2013 Village building permit trends. The new OCP will be informed by 2021 census data, building and development permit trends since the last OCP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

The OCP review process is also an opportunity to connect with the community and ensure that the guiding vision and policies in the updated OCP reflect residents' collective vision for Cumberland.

Level of Engagement

The International Association of Public Participation (IAP2) has developed a public participation spectrum to assist with selecting the level of participation that defines the public's role and the consulting organization's commitment to the public. The engagement activities of the 2023-2024 OCP review will invite the public to participate at the consult, involve and collaborate levels, as per figure 1 below.

IAP2 Spectrum of Public Participation



	Inform	Consult	Involve	Collaborate	Empower
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise To The Public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example Techniques	• Fact sheets • Web sites • Open houses	• Public comment • Focus groups • Surveys • Public meetings	• Workshops • Deliberative polling	• Citizen advisory committees • Consensus-building • Participatory decision-making	• Citizen juries • Ballots • Delegated decision

Figure 1: Public Participation Levels, adapted from IAP2, Canada by BC Patient Voices Network

Participants

Cumberland's "public" includes many different voices and stakeholder groups such as residents of different backgrounds and ages, home owners and renters, business owners, non-profit societies and advocacy groups and schools. The OCP review will seek to engage a wide diversity of individuals and groups in the community to bring to bear different knowledge, expertise and perspectives on the topics to be explored, including climate change, housing, economic development, transportation, protection of the natural environment, and community well-being to name but a few.

K'ómoks Engagement

Integrating the vision and priorities for a community must include the perspectives and knowledge of the local indigenous population who occupied and stewarded the land long before the settlers arrived.

The Village has kept the K'ómoks informed about plans to update the OCP over the past two years. K'ómoks Council and staff will be invited early on in the OCP review process to meet to identify their areas of interest and how they wish to be involved in

the review and kept up to date. Engagement will continue throughout the process and include in-person and on-line meetings to meet the needs of K'ómoks Council and band members.

Process Overview

The OCP review will include three public engagement phases. Phase 1 will focus on developing a vision and key principles for the OCP and identifying hot topics. Phase 2 will explore growth scenarios and OCP topics in depth with the public. Phase 3 will present policy options and recommendations based on phases 1 and 2 for review and further discussion. Phase 4 will be the formal bylaw review process and provide opportunity for public comment on the OCP bylaw and a public hearing.

The Advisory Planning Commission (APC) will have a key role in the process, participating in engagement activities and working with staff to analyze the public input received. Depending on their availability, APC members may also host pop-up tables at public events.

Council will receive a summary report of public engagement activities after each of the first three phases for review and discussion.

The following reviews the engagement phases and bylaw adoption process and the role or the APC in greater detail.

Engagement Phases

The specific engagement activities in each of the phases may be adjusted in response to needs identified as the review unfolds and to ensure participation from different populations and sectors. The following provides a broad overview.

Phase 1: Vision and Hot Topics (May – Aug 2023)

- Outdoor street event to engage residents in identifying what they value about Cumberland and want to see amplified and what their long-term vision is for their community. This event will be hosted in collaboration with the consulting team working on the Transportation Master Plan for the Village (more below).
- On-line survey for those who are not able to participate in the outdoor event
- Public input analysis and topic exploration with APC (2 - 3 meetings)
- Summary report to Council.

Phase 2: Topic Exploration to Identify Goals and Policies (Sep - Dec 2023)

- Share community profile (see "Communications" below) and input received from phase 1 engagement through communications channels, factsheets and/or poster boards at public events.

- World Cafés (rotating discussion groups)– on key topics/policy areas and growth scenarios
- Walking Tours (by registration) to discuss environmental and Village character topics, e.g. What is Cumberland's "character", how do we enhance character of neighbourhoods, how do we enhance protection of the natural environment, etc.
- Youth engagement – targeted outreach, in-class activities, contests
- Topic-specific Council Committee workshops
- On-line survey
- On-line discussion forums on key topics
- Public input analysis with APC and development of options and preliminary recommendations (2-3 meetings)
- Summary report to Council.

Phase 3: Review of Options and Recommendations (Feb. – May 2024)

- Open house and on-line meetings – share engagement summary to date, options and recommendations for OCP update for discussion and feedback
- Topic-specific Council Committee workshops
- On-line survey
- On-line discussion forum on options and recommendations
- Public input analysis with APC and recommendations for draft bylaw (2-3 meetings)
- Summary report to Council.

Phase 4: Draft Bylaw and Public Hearing (Jun. - Nov. 2024)

- Draft bylaw online for comment
- Referral of bylaw to the K'ómoks, other local governments and senior government agencies for comment
- Public Hearing (Sep./Oct.)

The Phase 4 public engagement opportunities are integrated and part of the formal local government bylaw review process where Council gives readings to a bylaw, holds a public hearing on the bylaw, may direct last changes to the bylaw and, finally, adopts the bylaw.

Advisory Planning Commission Role

The role of the APC will be to:

- Participate in and promote community engagement activities
- Work with staff to review and reflect on public input to guide next steps in the OCP review.
- Identify opportunities and issues
- Review and comment on draft policies
- Make recommendations to Council.

The OCP review will require additional APC meetings outside of the typical monthly schedule with an estimated 2-3 meetings in each of phases 1-3.

Integration with other Processes

Transportation Master Plan

Concurrently with the OCP review, the Village is updating its Transportation Master Plan. Staff are working with the consulting team for that planning process to coordinate messaging and public engagement events.

The first public engagement event for the OCP review, the outdoor street event, will be held together with the first public event for the Transportation Master Plan. The event will include visioning activities for the OCP Review as well as a tactical urbanism activity on street design for the Transportation Master Plan.

Regional Greenhouse Gas Emissions Inventory and Climate Action Plan

The Comox Valley Regional District is leading the completion of a regional greenhouse gas emissions inventory and development of a climate action plan. The inventory includes information specific to Cumberland and the climate action plan will also include both regional and municipality-specific actions to achieve reductions in greenhouse gas emissions. Village of Cumberland staff are participating in these regional initiatives. The greenhouse gas emissions inventory information and climate action plan will be integrated into the OCP and shape OCP policies on climate change.

Communications

Communications will include:

- Development of an OCP tagline and graphic identity
- Dedicated OCP webpages including on-line survey tool, discussion forum and repository for background documents

- On-line registration to receive notification about new posts on the OCP webpages and upcoming events.
- Community profile newsletter (paper and online) with statistics about the community
- Village email newsletter
- Ads in local media

Communications will provide information on:

- Reason and purpose of the OCP review
- What an OCP is and does why it is important
- A community profile with key statistics such as demographics, owner and renter households, housing need, employment, industries, and greenhouse gas emissions.
- Background information on OCP topics
- Ways to have input

All background information produced, staff reports to Council and engagement summaries will be posted on the OCP website.

Schedule


Project scope and budget
Council: Process & APC Participation
APC: OCP Process
APC: Phase 1 Analysis
Council: Phase 1 Summary Next Steps
APC: Phase 2 Analysis
Council: Phase 2 Summary Next Steps
APC: Phase 3 Analysis
Council: Phase 3 Summary Directions for Bylaw
Bylaw Drafting Legal Review
Bylaw Readings Referrals Adoption
Fall
Spring
Apr
Apr
May-Jun
Aug
Sep-Nov
Dec
Feb-May
Jun - Jul
Aug-Sep
Oct - Nov
2022
2023
2024
Background Research
Graphic Identity
Background Materials
Engagement Phase 1: Vision, Goals, Hot Topics
Engagement Phase 2: What we heard
Deep dive into key topics
Growth scenarios
Engagement Phase 3: Open house - Review options and recommendations
Engagement Phase 4: Bylaw posted online
Public Hearing

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

April 11, 2023, 5:30 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Council Present:	Mayor Vickey Brown Councillor Neil Borecky Councillor Jesse Ketler Councillor Sean Sullivan
Regrets:	Councillor Troy Therrien
Staff Present:	Michelle Mason, Chief Administrative Officer Rachel Parker, Corporate Officer Courtney Simpson, Manager of Development Services Annie Berard, Chief Financial Officer Kevin McPhedran, Interim Deputy Chief Administrative Officer Kaelin Chambers, Economic Development Officer Tyler Farley, Supervisor Parks, Trails & Lands Karin Albert, Senior Planner Meleana Searle, Planner

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1. Call To Order

Mayor Brown called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Regular Council Meeting, April 11, 2023

Motion 23-066

Moved by: Borecky
Seconded by: Sullivan

THAT Council approve the agenda for the April 11, 2023 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 23-067

Moved by: Sullivan
Seconded by: Ketler

THAT Council adopt the following minutes:

- Committee of the Whole, March 27, 2023
- Regular Council Meeting, March 27, 2023

Carried Unanimously

4. Delegations

4.1 United Riders of Cumberland (UROC) - Asphalt Pumptrack Project

Motion 23-068

Moved by: Borecky
Seconded by: Ketler

THAT Council receive the delegation from United Riders of Cumberland (UROC) regarding the Asphalt pumptrack project.

Carried Unanimously

5. Unfinished Business

5.1 Cycling Route to Courtenay

Motion 23-069

Moved by: Sullivan
Seconded by: Ketler

THAT Council refer the request for improved cycling route to Courtenay to staff to liaise with the Comox Valley Regional District on the Regional Active Transportation Network Plan implementation and the Comox Valley Cycling Coalition, and include the CV Cycling Network Community Working Group as a stakeholder group for the Cumberland Transportation Master Plan.

Carried Unanimously

6. Correspondence

6.1 City of Courtenay, Equitable access to Mental Health & Substance Use in Comox Valley

Motion 23-070

Moved by: Borecky
Seconded by: Sullivan

THAT Council participate in regional efforts with the City of Courtenay to collaboratively request increased funding from the Province of British Columbia for Island Health, local non-profits, and private providers for the purpose of filling the gap in mental health and substance use service in the Comox Valley.

Carried Unanimously

7. Reports

7.1 Cumberland's 125th Anniversary Event

Motion 23-071

Moved by: Ketler
Seconded by: Borecky

THAT Council receive the presentation on Cumberland's 125th Anniversary Event from event managers Meaghan Cursons and Vig Schulman.

Carried Unanimously

7.2 Development Variance Permit Application - 2540 Dunsmuir Avenue

Motion 23-072

Moved by: Sullivan
Seconded by: Borecky

THAT Council approve the development variance permit to reduce the front setback from 3.0m to as close as 1.5m for a single-family dwelling on the property described Lot 10, District Lot 24, Nelson District, Plan 13640 (2540 Dunsmuir Avenue).

Carried Unanimously

7.3 Development Variance Permit Application - 2818 Maryport Avenue

Motion 23-073

Moved by: Borecky
Seconded by: Sullivan

THAT Council approve the development variance permit to increase the maximum permitted gross floor area of an accessory dwelling unit as a percentage of the gross floor area of the single-family dwelling unit to 85% for

the property described as Lot 2, Block 25, District Lot 21, Nelson District, Plan 522C.

Carried Unanimously

7.4 Development Variance Permit and Manufactured Home Park Permit Amendment - 3025 Royston Road

Motion 23-074

Moved by: Borecky
Seconded by: Sullivan

THAT Council refer the following development variance permit and manufactured home park permit amendment application for 3025 Royston Road to the Advisory Planning Commission:

i. variance to the Manufactured Home Park Bylaw by changing the requirement for a manufactured home park with more than 24 units to have a second access from a public road to instead provide emergency access from a private road with access easement; and

ii. variance to the Zoning Bylaw to increase the height of all principal dwellings be from 4.5m to 5.5m; and

iii. amendment to 2021-01-MHP to include the second phase of development on the property.

Carried Unanimously

7.5 Official Community Plan (OCP) Review Process and Engagement Plan

Motion 23-075

Moved by: Sullivan
Seconded by: Ketler

THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023.

Carried Unanimously

7.6 Council Policy on Village Owned Electric Vehicle Charging Stations

Motion 23-076

Moved by: Borecky
Seconded by: Ketler

THAT Council adopt the Council Policy on the use and management of Village owned Electric Vehicle (EV) Charging stations.

Carried Unanimously

7.7 Village Park Jump Park Maintenance Contract

Motion 23-077

Moved by: Borecky
Seconded by: Ketler

THAT Council provide liability insurance for contract jump park maintenance providers through the Municipal Insurance Association associate members program and authorize the Manager of Parks and Recreation to enter into service provider agreements with jump park maintenance providers for the provision of liability insurance.

Carried Unanimously

7.8 Council Monthly Reports March 2023

Motion 23-078

Moved by: Sullivan
Seconded by: Ketler

THAT Council receive the Mayor and Council monthly reports for March 2023.

Carried Unanimously

8. Bylaws

8.1 Water Service Frontage Tax Amendment Bylaw 1189, 2023

Motion 23-079

Moved by: Ketler
Seconded by: Sullivan

THAT Council adopt the Water Service Frontage Tax Amendment Bylaw No. 1189, 2023.

Carried Unanimously

8.2 Sewer Service Frontage Tax Amendment Bylaw 1190

Motion 23-080

Moved by: Borecky
Seconded by: Ketler

THAT Council adopt the Sewer Service Frontage Tax Amendment Bylaw No. 1190, 2023.

Carried Unanimously

8.3 Storm Service Frontage Tax Amendment Bylaw 1191

Motion 23-081

Moved by: Sullivan
Seconded by: Ketler

THAT Council adopt the Storm Water Service Frontage Tax Amendment Bylaw No. 1191, 2023

Carried Unanimously

9. New Business

None

10. Notices, Motions and Announcements

- Advisory Planning Commission meeting Thursday April 13th 4:00 pm Council Chambers

11. Question Period

Questions were received on the following matters:

- development variance permit for 2540 Dunsmuir Avenue

12. Adjournment

Motion 23-082

Moved by: Borecky
Seconded by: Ketler

That Council adjourn the meeting at 7:27 p.m.

Carried Unanimously

_____

Mayor

_____

Certified Correct by Corporate Officer

The Corporation of the Village of Cumberland
Advisory Planning Commission Minutes

July 13, 2023 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Jaye Mathieu
Jason Ross
Ryan Camp
Genevieve Burdett

Regrets:
Nick Ward
Janet Bonaguro
Debbie Bowman

Staff Present:
Karin Albert, Senior Planner

The meeting was called to order at 4:05 p.m.

1. Agenda

Moved by: Ross
Seconded by: Mathieu

THAT the APC approve the Agenda for July 13, 2023 as presented.

Carried Unanimously

2. Minutes

Moved by: Mathieu
Seconded by: Burdett

THAT the APC adopt the minutes of June 8, 2023.

Carried Unanimously

3. Unfinished Business - NONE

4. New Business - Referrals from Council

4.1 Official Community Plan Review – Phase 1 Public Engagement Report

Moved by: Camp
Seconded by: Ross

That the APC receive the Preliminary Phase 1 Public Engagement Report.

Carried Unanimously

Staff presented the preliminary phase 1 public engagement report for discussion and comments.

DISCUSSION

Vision Statements

- The term Village-feel came up in a few public comments. Change (b) from "Village-living" to: "Village-feel". Village-feel conveys a place where people feel connected.
- Backyard food gardens – can be anywhere in the yard. Change (i) to: food gardens
- Find wording under (j) to mean "truly" net-zero in terms of greenhouse gas emissions – not through cheap offsets
- More important than (l) reducing energy and water consumption is switching way from fossil fuels
- Take language from climate action planning
- Add a statement about financial health and sustainability or long-term financial health. This was mentioned in online submissions.
- With regards to (m) "new development is green" ensure meaning of "green" is clear.

Goals

- "(6) A uniquely-Cumberland downtown core" is a new goal not in the existing OCP.
- The downtown core is central to Village's identify. Importance of community, small businesses, shared office and business spaces and growing the mixed uses downtown.
- Downtown has potential to support financial health/revenue of Village
- Key question - how can downtown be vitalized, how to we support economic growth downtown?
- Animating the side roads, increasing walkability, extending the downtown core, vibrancy and affordability are all important.
- The Zoning Bylaw update following OCP adoption should consider reducing parking requirements for commercial spaces
- Growth scenarios – explore where commercial growth should go to.
- Add to "that ties into the rest of the Comox Valley" to (8) A safe and interconnected alternative transportation network.
- Each goal will include a statements of intent to clarify meaning.
- Importance of greenspace came up in a lot of comments. Add a goal related to:
    - Create new/support existing public parks and greenways – diverse outdoor recreation, park amenities for children, all ages,
    - Diverse parks – some wild/integration with natural spaces, not a designed park, some with amenities, pocket parks in neighbourhoods
- "(3) Climate-resilient community" does not include mitigation of emissions, resilience suggests adaptation – change to climate action or climate change mitigation and adaption
- "(2) Healthy and diverse ecosystems" - describe better

- Importance of arts and culture, night-life, how can you bring that kind of culture to the community that supports late shows and events.
- Add a goal related to
    - A vibrant arts and culture community / artists and musicians

General comment

- "Eastern block lands" were mentioned several times. Need to consider how Cayet-owned lands are considered in the OCP review.

5. Next Meeting

The next APC meeting is Thursday, August 10 at 4:00 pm.

6. Adjournment

Moved by: Ross

That the meeting adjourn at 5:45 p.m.

The Corporation of the Village of Cumberland
Homelessness and Affordable Housing Committee Minutes

July 19, 2023 at 9:30 a.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Kathy Duperron, Chair
Lindsay Monk
Bobby Herron
Vickey Brown
Mark Fortin

Regrets: Debbie Bowman

Staff: Karin Albert, Senior Planner

The chair called the meeting to order at 9:35 a.m.

1. Approval of Agenda

Moved by: Fortin
Seconded by: Monk

That the HAH approve the agenda for July 19, 2023 as presented.

Carried Unanimously

2. Minutes

Moved by: Herron
Seconded by: Fortin

That the HAH adopt the minutes of the June 28, 2023 meeting.

Carried Unanimously

3. Unfinished Business - NONE

4. New Business

4.1 Official Community Plan Review – Housing

The Committee reviewed updated housing needs data, the factsheet that communicated the 2020 housing needs report data, and a progress update of the strategic actions in the Affordable Housing Implementation Frameworks, 2016.

DISCUSSION

- Some of the housing needs data, in particular definitions, need to be clarified:

    - household type, one couple vs couple without children
    - 'subsidized housing' needs to be explained. Also, is a breakdown available of different types of subsidies?
    - building types need to be provided, e.g. apartment/duplex refers to secondary suites and duplexes. Preferable to use terms as used in Cumberland, rather than the Stats Can term.
- Housing criteria (unaffordable, unsuitable and inadequate) are self-reported. No standard criteria.
- Provide explanation of what the dwelling demand is based on.
- Housing starts data still to be provided.
- Statistical community profile to be posted for public:
    - Population/demographic info
    - Employment – participation rate, unemployment rate
    - Employment industries
    - Number of households and average household size
    - Housing demand – by unit and by unit type (number of bedrooms)
    - Number of households, percent owners/renters, average household size, household composition types
    - Housing costs relative to income
    - Core vs extreme housing need
- Other data needed: how many owners receive a homeowner grant, how many do not – this will allow Village to know how many properties are second properties or investment properties.
- Homeowner grants are a subsidy to property owners.
- Need to support housing for a diverse community
- Key concerns:
    - Who is Cumberland losing as housing costs increase and how can we retain those residents.
    - Gentrification and its impact on housing affordability.
    - Housing affordability affects employees in low paying service sector jobs. If the can't afford to live here, businesses can't recruit employees.
- Discussion on OCP Housing policies deferred to next meeting.

5. Next Meeting

The next meeting of the Homelessness and Affordable Housing Committee is on Wednesday, August 23 at 9:30 a.m.

6. Adjournment

The meeting was adjourned at 11:00 a.m.

The Corporation of the Village of Cumberland
Heritage Committee Minutes - DRAFT

July 20, 2023 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members present:
Meaghan Cursons, Chair
Hugh McLean
Lois Harris
Neil Borecky

Regrets: Tanis Schulte

Staff: Karin Albert, Senior Planner

VIU Master of Community Planning students:

Illustrated guide project: Aidan McCulloch, Sam Gerrand, Haley Katan (other members of research team not able to attend: Aishwarya Thabitha, Riggs Abuloc and Leanna Favaro)

Design guidelines analysis project: Vidhi Kyada, Tharini Prakash, Niloofar Ferdosi, Kirsten Hogg, Milad Panahifar, and Carson Andreson

---

The chair called the meeting to order at 4:06 pm.

1. Approval of Agenda

Borecky/McLean: That the agenda for July 20, 2023 be adopted.

Carried Unanimously

2. Minutes

Harris/McLean: That the minutes of the March 16, 2023 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None

4. New Business

4.1 OCP Review, Heritage Conservation Area – VIU Student Projects

a. A Guide to Building in Cumberland's Heritage Conservation Area

- VIU Master of Community Planning students presented on the guide they developed to building in the Village's Heritage Conservation Area

(HCA) (Attachment 1: Heritage Conservation Area Illustrated Design Guidelines). The guide makes the HCA guidelines easier to understand by providing more concise text, photographs of existing buildings, and illustrations (see July 20, 2023 agenda package for the guide).

Discussion

- Key questions - could the average person look at the guidelines document and understand what the Village is trying to do?
- Importance of images and illustrations to relay meaning,
- Challenge of preserving form and character through design guidelines.
- Importance of materials and colours, of public and private open spaces.

b. Cumberland Heritage Design Guideline Recommendations

- VIU Master of Community Planning presented their research on heritage design guidelines in four different BC communities (Rossland, Fernie, Victoria, Nanaimo) and their recommendations for Cumberland's heritage design guidelines (Attachment 2: Cumberland Heritage Design Guidelines - Analysis and Recommendations, also see July 20, 2023 agenda package for the complete report).

Discussion

- Cumberland heritage is eclectic. This could be highlighted more in the guidelines.
- The hodgepodge of different eras is part of the Village's feel and character.
- Importance of referencing the flourishing of different eras, their styles and markers.
- What elements do we want to bring in that speak to the history?
- Buildings can show a lifeline, time-related alteration.
- City of Nanaimo guidelines identify sympathetic relationships between old and new, emphasis on economic vitality, defined colours, historically "accurate" colours
- Social and communal potential is embedded in the text but this could be a separate heading
- Committee appreciated the 3-D map highlighting the buildings on the registry.
- Opportunities to represent the K'ómoks' history and presence through art

Cursons/McLean: That the Heritage Committee enthusiastically recommends that the Village take up any opportunities to work with the VIU MCP program on this file and other OCP topics.

Carried Unanimously

4.2 Community Heritage Register

- Developing SoS's for each heritage resource before adding it to the Heritage Inventory a very slow process. Village can add sites to the Register with short accompanying value statements.
- Establish a sub committee, with terms of reference and work plan.
- Do walking tours of potential heritage resources to be added to the Registry.

Cursons/McLean: That the Heritage Committee recommend that Council approve the establishment of a subcommittee to review criteria and make recommendations for additions to the Community Registry.

Carried Unanimously

Cursons/Harris: That the Heritage Committee recommend to Council to be the engagement link for art, culture and public space for the OCP Review. in addition to heritage.

5. Next Meeting

The next scheduled meeting of the Heritage Committee is Thursday, August 17, 2023 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 5:35 p.m.

Attachments to the Minutes

Attachment 1: Heritage Conservation Area Illustrated Design Guidelines
Attachment 2: Cumberland Heritage Design Guidelines - Analysis and Recommendations

COUNCIL REPORT

REPORT DATE: 7/14/2023
MEETING DATE: 7/24/2023

File No. 6480-01 OCP Project Documents

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Official Community Plan Review – Phase 1 Public Engagement Report

RECOMMENDATION

THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023.

PURPOSE

This report presents the Official Community Plan Review - Phase 1 Public Engagement Report. The Engagement Report provides a summary, as well as a complete transcription, of the public input received at the May 24, 2023 Plan our Community Street event and through online tools at connectcumberland.ca

PREVIOUS COUNCIL DIRECTION

Date	Resolution
April 11, 2023	THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023

BACKGROUND

Official Community Plan Review - Phase 1 Public Engagement

At their April 11, 2023 meeting, Village Council endorsed the Official Community Plan Review Process and Community Engagement Plan 2023-2024. The Engagement Plan identified four public engagement phases.

The goal of the first phase of public engagement was to:

1. Gather public input on a long-term vision for Cumberland, and
2. Identify issues and hot topics for discussion at fall engagement events.

Engagement activities included a Plan your Community Street event, held May 24, 2023, and the launch of online tools at connectcumberland.ca which mirror the engagement activities at the in-person event. The in-person event drew over 175 participants. The connectcumberland.ca site has received 73 contributions.

The first engagement phase is now complete and the public input received is summarized in the Official Community Plan Review - Phase 1 Engagement Report (Attachment 1). A complete transcription of all the input received is provided in the appendices to the report.

A draft engagement report was shared with the Advisory Planning Commission (APC) at their July 13, 2023 meeting. Based on an analysis of the public input received, staff presented proposed elements of a community vision and overarching goals for the new OCP. The APC was asked to reflect on the vision and goals and proposed several edits. The discussions at the APC meeting are reflected in the draft (unadopted) APC meeting minutes of July 13. The vision statements and goals are presented under the Analysis section below.

The public engagement activities this spring also solicited residents' concerns, ideas and suggestions for each of the existing OCP policy areas – Built Environment, Natural Environment, Economy and Community Well-Being. This input will be used to identify needed background information and to formulate discussion topics during phase 2 engagement activities.

Next Steps

Engagement with the K'ómoks

Staff have briefed the K'ómoks on the OCP process and is working to arrange a meeting with K'ómoks Council on the OCP Review to identify their areas of interest and how they wish to be involved in the review.

Preparation for Phase 2 Public Engagement

Further, over the coming weeks, the following activities are planned to gather background information and prepare for the next phase of public engagement:

a. Engage consultant for the climate action plan
b. Analyze available data (census, housing need, build-out analysis, GHG emissions inventory, etc);
c. Discuss OCP topics with the following committees as they relate to their terms of reference: Heritage, Homelessness and Affordable Housing, and Accessibility and Inclusion;
d. Prepare background information with key data for public engagement;
e. Prepare several growth scenarios;
f. Review growth scenarios and content for public engagement with the Advisory Planning Commission
g. Prepare information materials, key questions for discussions and an online survey for the next phase of public engagement.

An announcement on possible funding from the Complete Communities Fund is expected in late summer/early fall. If grant funding is received, a consulting team will be engaged to compile data and prepare mapping to visualize the four focus areas of the grant – infrastructure (incl. cost of service), transportation/mobility, proximity to daily needs, and housing. The data and mapping will be integrated into OCP review.

ANALYSIS

Twelve vision elements are identified based on the public input received. They were reviewed and further defined with the APC at their July 13, 2023 meeting. Staff will craft a single cohesive vision statement from the 12 statements to be shared with the public as part of phase 2 engagement activities.

Vision Elements

a. The community values and is reconciled with First Nations.
b. Residents enjoy Village-feel. Neighbours know each other and feel connected to the larger community regardless of age, gender, social status or income.
c. Cumberland offers housing options for all income levels.
d. A thriving arts, culture and music community, public events, festivals and concerts, enriches daily life in Cumberland.
e. Residents and visitors enjoy a vibrant downtown, rich in character and history, safe for pedestrians, and home to thriving small locally-owned businesses.
f. The Village has ample parks, greenspaces, and urban trees for residents and visitors to enjoy. Surrounding the Village are healthy wetlands, lakes, streams and forests.
g. Outdoor recreation is complemented by diverse indoor recreation opportunities.
h. Community hubs, such as schools, commercial centres, outdoor recreation areas are well-connected with safe cycling and pedestrian pathways that extend all the way to the City of Courtenay boundary.
i. Food gardens and environmentally-friendly urban agriculture provide habitat for pollinators and urban wildlife while providing healthy local food for residents.
j. New development is green and complements the feel and character of the rest of the community.
k. Climate actions have reduced carbon emissions from all sectors and the Village has achieved true net-zero greenhouse gas emissions community.
l. Municipal infrastructure is resilient to severe weather events and other climate change impacts.

Overarching Goals

In support of the above vision elements, ten overarching goals are identified that will provide focus and guide priorities and policies in the OCP. The goals were reviewed and refined with the APC. Each goal will be further developed and described with a short statement to clarify the intent of the goal.

1. Reconciliation with First Nations
2. A diverse and socially inclusive community
3. A 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 the larger Comox Valley network

Having a list of goals does not mean policy areas not directly related to those goals will be ignored; however, the goals focus effort on what is particularly important for the Village in the upcoming years.

Compared to the vision and goals in the current OCP, the above place greater emphasis on reconciliation with First Nations, social inclusion, and arts and culture.

PUBLIC NOTIFICATION AND CONSULTATION

Extensive public engagement is central to development of a new OCP that will guide how the Village grows and adapts to change. The Village has set up an online public engagement platform at connectcumberland.ca The site includes online engagement tools which are used in parallel with in-person events. All OCP-related reports are posted to the site. Residents can sign up to receive email updates of upcoming public engagement events. Public engagement events are also advertised in local newspapers and bulletin boards, on social media, through posters, on the Village website and Village email news posts.

ALTERNATIVES

1. Council can provide input into the engagement process or provide additional direction.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

FINANCIAL IMPLICATIONS

The OCP review project is fully funded in the 2023-2026 Financial Plan. Additional funding up to $150,000 may be available for data collection and mapping if the Village is successful in obtaining Complete Community grant funding from the Province. Submission of an application was endorsed by Council at their June 12, 2023 meeting.

OPERATIONAL IMPLICATIONS

The OCP review process is coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff. The communications components of the project are supported by a graphic design consultant. Additional consultants will be brought on board to work on key topics such as climate action planning and data collection and mapping (the latter pending Complete Community grant funding).

The Development Services Department has limited capacity to begin other new policy projects during the OCP Review.

CLIMATE CHANGE IMPLICATIONS

Climate action planning is a key topic in the OCP review. The climate section in the OCP will provide specific actions to move the Village away from dependence on fossil fuels and achieve

reductions in greenhouse gas emissions in the building, transportation, energy, and solid waste sectors. Climate action planning will also identify actions to adapt to climate change.

ATTACHMENT

1. Official Community Plan Review - Phase 1 Public Engagement Report

CONCURRENCE

Courtney Simpson, Manager of Development Services ***CS***

Respectfully submitted,

K. Albert

_____
Karin Albert
Senior Planner

M. Mason

_____
Michelle Mason
Chief Administrative Officer

CUMBERLAND 2050

GROWING TOGETHER

OFFICIAL COMMUNITY PLAN REVIEW

Official Community Plan Review 2023-2024

Phase 1 Public Engagement Report

Community Vision and Hot Topics





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A. SUMMARY OF PUBLIC INPUT

1. Overview of Phase 1 Engagement Activities

On Wednesday, May 24, 2023, the Village held a Plan your Community Street Event. The event gathered public input for both the Official Community Plan (OPC) review and the Transportation Master Plan (TMP) review. The section of Third Street between Penrith Avenue and Dunsmuir Avenue was closed and information boards were set up for both the OCP and the TMP reviews. The TMP review team also created a streetscape with bike lanes and a round-about. Over 175 residents participated in the event.

The goals for the OCP portion of the event were to:

- Gather input on a vision for Cumberland to 2050.
- Identify issues and hot topics for discussion at fall engagement events.

The event solicited input via several poster boards that encouraged participants to post comments on questions with regards to their vision for the community and on Official Community Plan (OCP) topics.

Following the May 24 event, the information boards, including comments received on sticky notes, were posted on the project webpage at connectcumberland.ca. The activities and questions asked at the in-person event were adapted to several online tools to allow residents who were not able to participate on May 24 to add their concerns, suggestions and ideas. The connectcumberland.ca site received 73 contributions.

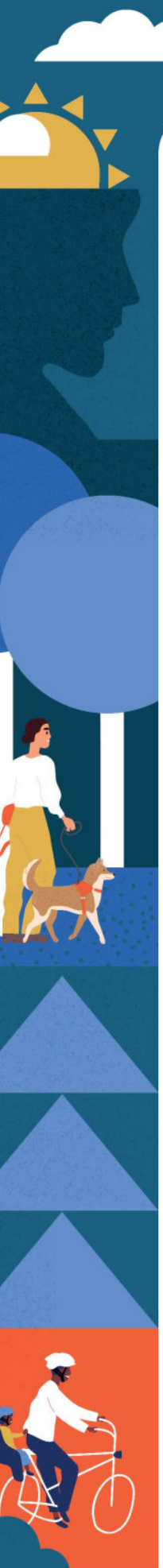
Appendix 1 and 2 are a record of the written comments received at the May 24 event, Appendix 3 provides a photo record, Appendix 4 are drawings submitted at and following the event and Appendix 5 are the online comments received by July 12, 2023.

Part A of this report summarizes the public input received during phase 1 public engagement activities. Part B presents the elements of a community vision and a set of draft goals for the new OCP.

2. Favourite Places

At the May 24 event, participants were asked to mark their favourite place or places on a map and share something about the place. They were also able to show their agreement with favourite places posted by others by placing coloured sticky dots next to the place.

Knowing a community's favourite places helps create an understanding of what residents value about Cumberland and what characteristics of their community they want to see preserved and amplified.



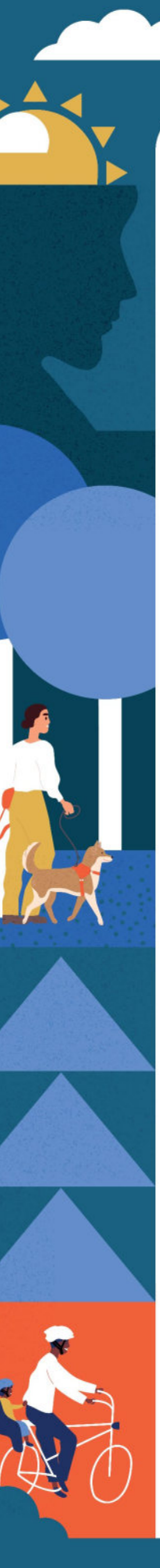
The favourite places that were identified are listed below in order of the frequency they were mentioned. The number in brackets is the number of mentions of that place through both comments and sticky dots. Favourite places that are adjacent or overlap in area and could be grouped together are highlighted in the same colour.

1. Cumberland Community Forest (29)
2. Lake Park (10)
3. Coal Beach/Lower Perseverance (10)
4. Middle Earth (desired addition to Cumberland Community Forest) (8)
5. Old skid road trails in Coal Valley (above Camp Road greenway) (8)
6. Village Square (8)
7. Village Park (8)
8. No. 6 Mine Park (7)
9. Children's Wilderness Park (Lower Eastern Block Trails) (7)
10. Wellington Colliery Railway (7)
11. Eastern Block trails (5)
12. Village Dirt Jump and Skatepark (5)
13. Viewpoint on top of Beaumont Crescent, Coal Valley (5)
14. Hidden ravine trails, Coal Valley (4)
15. Solport Park (4)
16. Wetlands north of Maple Street (4)
17. Masonic Hall (great events) (4)
18. Paths to lake behind Coal Valley (3)
19. Ridgeway Trail (3)
20. West of Coal Valley Estates (3)
21. Sewage lagoon (2)
22. Pigeon Lake (2)
23. Maple Lake (2)
24. Beaufort Avenue (vacant lot) (2)
25. Teal Lake (2)

Residents also added the following broader comments:

- Bike to Comox Lake.
- More trails that are "commuter" style
- 9, 10 & 11 are all unprotected
- Dunsmuir Avenue and the hills, rivers and creeks

In the on-line environment, twelve contributors identified trails or places within the Cumberland Community Forest and surrounding forestry lands as favourite places. The most commonly



mentioned trails were the “eastern block” trails, located outside of the Community Forest, and mentioned by three people.

Village parks, greenways and greenspaces were also popular favourite places, identified by eight. Specific places are:

- Village square
- Wellington Colliery Trail
- No. 6 Mine Park
- The disc golf course
- Comox Lake and beach
- Totem poles at Peace Park
- Allen Lake

Other greenspaces and recreation areas around the Village valued by residents are Coal Beach/Whyte’s Bay, trails off Bevan Road, Allen Lake

Within urban neighbourhoods, favourite places include view spots at the top of Beaumont Crescent and Lindale Avenue. The ridge line trail off Kendall Avenue is also mentioned.

Summary

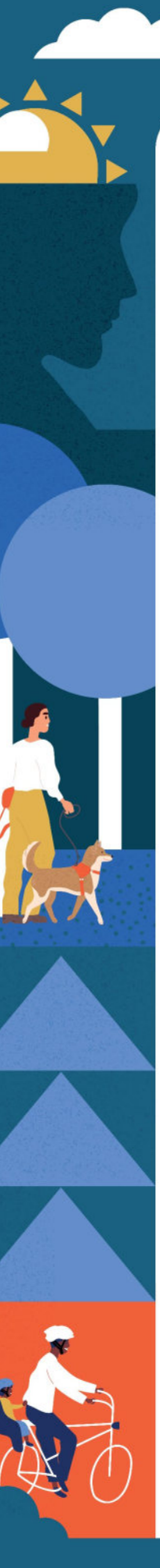
The Cumberland Community Forest plays a big role in the Village’s identity. It was the favourite place most commonly mentioned. Both online participants and *Plan your Community* event participants value the recreational trails, the forest and the wetlands and the animals this natural area supports.

Participants also expressed their fondness for areas and trails adjacent to, but not part of the Community Forest Park, including Middle Earth and, the Children’s Wilderness Park/Eastern Block trails and the Ridge Trail.

Other unprotected natural areas that are favourite places are Maple Lake, Teal Lake, and the wetlands north of Maple Street.

Comox Lake is an important part of the local fabric. The Lake Park and Coal Beach and Lower Perseverance Creek were favourite places mentioned a number of times.

Municipal parks, including Village Park, Village Square, No. 6 Mine Park and Solport Park, are valued for the greenspace they provide, as community gathering and event places, and for their connection to Cumberland’s their heritage. The newly erected totem poles in Peace Park have become a favourite place for one online contributor. Allen Lake, the Village’s drinking water supply is valued for the habitat it provides for Western toad.



Businesses and venues in the downtown core were also favourite places. The Village Bakery, the Waverley, the new Gravity Mountain Bike shop and the food trucks on the same property were mentioned. The Masonic Hall is valued as a venue for "great events of all types."

The favourite places list is dominated by natural areas and parks, showing how much those who commented value the surrounding natural environment. Downtown businesses and the community spaces they provide are also valued very much.

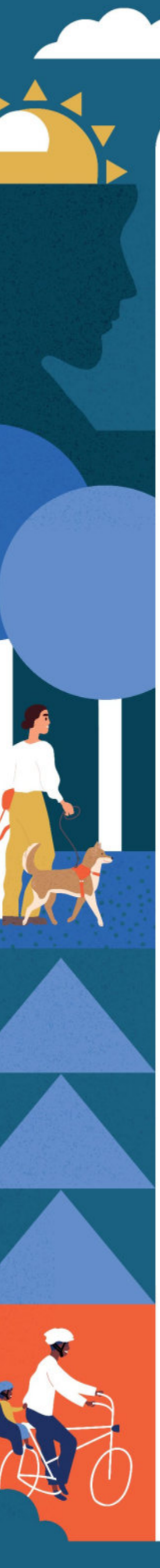
3. Share Your Vision

Both at the May 24 Plan your Community Street event and in the online environment, participants were asked to write their vision of Cumberland in 2050. The purpose of this activity was to identify the elements of a vision that is to guide the goals, objectives, policies and actions in the updated OCP.

The following key themes emerged from the May 24 event contributions:

- Greenspace and trees
- Food gardens
- Climate resilient
- Strong sense of community and a small-town feel
- Inclusive, equitable and accessible
- Reconciled with First Nations
- Strong arts and culture community
- Heritage protected
- Safe streets and calm traffic
- Bike-friendly
- A pedestrian-friendly downtown
- Walkable community
- Gently densified downtown
- Schools within walking distance of residential areas
- More affordable housing
- More rental housing
- A downtown that is well-designed and rich in character
- Child and family friendly
- Public amenity infrastructure (benches, picnic tables, covered stages, indigenous art)
- A strong locally-based economy
- Diverse recreation opportunities

The themes expressed in the vision statements provided by online contributors, pick up many of the same themes as provided at the in-person event:



- Working closely with First Nations
- An inclusive and equitable community
- Sense of community and belonging
- Thriving arts and music community
- Pedestrian and bike-friendly
- Protection of the natural environment
- Parks, greenspace and amenities (benches)
- Action on climate change
- Improved indoor and outdoor recreation
- Infrastructure improvements
- More services in the community (health, grocery store, etc.)
- Support of small businesses and a healthy local economy
- Affordable housing
- Heritage celebrated
- Fiscally responsible

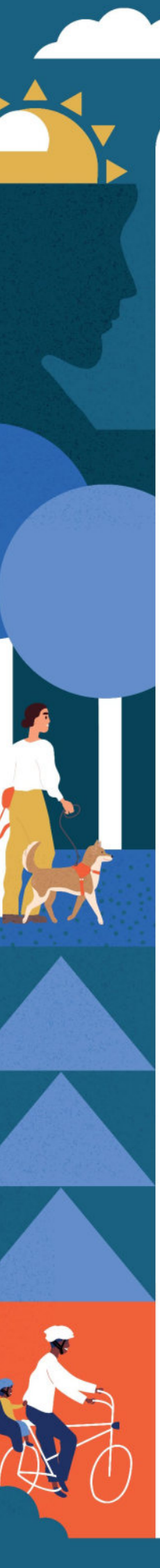
A transcription of the favourite places and elements of a vision for Cumberland to 2050 shared at the May 24 event is captured in Appendix 1. Appendix 3 provides a photo record of the favourite places and vision poster boards with the comments. Appendix 5 shares the favourite places and vision statements received online via connectcumberland.ca

4. What Do You Love About Cumberland?

The Plan your Community Street event included a table where children and parents could draw or write what they love about Cumberland. The drawings are attached as Appendix 4.

Drawings and comments about what people love about Cumberland include:

- The playground [2]
- Community [3]
- The Village feel
- Community engagement
- Everything is close
- That it is fun!
- Main Street activity, local stores, restaurants
- Bikes, mountain biking
- The people, the diversity of people
- The arts
- Community events and shows, the Wave,
- Forests [3], trees and wetlands,



- The trail network and walkability.

There was also a suggestion to re-align the crosswalk from the parking lot behind the Cultural Centre to the Recreation Centre and add pedestrian-activated flashing lights to make it safer.

There was no online component for this activity.

5. What is on Your Mind?

The *Plan the Community Street Event* asked residents to share what is on their mind related to each of the existing Official Community Plan policy areas: Built Environment, Economy, Natural Environment, and Community Well-Being. The comments received will inform the discussion topics to be developed for Phase 2 public engagement events.

The comments received were sorted by theme. Where a count of comments/sticky dots is reported, that count includes the original comment and the number of sticky dots in support of that comment. A few comments that do not relate directly to the Built Environment but relate to one of the other three OCP policy areas were moved under the appropriate headings.

The themes and a brief summary of comments under each theme are provided below. A transcription of the comments is available in Appendix 2 and in the photo record in Appendix 3.

5.1 Built Environment

The following summarizes the comments received at the in-person event on May 24.

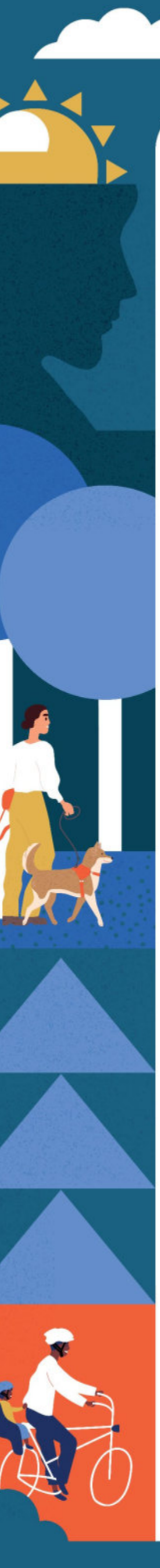
Downtown Enhancement

Topics mentioned included a central gathering space/town square, closing one or a few blocks of Dunsmuir Avenue to traffic, expanding patios, and attracting more commercial and mixed uses.

Views on design guidelines for the downtown core were divided between those who wanted stricter guidelines to retain the charm of the buildings on Dunsmuir, e.g. through more consistent façade themes, and avoid “ugly boxes” and those who wanted less stringent guidelines.

Balance Greenspace and Development

Thirteen comments/sticky dots in support centred around incorporating more greenspaces, trees and green infrastructure into new developments, developing to the natural environment and providing for alternative transportation.



Eight expressed their concerns about the future development within the Eastern Block (the wetland and forested area east and south of Village Park) which lies within the lands owned by Cayet.

One comment asked for less reliance on developer funded reports and studies.

Affordable Housing

Eleven participants expressed their desire to see more affordable housing built. Suggestions also included providing a density bonus for affordable housing, providing more diverse affordable housing options and working with First Nations.

Density/Multi-Family Development

Twenty-four commented on the Village needing more density and/or multi-family development as well as more diverse building types, gentle density and middle missing housing. Two comments expressed concern about too much density.

Development Application Process

One comment asked for more staff or streamlining of the approval of subdivision and other development applications.

Infrastructure Needs

Infrastructure topics raised include addressing financially sustainable infrastructure, less streetlights in areas of Coal Valley, sidewalks and street trees everywhere, and multi-use pathways, in particular to Courtenay.

Fiscal Responsibility

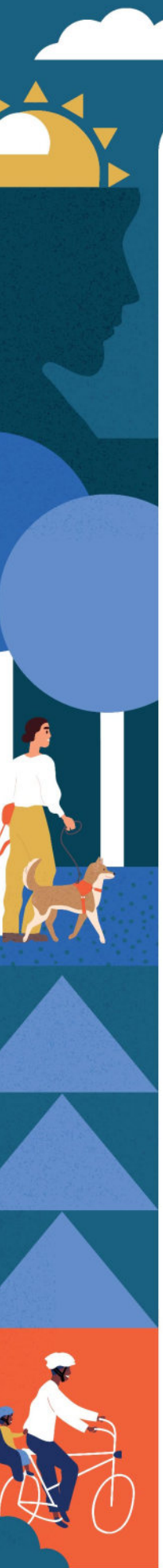
Related to the infrastructure topic, one online contributor asked that the Village grow responsibly, ensuring growth does not outpace available services.

Urban Containment

An urban growth boundary to densify existing residential areas was identified by a few participants (6). (Note, urban containment is also mentioned under the Natural Environment policy area below).

Public Amenities

Several participants identified desired public amenities including more playgrounds, community use of the firehall, covered picnic tables, a community garden and an outdoor climbing wall.



Food Gardens

Comments from online participants included providing space for community gardens, in particular as part of multi-family residential development.

Alternative Transportation

Five comments/sticky dot votes related to a bike paths network around town, to Courtenay and to Comox Lake and treed pathways connecting neighbourhoods.

Bylaw Enforcement

Three comments/sticky dot vote were with regards to use and enforcement of covenants. One person raised the issue of safe transport and taking illegal vehicles off the road.

Summary

Key concerns and suggestions raised in relation to the Built Environment include creating a pedestrian-friendly downtown, providing more greenspace and public amenities, and improving alternate transportation and pedestrian infrastructure as the Village grows.

In relation to housing and future growth, participants wanted to explore more housing options through multi-family development, gentle density/infill close to the downtown core, a possible containment boundary to prevent sprawl, and how to increase housing affordability.

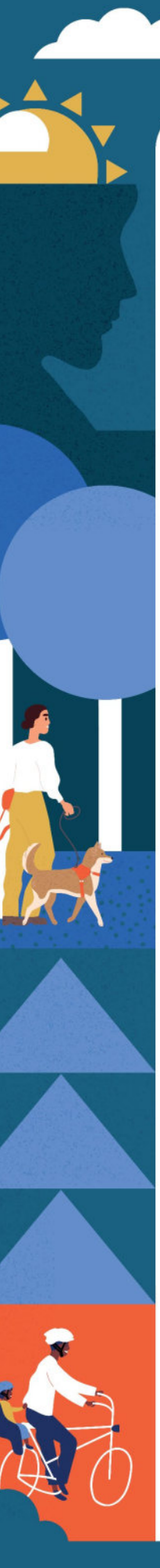
5.2 Economy

Downtown Commercial Area Expansion

Three comments/sticky dots requested an analysis of the value of the downtown commercial area and expansion of that area. They wanted to see consideration of long-term financial costs of new roads, development and industrial lands to guide decision-making. A further two comments/sticky dot wanted to see downtown beautification, more spaces for new businesses and draws for tourists who visit the Village not for recreational.

Diverse Local Economic Opportunities

Seven May 24 event participants wanted to see diverse local economic opportunities and local businesses such as co-working spaces, an affordable healthy kitchen, a vegan restaurant, Cumberland local currency and passports and an OCP that reflects a diverse community.



Online contributions identified the important role small businesses play in the local economy and wanted to see the Village providing support for small businesses. One specific support mentioned was tax incentives.

Arts and Culture

Seven comments/sticky dots wanted to see investment in arts and culture. The need for a theatre was also mentioned.

Environmentally Sustainable Economy

Encouraging an environmentally sustainable economy was on the minds of twelve participants. Participants wanted to see the economy be sustainable and make climate and the environment the top priority. Specific actions mentioned include green building materials, adoption of the BC Energy step code, efficient homes, a zero carbon step code and carbon storing materials, water conservation, robotic green economy jobs and more industry taxes.

Urban Farming/Agriculture

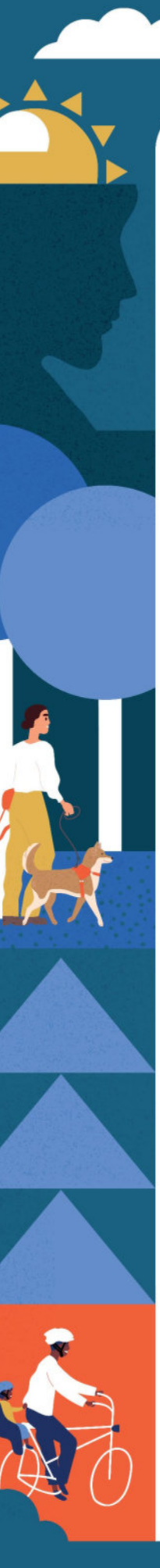
Comments expressed support for more local food and encouraging agricultural food production in the Village. Community gardens, seed share sheds, drying sheds were mentioned as ways to support urban agriculture.

Tourism

Views on the role tourism plays in the local economy were mixed. A few questioned whether tourism benefits the community. Trails tourism was seen by one participant as low impact and of benefit to the community and wanted to see it promoted. Yet another participant to see more diverse tourism not related to recreation.

Summary

Main concerns and suggestions under “Economy” included considering long-term costs of servicing commercial and industrial areas in decision-making, creating diverse local economy including support for arts and culture, and urban agriculture, and ensuring the economy is environmentally sustainable. Feelings about encouraging more tourism, especially tourism related to recreation, were mixed.



5.3 Natural Environment

Cumberland Community Forest

One comment asked that the terms of the conservation covenant on the Community Forest not be broken.

Urban Forest

Protection of the urban forest and tree planting were identified in 10 comments. Participants wanted to see protection of urban tree cover, heritage trees, less grass, more native/biodiverse vegetation, more tree planting, and adequate soil for trees in new neighbourhoods.

Protection of Native Species

Two comments related to the protection of native species. One asked for native species restoration and paying the K'ómoks First Nation for their input into that effort, the other asked for a cat bylaw that would keep cats indoors – presumably to keep them from hunting and injuring or killing birds.

Climate Change

Building for climate change, for example by considering trees, water and food security was a concern mentioned/voted on by five May 24 event participants. The online contribution wanted to see a safe bike network throughout the Comox Valley to reduce greenhouse gas emissions and encourage personal fitness.

Air Quality

In relation to clean air, expediting the transition away from wood stoves was mentioned.

Wildfire Prevention / Resilience

Three comments/sticky dots related to reducing wildfire risk around the Village. Actions suggested were fuel management, fire smart community planning, and a development area permit for interface fire and seismic resilience.

Protection of Greenspace

Comments asked for the protection of wetlands, ecological corridors, streams and creeks, as well as greenspaces with local flora and fauna for people. They also asked for development to dedicate more greenspace that has habitat value.



Urban Containment

An urban containment boundary was brought up as well as no development in the Eastern block. (Urban containment was also mentioned under the Built Environment topic).

Summary

Concerns about the natural environment reflect a desire for greater protection of Cumberland's urban forest, the Community Forest, sensitive ecosystems and wildlife habitat. Climate change and air quality are also a concern. A safe bike network is seen as a key way to reduce greenhouse gas emissions. Urban containment is suggested to reduce the expansion of development into the natural areas.

5.4 Community Well-Being

Recreation, Arts and Culture

Comments on recreation, arts and culture included the need to balance recreation interests with arts and culture, appreciation for the accessibility of the recreation centre and the tot gym. Ideas for improving the recreation facilities include renovation of the existing recreation centre, a new fitness and community centre within the Cultural Centre, and a new recreation centre with multi-purpose spaces.

A suggestion was also made for an outdoor pool at Village Park.

Inclusion, Equity and Accessibility

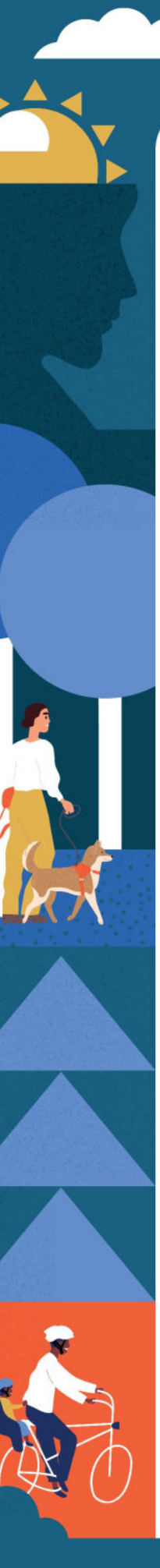
Accessibility, in particular accessibility of social spaces, inclusion, social justice, and equity was on the mind of three participants. In addition, one participant encouraged continuing to provide opportunities for community connections.

Seniors Housing / Ageing in Place

Getting seniors' housing built in Coal Valley Estates and supporting seniors ageing in place was mentioned by three participants.

Outdoor Public Amenities

Additional outdoor public amenities were mentioned by 16 participants. Desired amenities include benches on walking routes, climbing boulders in parks, shaded picnic tables, more bike parking, outdoor gyms, shade trees in public spaces, a dog and kids play café, and a playground and park in the new development above Kendal Avenue.



Comments on dogs in natural areas diverged. Four participants wanted to see dog leashing enforced in natural areas while one commented having dog leash areas in the wild areas around the Village.

Car Free Downtown, Traffic and Street Calming

The idea of a car free downtown or a car free side street off Dunsmuir Avenue was brought up by several participants.

Participants also suggested traffic and street calming measures to create more spaces for gathering and sitting and to make the streets safer.

Alternative Transportation Network

Ten participants wanted to see improvements to the Village's alternative transportation network. Suggestions included an e-bike network, building sidewalks on at least one side of the street in old Cumberland, creating an off-road bike path to Courtenay, and better bus service between Cumberland and Courtenay. A paved ring road/multi-use pathway in the lower forest area for walkers, medi-chairs, strollers, scooters and road bikes was also suggested.

Medical and Health and Wellness Services

Two participants mentioned the need for doctors in Cumberland, having a clinic, indoor health and wellness spaces and counselling offices.

Affordability

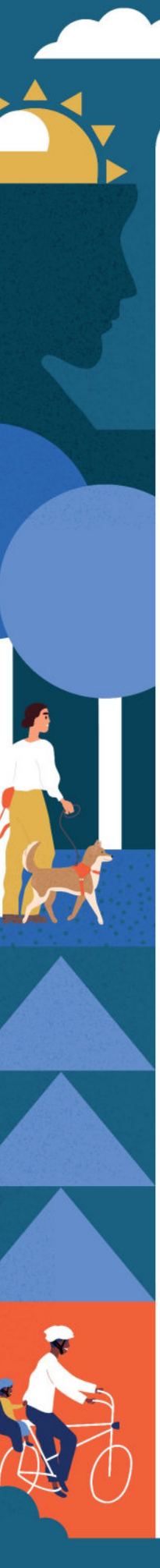
The link between affordability and community well-being was made by three participants who wanted to see an increase in affordable housing and affordable rental housing.

Financial Prudence

The online contribution on this topic mentioned rising property taxes and the importance of financial prudence to keep property taxes in check and help in particular renters.

Summary

Topics provided by participants under *Community Well-Being* include promotion of arts and culture; improvements to or replacement of recreation facilities; consideration of social inclusion, accessibility, and social justice; ageing in place; additional outdoor public amenities; pedestrianization of all or parts of the downtown core; improvements to the alternative transportation network; access to medical, health and wellness services; affordability; and financial responsibility.



B. DRAFT VISION AND GOALS

6. Vision Statements

Through the contributions made both at the May 24 *Plan your Community event* and online, the elements of a community vision emerge. The following vision statements were reviewed and refined with the Advisory Planning Commission at their July 13, 2023 meeting. The statements are based on the vision elements identified by the community and listed in section 3 above. They will be crafted into a single cohesive vision statement to be reviewed with the public during phase 2 public engagement events.

a. The community values and is reconciled with First Nations; (*reconciliation with First Nations*)
b. Residents enjoy Village-feel. Neighbours know each other and feel connected to the larger community regardless of age, gender, social status or income (*Village-feel, diversity, equity and social inclusion, child and family friendly*)
c. Cumberland offers housing options for all income levels (*more affordable and more rental housing*)
d. A thriving arts, culture and music community, public events, festivals and concerts, enriches daily life in Cumberland (*strong arts and culture community*)
e. Residents and visitors enjoy a vibrant downtown, rich in character and history, safe for pedestrians, and home to thriving small locally-owned businesses (*strong local economy, well-designed downtown, walkable, heritage protected*)
f. The Village has ample parks, greenspaces, and urban trees for residents and visitors to enjoy. Surrounding the Village are healthy wetlands, lakes, streams and forests (*greenspace and trees*).
g. Outdoor recreation is complemented by diverse indoor recreation opportunities (*diverse recreation opportunities*)
h. Community hubs, such as schools, commercial centres, outdoor recreation areas are well-connected with safe cycling and pedestrian pathways that extend all the way to the City of Courtenay boundary (*alternative transportation*)
i. Food gardens and environmentally-friendly urban agriculture provide habitat for pollinators and urban wildlife while providing healthy local food for residents (*food gardens*)
j. New development is green and complements the feel and character of the rest of the community (*new development that is green and connected to rest of community*)
k. Climate actions have reduced carbon emissions from all sectors and the Village has achieved true net-zero greenhouse gas emissions community (*climate change mitigation)*



I. Municipal infrastructure is resilient to severe weather events and other climate change impacts (*climate change adaptation*)

7. Goals

In support of the above vision statements, ten overarching goals are identified to provide focus and guide priorities and policies in the OCP. The goals were reviewed and refined with the Advisory Planning Commission. Each goal will be further developed and described with a short statement to clarify the intent of the goal. The final draft goals will be shared and confirmed with the public during Phase 2 Public Engagement Activities.

1. Reconciliation with First Nations
2. A diverse and socially inclusive community
3. A 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

Appendix 1: Comments on Favourite Places and Vision Poster Boards

Share about your favourite place(s)

The following are organized by the number placed on the map by participants.

1. Village Park	**No. of sticky dots placed in agreement**
Trails to walk the dog, bike, hike to viewpoints and finish with an ice cream from Love's.	6
Community	
2. Area Above Camp Road Greenway	**No. of sticky dots placed in agreement**
Old skid road trails in Coal Valley	7
3. No. 6 Mine Park	**No. of sticky dots placed in agreement**
The #6 Park is an incredible gathering spot with room for all ages. It provides corridor and shade. It provides history. It provides a spot to reflect and relax	6
4. Cumberland Community Forest	**No. of sticky dots placed in agreement**
Access point & yellow gate	22
Gateway to so many trails- use it 2 times a day and its why we live here	
Love the forest. Need to "calm" and "slow" this space.	
Wetlands, love the frogs, beavers, birds, etc.	
Community forest is big part of what makes town unique and desirable, it gives the town a sense of identity related to health & wellness	
My yard – the forest & woods behind in the yard.	
Cumberland trail network	
5. Viewpoint on top of Beaumont Crescent, Coal Valley	**No. of sticky dots placed in agreement**
Viewpoint on top of Beaumont is a neighbourhood treasure. Make it a park please. The best view in the Valley	4
6. Paths to the lake behind Coal Valley	**No. of sticky dots placed in agreement**
Paths to lake behind Coal Valley	2
7. Solport Park	**No. of sticky dots placed in agreement**
Protect trees & habitat	3
More of this please	

8. Lake Park	**No. of sticky dots placed in agreement**
Magical place with much potential	9

9. Children's Wilderness Park (Lower Eastern Block)	**No. of sticky dots placed in agreement**
Love walking the eastern block	6
10. Eastern Block Trails	**No. of sticky dots placed in agreement**
Eastern Block – New Regional Trailhead? Trent Main?	4
11. Middle Earth	**No. of sticky dots placed in agreement**
Middle Earth (future CCFS expansion?)	7
12. Wellington Colliery Railway Corridor	**No. of sticky dots placed in agreement**
Wellington Colliery Railway	5
Enjoy the Colliery line	
13. Coal Beach/Lower Perseverance	**No. of sticky dots placed in agreement**
Fire Protection – love the lake, feel vulnerable to fire when so many partying on the lake.	6
Too many people & dogs in forest.	
Noisy	
Animals that had this place as their habitat are leaving or left	
14. Village Square	**No. of sticky dots placed in agreement**
Community connections: Santa's workshop, summer concert series, tree light up.	7
15. Masonic Hall	**No. of sticky dots placed in agreement**
Great events of all types	3
16. West of Coal Valley Estates	**No. of sticky dots placed in agreement**
I love the swampy trails back here. I love having all the birds and frogs in this area	2
17. Ridgeway Trail	**No. of sticky dots placed in agreement**
Ridgeway trail	2
18. Hidden ravine trails (Camp Road Greenway)	**No. of sticky dots placed in agreement**

Hidden ravine, trails	3
19. Wetlands North of Maple Street	**No. of sticky dots placed in agreement**
The frogs in the pond and snowshoeing around it in the winter	3

20. The Sewage Lagoon	**No. of sticky dots placed in agreement**
For birds	1
21. Pigeon Lake	**No. of sticky dots placed in agreement**
Pigeon Lake	1
22. Maple Lake	**No. of sticky dots placed in agreement**
Maple Lake	1
23. Beaufort Avenue (vacant lot)	**No. of sticky dots placed in agreement**
Amazing number of birds, racoons & squirrels in this small green space	1
24. Village Dirt Jumps/Skatepark	**No. of sticky dots placed in agreement**
Mulch jump, concrete pumptrack, picnic shelter, better signage	4
25. Teal Lake	**Votes for Favourite Place**
Protect our water	1

Other Comments	
Bike to Comox Lake.	
More trails that are “commuter” style	
9, 10 & 11 are all unprotected	
Dunsmuir Avenue and the hills, rivers and creeks	

Share Your Vision (organized by theme)

	Comment	No. of sticky dots placed in agreement
	Greenspace and Trees	
1	Development planned for greenspace & community space. Protected trees less Air B&B's	
2	Planned green space everywhere. That helps to create habitat for flora Y& fauna and serves as places for people to gather.	1
3	Green spaces and nooks. Climate conscious. Strong community fabric	1
4	More trees / boulevard	1
5	More trees within the Village. Canopy along all streets.	3
6	More green is better	
7	Please save trees in new developments. We live in a heat island on Kendal.	2
8	Shade trees provide shade & reduced cooling bills. Less wind damage to homes & looks great. Mix of food production is good too.	1
9	Protect our urban canopy	
10	Please preserve trees and encourage infill over sprawl. No more blasted landscape neighbourhoods.	
11	Residential containment boundary PLEASE	2
12	Challenges – Human-nature interactions. Connectivity-bikes to all of CU safely.	
13	No empty buildings in the Village, flourishing with small independent businesses. Bike lane to lake & Courtenay. More parks in residential areas	1
	Food Gardens	
14	Aspire – we have a thriving urban forest we have front lawn food gardens. We have clean water and healthy air.	
15	Challenge – trees in the Village vs. food security & gardens on small lots. Prefer to have my yard filled with rather than shade trees	2
	Climate Resilient	
16	"Slow Village" "Climate resilience"	
17	Challenges – Climate change/drought, water security, affordability, unconstrained development	
18	Challenges – Sustainable growth, climate risks, overcrowding, expensive housing and we lose all our Village flavour to rich people.	
	Strong Sense of Community and a Small Town Feel	
19	More events to culture & sense of community and belonging	
20	Love the spirit, sense of community	
21	Keeps a Village feel – don't turn us into a tourist trap	
22	Mountain small town feel! Sense of community as we grow	
23	Love: the real sense of community with lots of opportunities to connect outside with others. The Village vibe, small town, slow pace, real connection.	2
24	Love – The Dodge City vibe, needs to continue to exist. The slightly "outlaw" flavour with the blend of artists and culture makers. The dogs of Cumberland.	2
25	Aspire – A village still. Where people know each other through shared community experiences. Where the imperfect is perfect.	2
26	Community	

	Inclusive, Equitable and Accessible	
27	An inclusive community where folks with a diversity of socio-economic backgrounds can thrive and have access to services & support	1
28	More affordable!!! Less vehicle centric, more multicultural.	5
29	Totally accessible	
30	Accessible & low barrier for all. Walkable!	2
	Reconciled with First Nations	
31	Multi-cultural arts. Reconciliation	1
	Strong Arts, Culture Community / Heritage Protected	
32	Arts grants/programs to support diversity and keep cultural identity.	
33	Support culture & heritage assets	
34	Need economic social cultural diversity – not just sports! Art/music/heritage. Thought!!	1
35	Artist spaces stay affordable (ex: Masonic Hall for shows).	
36	Festivals	
37	Concerts, Festivals, Family Gatherings	
38	Would be lovely to have a small theatre "Ilo Ilo"	3
39	Heritage/design covenants to avoid more monstrosities like the Rideout Building and the one next to it.	1
40	Love the heritage	
	Bike-friendly	
41	Let's build a paved multi-use "ring road path" around Cumberland (for walking, commuter bikes, skateboards, scooters, strollers)! See town of Lucca in Italy for example. The route would use Colliery Trail, go around greenbelt near sewer plant and other "green" periphery of town. It would tie into main road for coffee, ice cream, etc. Make work attraction!	
42	Easy commute by bike within the Village and outside the community	4
43	Non-car connectivity to Courtenay, i.e., bike community off highway	2
44	Safe active transport path connecting Cumberland to Courtenay, Royston etc.	
R12	Challenges – Human-nature interactions. Connectivity-bikes to all of CU safely.	
45	No empty buildings in the Village, flourishing with small independent businesses. Bike lane to lake & Courtenay. More parks in residential areas	1
	Safe Streets and Calm Traffic	
46	Safe, traffic calmed. Especially by Village Park	
47	Traffic calming & max 30-40 in all of Cumberland (and enforced). More sidewalks. Bike lane to lake	1
48	More roundabouts, fewer 4-way stops. No traffic lights	
49	Calming downtown traffic – we're a thoroughfare for boats, recreation visitors day-use mountain biking.	4
	A Pedestrian-Friendly Downtown	
50	Car free downtown. Dunsmuir blocks	1
51	Pedestrianize downtown	
52	A few car-free side street blocks instead of all of Dunsmuir	
	Walkable Community / Gently Densified Downtown	
53	Walkable for all needs, strong spirit of community and volunteerism, resilient	
54	A dense, walkable, vibrant community with greenways. Focus on gentle density & infill rather than sprawl. More people around main street to support commercial	2

55	No sprawl	3
	Schools within Walking Distance of Residential Areas	
56	Second primary school for kids to walk to school (in new development area)	
	More Affordable and More Rental Housing	
57	More rental housing – of all shapes and sizes. More options	1
58	More diversity in housing – apartments, townhouses, duplexes. Affordable housing	
59	Affordable housing projects are needed.	
60	Affordable housing units & NO more ugly boxes – heritage covenants & green spaces	2
61	Housing	
R28	More affordable!!! Less vehicle centric, more multicultural.	5
R1	Development planned for greenspace & community space. Protected trees less Air B&B's	
R17	Challenges – Sustainable growth, climate risks, overcrowding, expensive housing and we lose all our Village flavour to rich people.	
	New Development is Green and Connected to Rest of Community	
62	Challenges – new development & subdivisions that don't cover long-term cost of maintenance, don't require adequate park & playground, low density, no greenways	3
63	Be more intentional with new developments. Don't allow developers to just slap-up big houses on small lots and cut down all trees.	
64	When adding new neighbourhoods, incorporating the rest of the town, i.e., tin town has a nice flow to the town still & not its separate bubble.	
65	More building permit monitoring & enforcement to make sure developers don't do illegal things!	1
65	Rate of development and lack of accountability is threatening the small town/community/connected to nature feel of Cumberland	2
	A Downtown that is Well-Designed and Rich in Character	
R60	Affordable housing units & NO more ugly boxes – heritage covenants & green spaces	2
R38	Heritage/design covenants to avoid more monstrosities like the Rideout Building and the one next to it.	1
66	No more height variances on Dunsmuir Avenue	
	Child and Family Friendly	
67	Love: That we live as best we can in harmony with nature. That the Village is filled with children and families	1
	Public Amenity Infrastructure	
68	More benches, bike lock ups	3
69	Composting toilet	
70	Permanent covered stage structures. Way more indigenous art.	
71	More multi-family with shared large outdoor common spaces	2
	A Strong Locally-based Economy	
72	I would love to see it vibrant, energetic & thriving all the while maintaining the smaller village vibe. A thriving downtown with the continued small locally owned shops.	1
R34	Need economic social cultural diversity – not just sports! Art/music/heritage. Thought!!	1

R43	No empty buildings in the Village, flourishing with small independent businesses. Bike lane to lake & Courtenay. More parks in residential areas	1
73	More options for quiet professional services office space. Doesn't need to be in Village centre as its not retail/foot-traffic dependent	
74	Continue to discourage chain stores, restaurants (keep the local flavour)	2
	Diverse Recreation Opportunities	
75	Multi-use/purpose recreation centre/meeting space	
76	Pickle Ball	

Appendix 2: Comments on OCP Topic Poster Boards - Organized by Theme

Built Environment

	Comment	No. of sticky dots placed in agreement
	Downtown Enhancement	
1	Central gathering place "town square"	
2	Close one or a few blocks of Dunsmuir to vehicle traffic. Expand patios.	
3	Town centre design guidelines (DPA) Development Permit Area	
4	Less emphasis on "heritage" values in order to attract main street commercial. Lets fill in the empty spaces and character rather than more stringent heritage rules.	1
5	Strict heritage design guidelines. No more ugly boxes!	2
6	Allow for more commercial and mixed-use zoning in the core	1
	Balance Greenspaces and Developments	
7	Mandatory green spaces in all developments!	
8	Towns in the Netherlands seem to balance growth, maintaining natural green spaces and non-car traffic well. Not sure if it could work in Cumby but it would be awesome.	
9	Sidewalks everywhere, with trees	
10	Trees along all the streets	1
11	Eastern Block Development Agreement. *Negotiate perhaps giving density bonus for developing in a small portion of the land and preserving the rest i.e., cluster development in smaller area (developer get same or more lots/units but in less space/area)	2
12	Incorporate pollinator corridors & green stormwater infrastructure into the built environment.	
13	DWC – Develop with Care should be a constant guiding principle. That would include affordability, food security, traffic reducing and calming, fire smart, safe walking and cycling. I am particularly thinking of building at the ravine.	1
14	Growth: - More greenspaces in new developments - New developments that are built into existing topography (not flatten and level). - Minimum topsoil requirements in new developments (Coal Creek has almost none)	
15	Less reliance on developer funded reports & studies	
16	I do not support Cayet development – lets change zoning to get development (or lack of it) that we want	4
	Affordable housing	
18	Build social housing. Public	
19	Less expensive housing	5
20	Policy for density bonus program development – provides density bonus to developers that build for example – affordable housing or that develop in town centre for example (or that provide much needed amenities) *see Local Government Act.	

	Comment	No. of sticky dots placed in agreement
21	Affordable diverse housing options. Work with First Nations *(to be considered under a new topic: Reconciliation)*	1
17	Alternative living structures – we can do something unique here (micro-communities/neighbourhoods)	
	Density / Multi-Family Development	
22	Keep tradition of high density & lots of transportation corridors.	1
23	We need more multi family housing so we don't turn into just another suburban sprawl.	3
24	More density. Multi-family.	
25	Use 100-year community lifecycle costing to determine what types of development are financially feasible (hint: higher density)	
26	Limit single family development	
27	Let's build up not out. No more sprawling spec homes	2
28	Densification. Enforce setbacks.	
29	More diverse building types, multi-family gentle density, missing middle housing. Can't Village find way to claw back increased land value when zoning changes & use $ for affordable housing or amenities.	2
30	Enable infill on large properties – e.g., garden suites. Provides option for rentals, creates more housing choices	
31	Spectrum of housing type	2
32	Densification rather than urban sprawl. Yes to balanced heritage preservation. Invest in connectivity.	3
33	We're a Village, let's not densify like a city.	
34	Light and sun are important – don't density upwards – block people's ability to grow food	
	Development Application Process	
35	Hire more staff or streamline review and approval of subdivision, deveopment permits, etc.	
	Infrastructure Needs	
36	Address infrastructure limitations before growth	
37	Inclusive infrastructure that is beautiful & sustainably built & operated	1
38	How about a less is more approach to streetlights in the development below Kentmere, Beaufort	1
39	More collaboration in developing public infrastructure, i.e., Village should work with School District. New Village infrastructure (like Firehall) needs to be built for multi-purpose use.	1
R9	Sidewalks everywhere, with trees	
40	Infrastructure for sustainable transportation – walking & biking	1
41	Multi use path to Courtenay!	
	Urban Containment	
42	Residential containment boundaries please	2
43	Draw a growth boundary around existing Cumberland. No development beyond until densification targets met in designated areas (downtown & nearby)	2

	Comment	No. of sticky dots placed in agreement
	Public Amenities	
44	More playgrounds please	
45	Allow community/public use of the expensive Firehall. Yes! More shared space	1
46	Some covered picnic tables (see Whistler's example)	
47	Community garden for Cumberland	4
48	Outdoor climbing wall in park.	
	Alternative Transportation	
49	Designate a bike path network around town, to Courtenay, and the lake, etc.	2
50	Shady paths to get around town. Connectors with trees (like Stoneleigh)	1
	Bylaw Enforcement	
51	Use covenants and enforce them	2
52	Safe transport including illegal vehicles being taken /kept off the roads	

	Comments under Built Environment moved to other sections:	Section
1	Community gardens, seed share sheds, drying sheds, composting toilets	Economy, Community-Well Being
2	Economy = compatible with carbon – constrained word—Huge Opportunity! Vancouver Economic Commission sees a $3.3 billion dollar green building materials sector! We need: - carbon-storing materials e.g., hemp insulation, hemp flooring, hemp all sorts of things e.g. straw insulation, concrete alternatives, etc. Big Opportunity more for Bevan lands. Agri-photo voltaics Hemp paired with elevated solar (big financial opportunity for farmers/fallow ALR)	Economy
3	Clean air. Expedite the transition from wood stoves.	Environment
4	Cat bylaw. Keep cats indoors	Environment
5	Love the heritage	Share Your Vision
6	A dog and/or kid play café in the back parking lot	Community-Well Being

Economy

	Comments	No. of sticky dots placed in agreement
	Downtown Commercial Area Expansion	
1	Analyze and determine value of downtown commercial and work to expand this. Consider long-term (100 year) financial costs of new roads/developments/industrial lands and use this to guide decision making.	2
2	Downtown beautification!! Much more spaces to accommodate new businesses in the downtown. Build our downtown to draw more tourism to this town that is outside of recreation. Diversify our tourist population	1
	Diverse Local Economic Opportunities	
3	Co-working space with incentives for local biz & entrepreneurs	2
4	Affordable health kitchen	
5	Cumberland local currency & locals' passport for incentives in biz.	
6	Community driven future OCP – not future driven by mountain bikers	
7	Water stations, vegan restaurant	
	Arts and Culture	
8	Investing in arts & culture builds community strength, let's balance our recreational focus please. Comment below: What recreational focus?	2
9	We desperately need a theatre in this Village. Build a black box. Fix church.	2
	Environmentally Sustainable Economy	
10	Economy must address climate change! • Big financial opportunity • Green building materials • BC Energy step code • Requires efficient homes BC zero carbon step code, carbon storing materials	2
11	Economic growth on a finite planet is ill advised, lets strengthen the social, cultural, environmental fabric of community.	2
12	Sustainable inclusive, diverse economic system that makes climate & environment a top priority.	1
13	Commit to investing in & sustaining current assets. i.e., Cumberland Trail Network, non-profit orgs (UROC, CCSS, Museum, etc).	1
14	Encourage water conservation. Share water consumption data publicly!	
15	More industry taxes. Robotic green economy jobs.	
	Urban Farming / Agriculture	
16	More emphasis on local food, less on arts and culture. Let's have both	
17	Encourage agricultural production on undeveloped land. Offer incentives to land owners? (Provincial Government?)	3
18	Encourage food production and urban farming. Ensure arts and culture stays strong with affordable venues and outdoor opportunities.	1
19	Community gardens, seed share sheds, drying sheds, composting toilets.	
	Tourism	
20	Lets talk about tourism, who does it benefit, what are the costs, who drives this agenda?	1

	Comments	No. of sticky dots placed in agreement
21	Being a “destination” isn’t great for community wellbeing. Let’s get these things in sync.	1
22	Promote & invest in trails tourism. It is low impact and benefits the community.	
R2	Downtown beautification!! Much more spaces to accommodate new businesses in the downtown. Build our downtown to draw more tourism to this town that is outside of recreation. Diversify our tourist population	1

Natural Environment

	Comment	No. of sticky dots placed in agreement
	Cumberland Community Forest	
1	The community forest has a covenant, please stop breaking the terms of the covenant.	
	Urban Forest	
2	Trees	
3	Urban tree cover. Less grass, more biodiverse vegetation	2
4	Protect our urban forest. Ensure we work together to keep heritage trees. OCP Bylaw re: 60m DCW for all development with parks	3
5	Continuing to add more green/trees, trees will help keep the town cooler. Also colourful buildings? Its so funky and cool.	
6	Challenge: The new neighbourhood design (separated sidewalks, planting strips) do not provide adequate soil for trees.	
	Protection of Native Species	
7	Native species restoration – pay KFN for their input	
8	Cat bylaw. Keep cats indoors	
	Climate Change	
9	Build for climate change, e.g. trees, water, food security	4
	Air Quality	
10	Clean air. Expedite the transition from wood stoves.	
	Wildfire Prevention / Resilience	
11	Wildfire/fuel management surrounding Village. Fire Smart community	2
12	Consider safety & resilience. DPA for interface fire, seismic resilience, etc.	
	Protection of Greenspace	
13	Protect surrounding wetlands, ecological corridors, streams, creeks.	6
14	Developments need to dedicate more greenspace – that has habitat value, trees/intact forest	2
15	Lots of greenspace integrated into all area that supports local flora & fauna also beautiful for people to spend time in	1
	Urban Containment	
16	No development in the eastern block	
17	Urban containment boundary	1

	Comments under Natural Environment moved to another section:	Section
	Playground and park in newer development (above Kendal)	Community Well-Being

Community Well-Being & Other

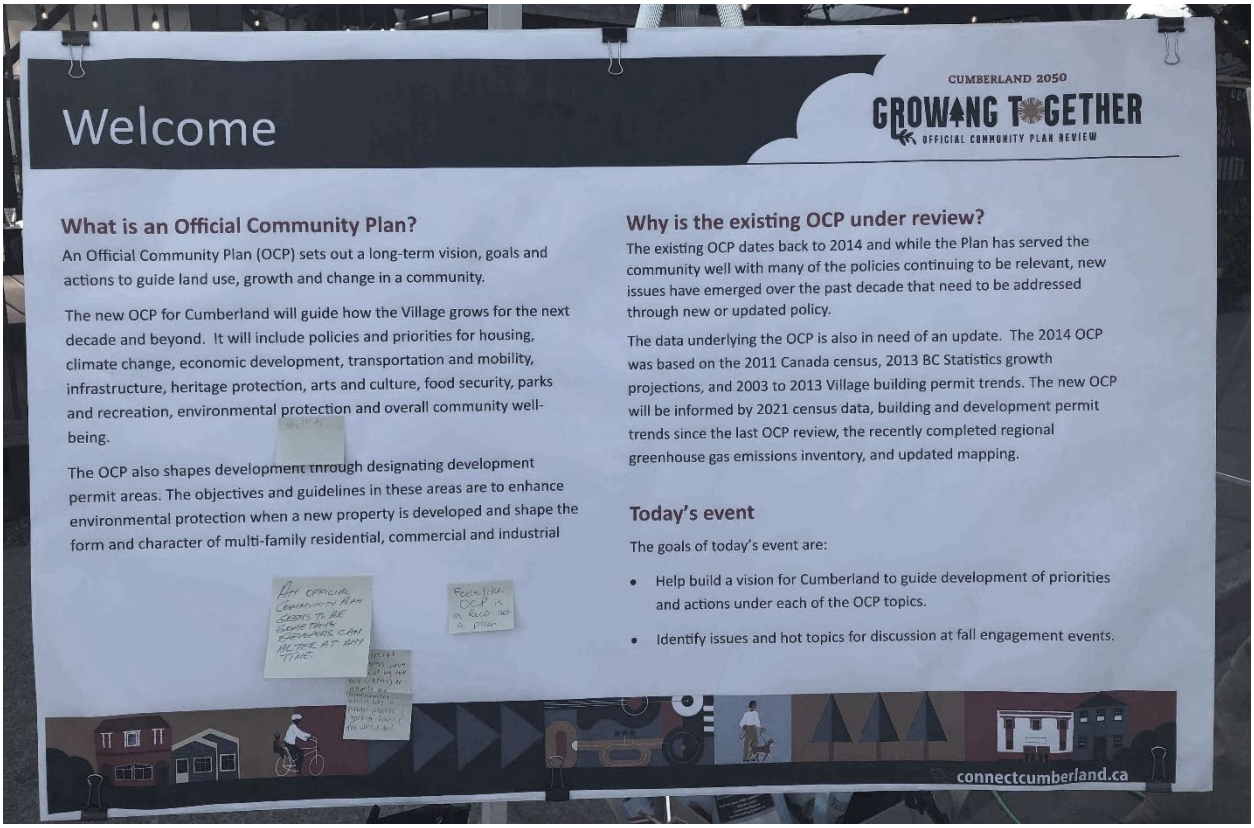
	Comment	No. of sticky dots placed in agreement
	Recreation, Arts and Culture	
1	Balancing our recreation interests with arts & culture	1
2	Love the rec center accessibility. Tot gym is great	
3	Either a new rec centre or a big renovation on our existing one. Outdoor pool at the park	1
4	New fitness centre/community centre built in seniors (cultural) centre as community grows	1
5	New recreation centre with multi-purpose & meeting spaces	1
	Inclusion, Equity and Accessibility	
6	Arts & Culture, accessibility inclusion, social justice, equity	1
7	Accessible social spaces	
8	Keep up the great opportunity for community connection	
	Seniors Housing / Ageing in Place	
9	Get seniors housing built in Coal Valley	2
10	Super disappointed in the “aging” of ageing in place. Paint chips into storm drain	
	Outdoor Public Amenities	
11	Public space & benches on walking routes	
12	Climbing boulder(s) in park(s) of Cumberland please	
13	Need shaded picnic tables in a main square for easy connection in summer	
14	Add bike parking	
15	Outdoor gyms for adults like monkey bars and bouldering rocks outdoors	
16	Invest in outdoor health and wellness infrastructure and spaces. Make greenways. Affordable rentals for all ages [under Built Environment]	1
17	Shade trees in public space. Solar parasols.	
18	A dog and/or kid play café in the back parking lot	
19	Playground and park in newer development (above Kendal)	5
20	Enforced on leash nature spaces. Safe spaces for all dogs, not just “friendly” dogs	3
21	Off leash dog areas in the wild areas around the Village	
	Car Free Downtown	
22	Car free on Dunsmuir downtown	3
23	Pedestrian only on Dunsmuir	
24	Close Third outside CBC to cars!	1
25	Platzle area to stop traffic. Example: Kimberley, BC	
	Traffic/Street Calming	
26	Calm the streets, create spaces for slow, for gathering, for sittting	2
27	Less cars, trucks and motorcycles. Less noise pollution!	
28	Safe – traffic calming around Village Park	
	Alternative Transportation Network	
29	E-bike network (not as crazy as the bike trails)	

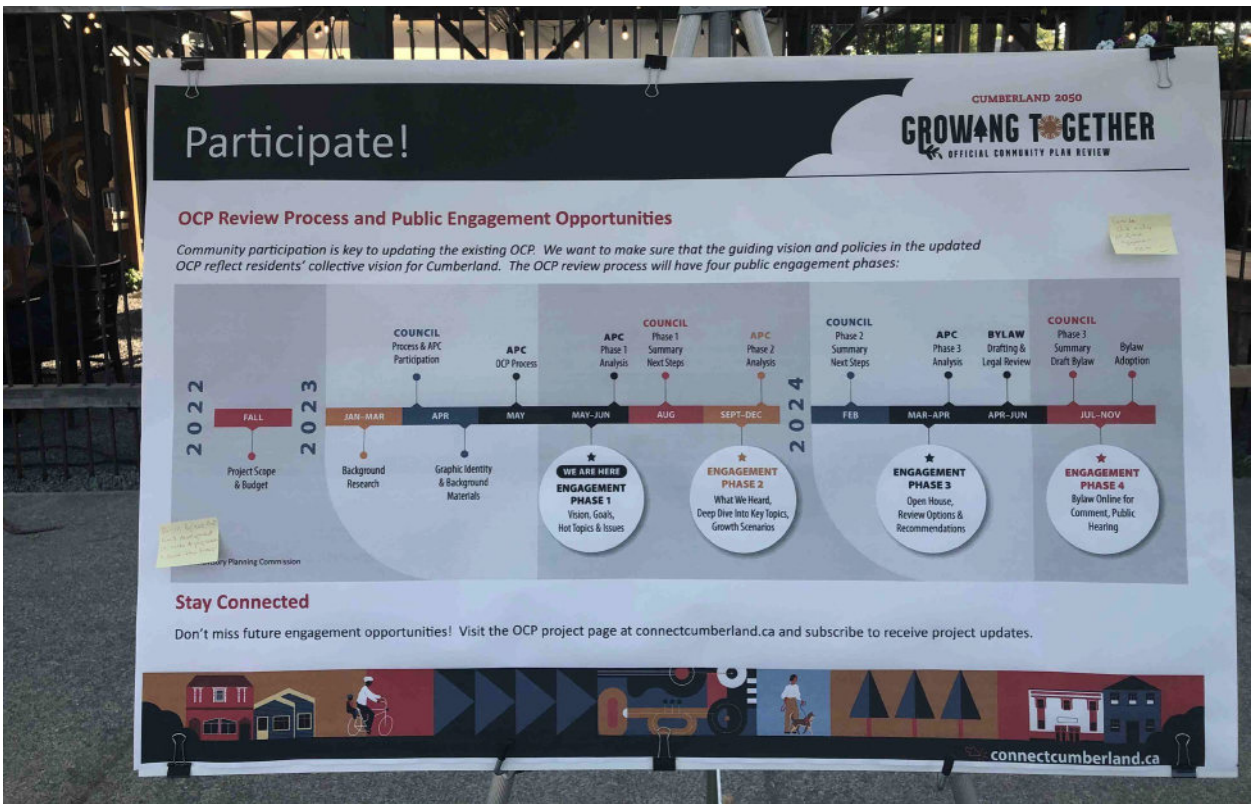
	Comment	No. of sticky dots placed in agreement
30	Better integration with Courtenay with better bus service & off road bike path between municipalities	5
31	Prioritize sidewalks in all old Cumberland over time on at least one side of street	
32	Bike path to Courtenay	
33	We need a paved ring road in the lower forest zones! Good for mountain bikers and everyone young and old (walkers, medi-chairs, strollers, scooters, road bikes, etc.)	
	Medical and Health and Wellness Services	
34	No more waiting – we need doctors in Cumberland	
35	More indoor health & wellness spaces needed, clinics, counselling offices etc. so that we can have more of these services in town	
	Affordability	
36	Address poverty by increasing affordability so less money held up in rent/mortgage payments. Frees up money for well-being.	
R16	Invest in outdoor health and wellness infrastructure and spaces. Make greenways. Affordable rentals for all ages.	1

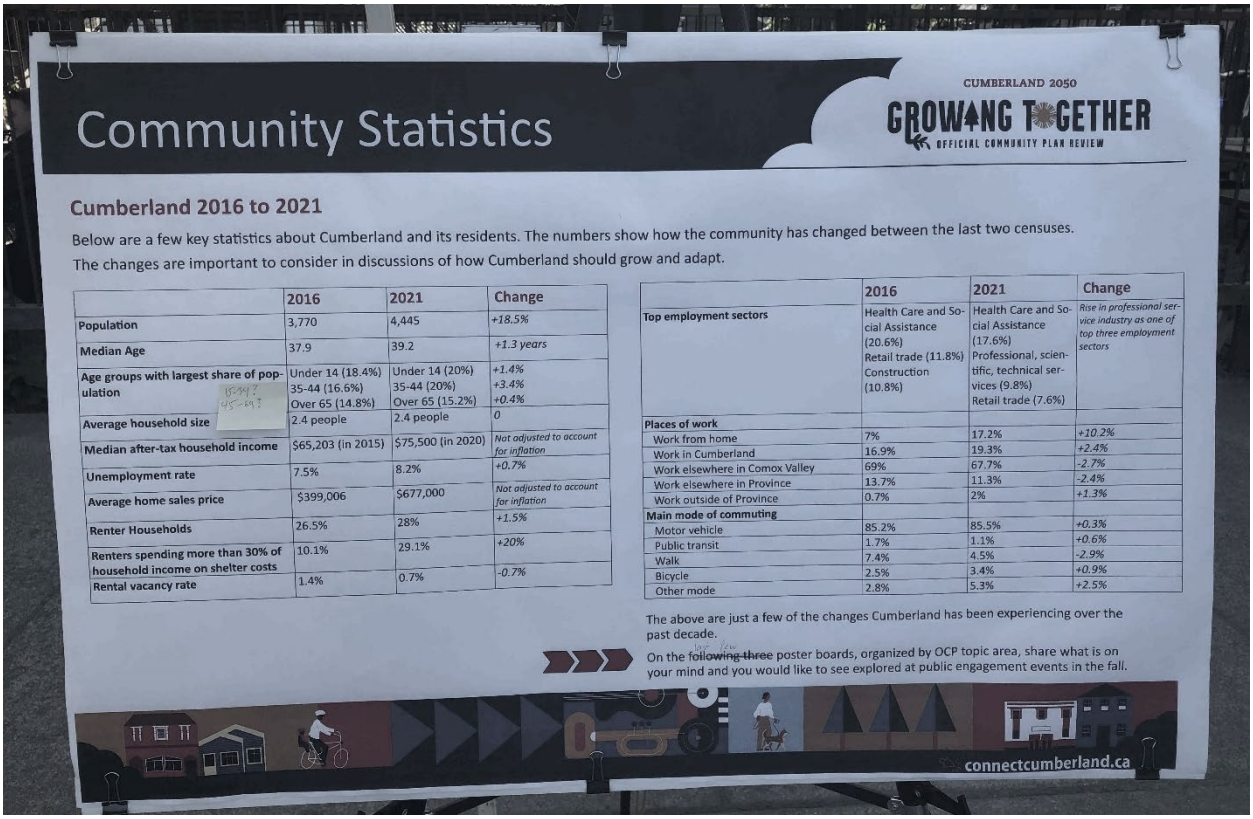
	Comments under Community Well-Bring moved to other sections:	Section
	Development Application Process	
	Hire more staff or streamline review and approval of subdivision, deveopment permits, etc.	Built Environment
	Urban Agriculture / Food Choices	
	Community gardens, seed stake sheds, seed drying sheds, composting toilets	Economy
	Trees	
	Trees	Natural Environment

Comments contributed under the section titled “Other” were related to Community-Well Being and are included above.

Appendix 3: Photo Record of Poster Boards







Community Statistics

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

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.

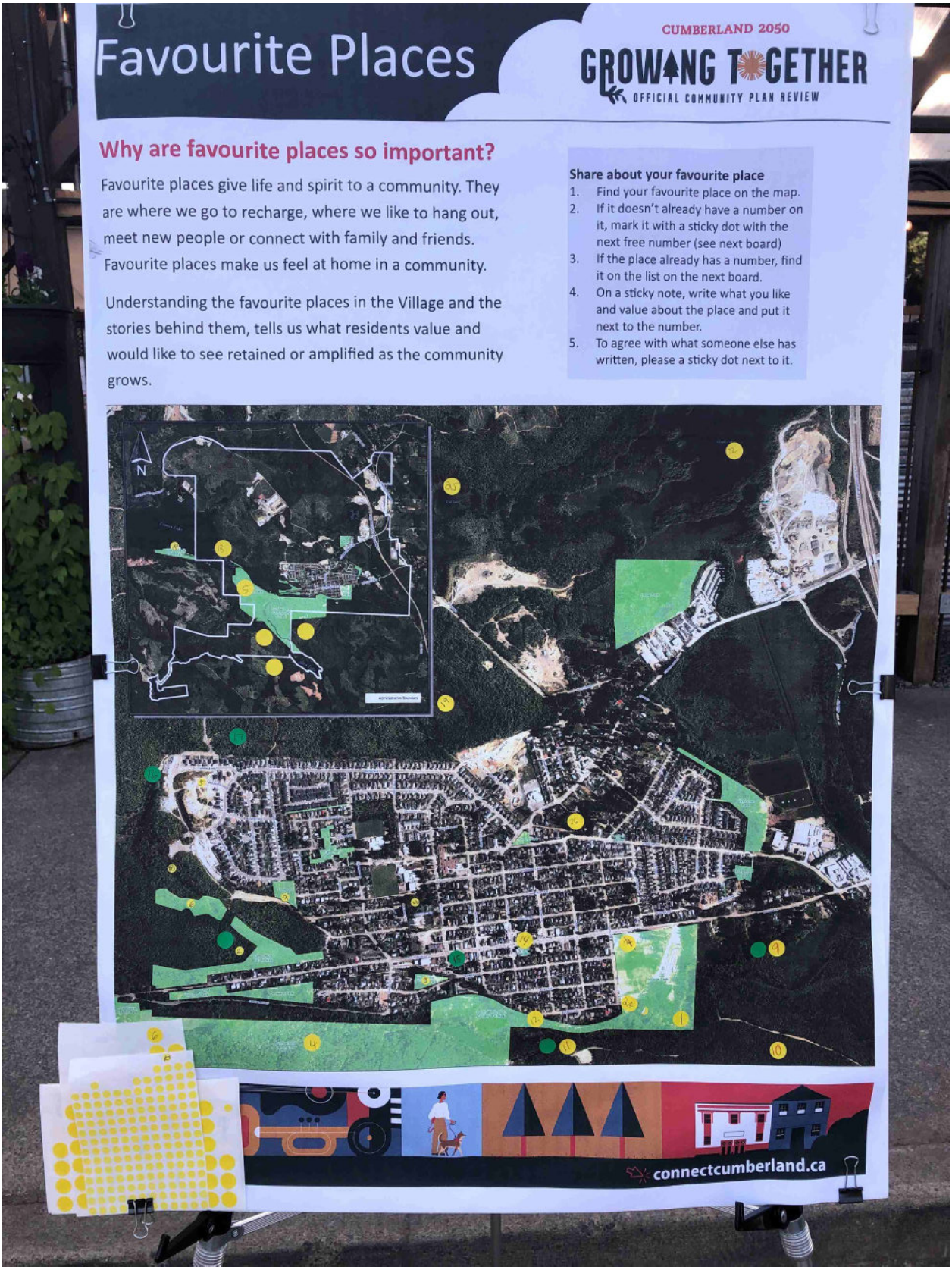
	2016	2021	Change
Population	3,770	4,445	*+18.5%*
Median Age	37.9	39.2	*+1.3 years*
Age groups with largest share of population	Under 14 (18.4%) 35-44 (16.6%) Over 65 (14.8%)	Under 14 (20%) 35-44 (20%) Over 65 (15.2%)	*+1.4%* *+3.4%* *+0.4%*
Average household size	2.4 people	2.4 people	*0*
Median after-tax 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%*

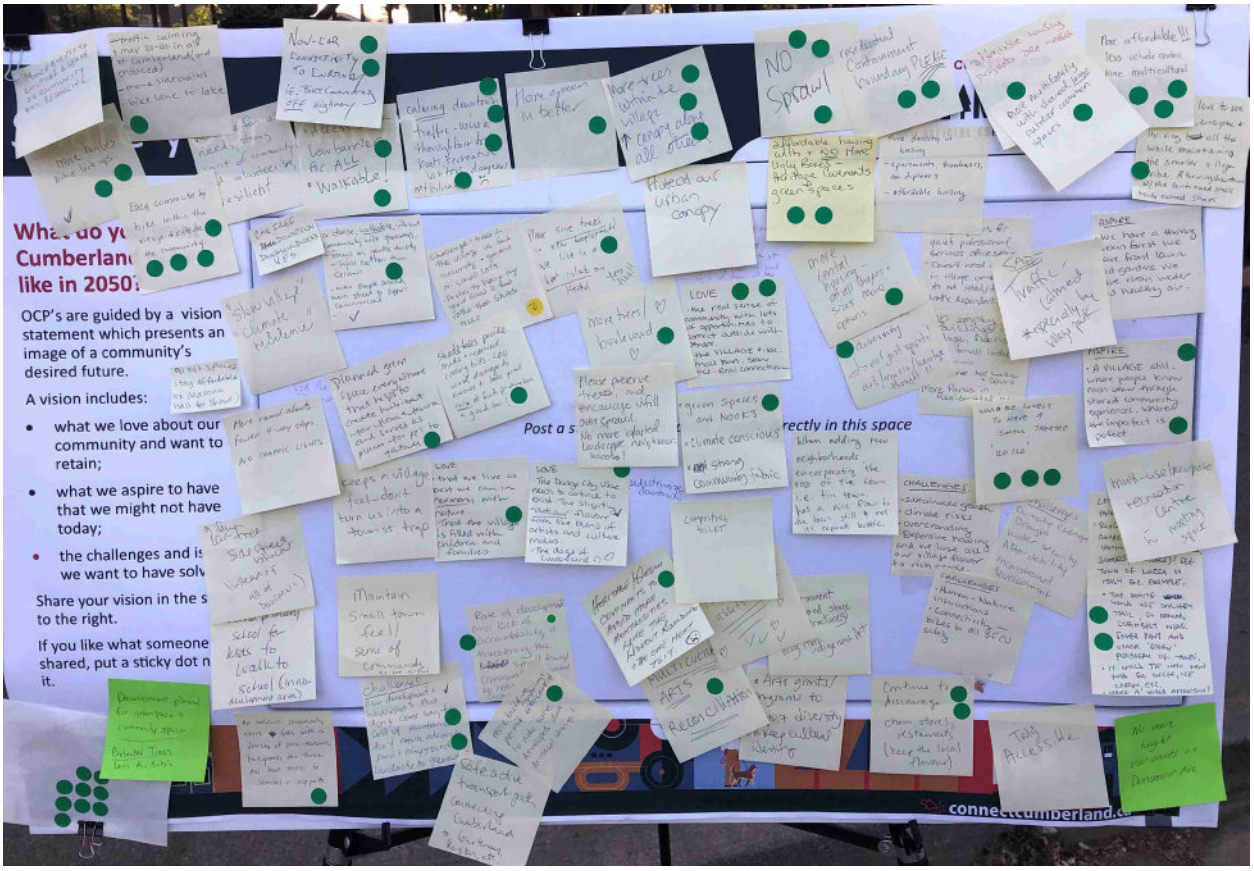
	2016	2021	Change
Top employment sectors	Health Care and Social Assistance (20.6%) Retail trade (11.8%) Construction (10.8%)	Health Care and Social Assistance (17.6%) Professional, scientific, technical services (9.8%) Retail trade (7.6%)	*Rise in professional service industry as one of top three employment 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.

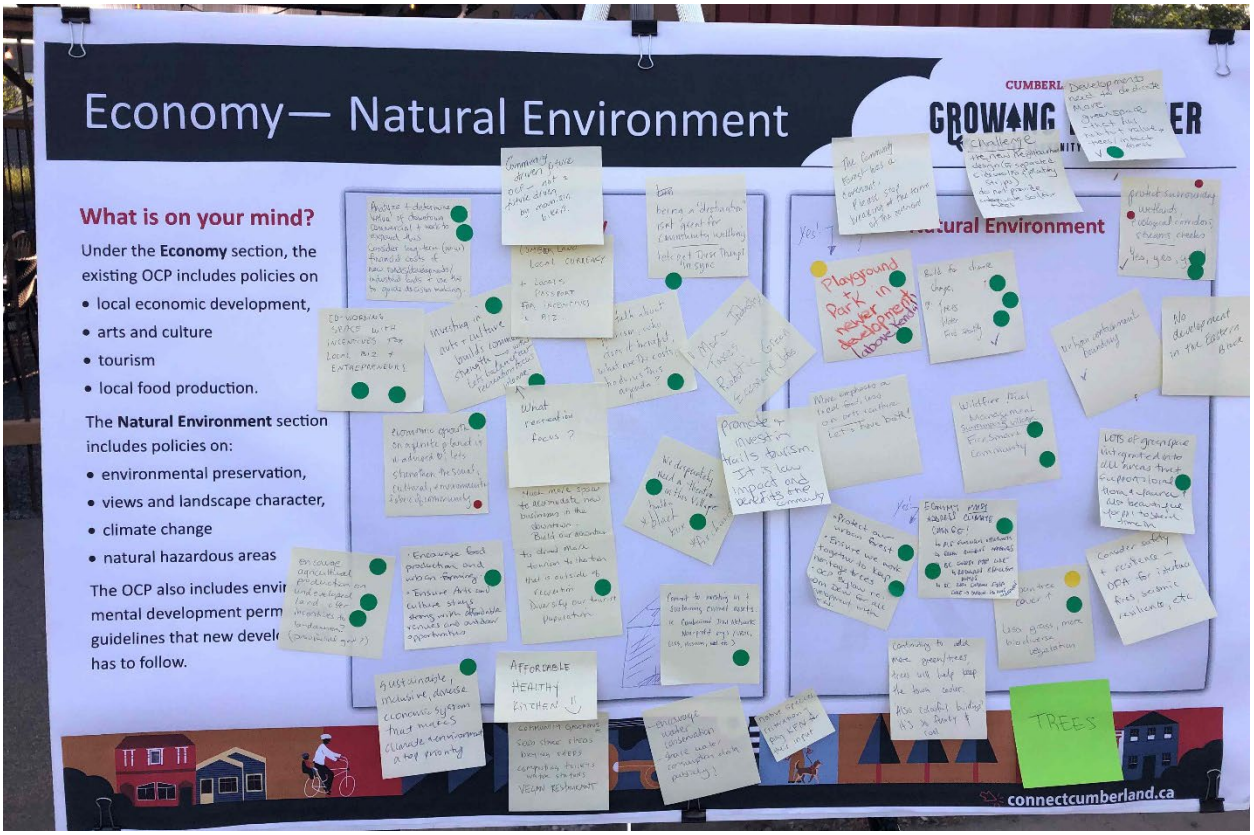
On the ~~following three~~ poster boards, organized by OCP topic area, share what is on your mind and you would like to see explored at public engagement events in the fall.

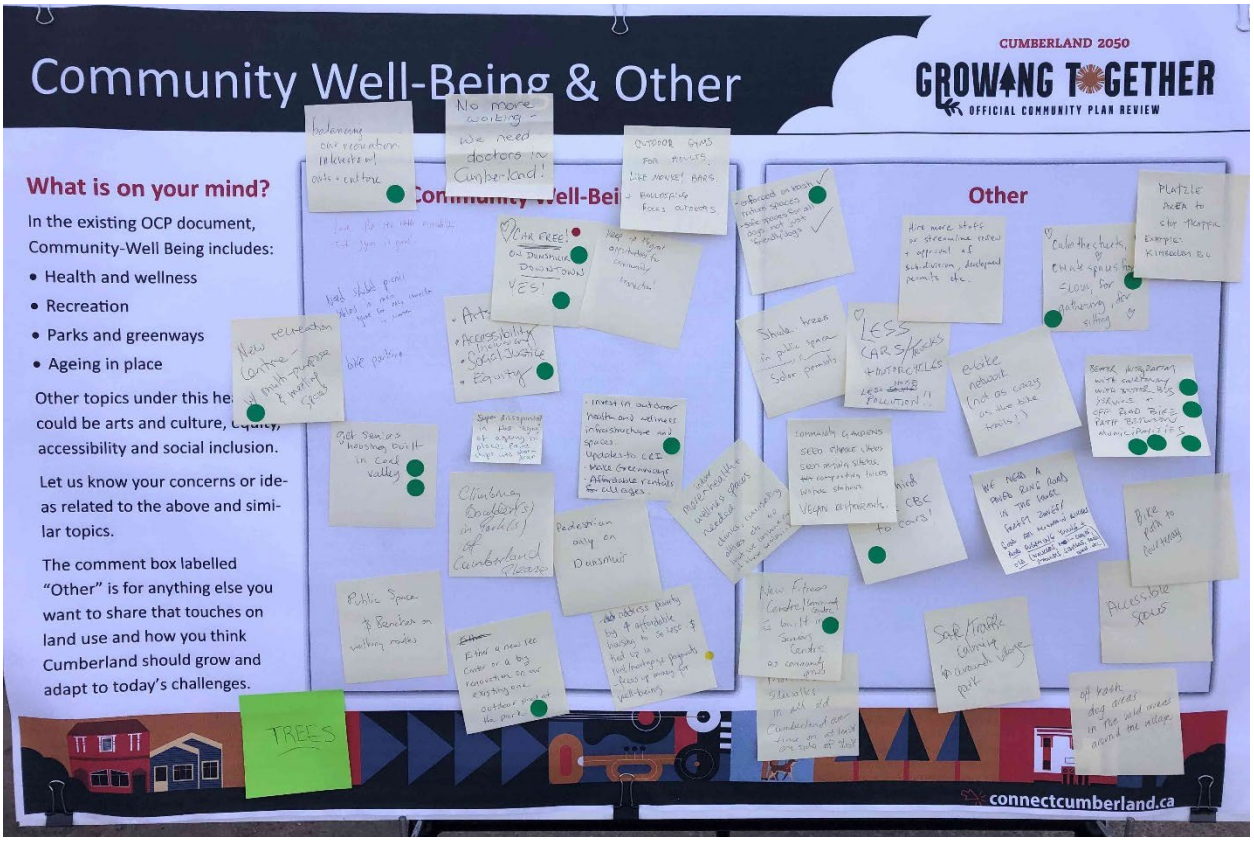
connectcumberland.ca

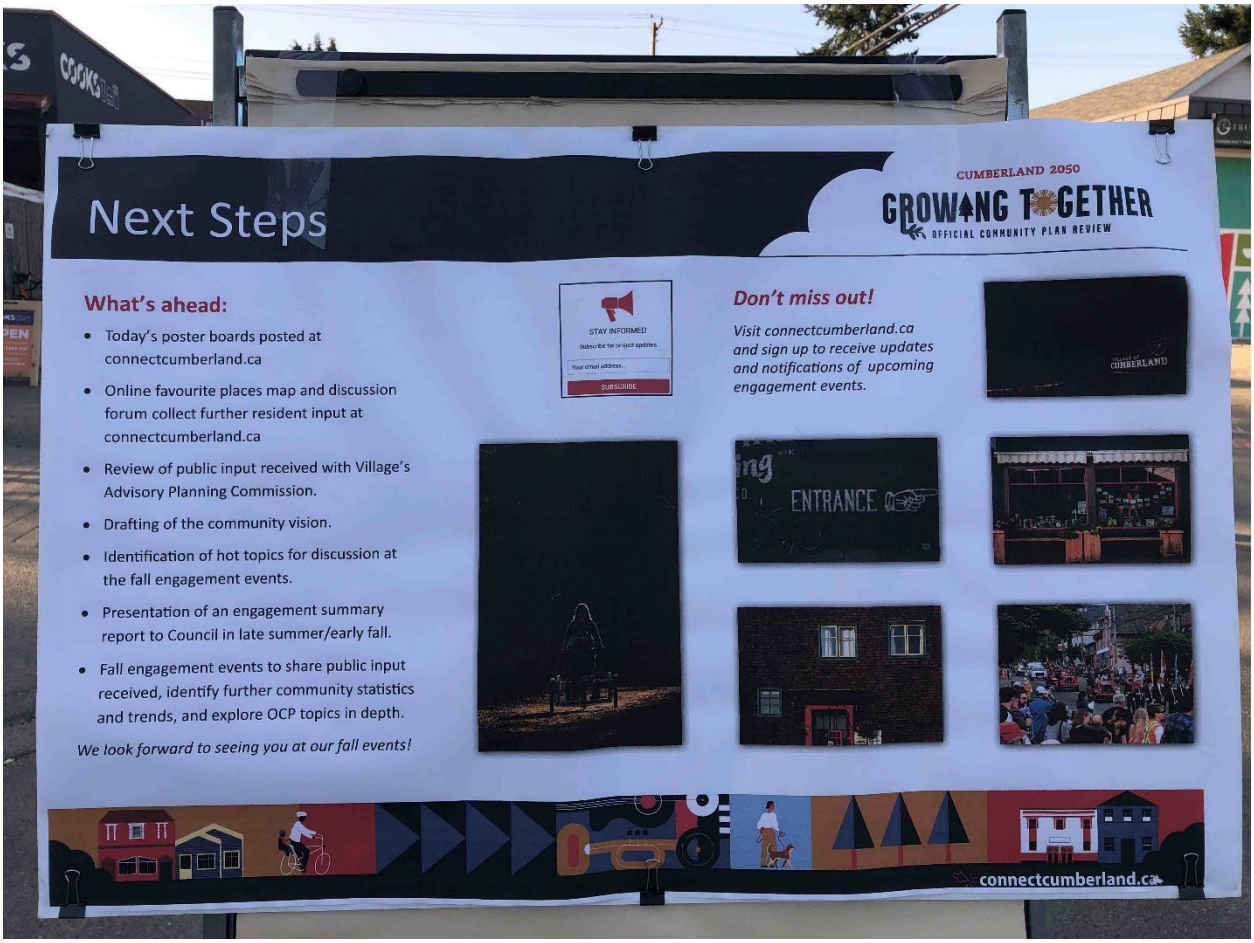

Favourite Places
CUMBERLAND 2050
GROWING TOGETHER
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Why are favourite places so important?
Favourite places give life and spirit to a community. They are where we go to recharge, where we like to hang out, meet new people or connect with family and friends. 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 (see next board)
3. If the place already has a number, find it on the list on the next board.
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.
N
connectcumberland.ca


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 is we want to have solv
Share your vision in the s to the right.
If you like what someone shared, put a sticky dot n it.
Post a s
rectly in this space
connectcumberland.

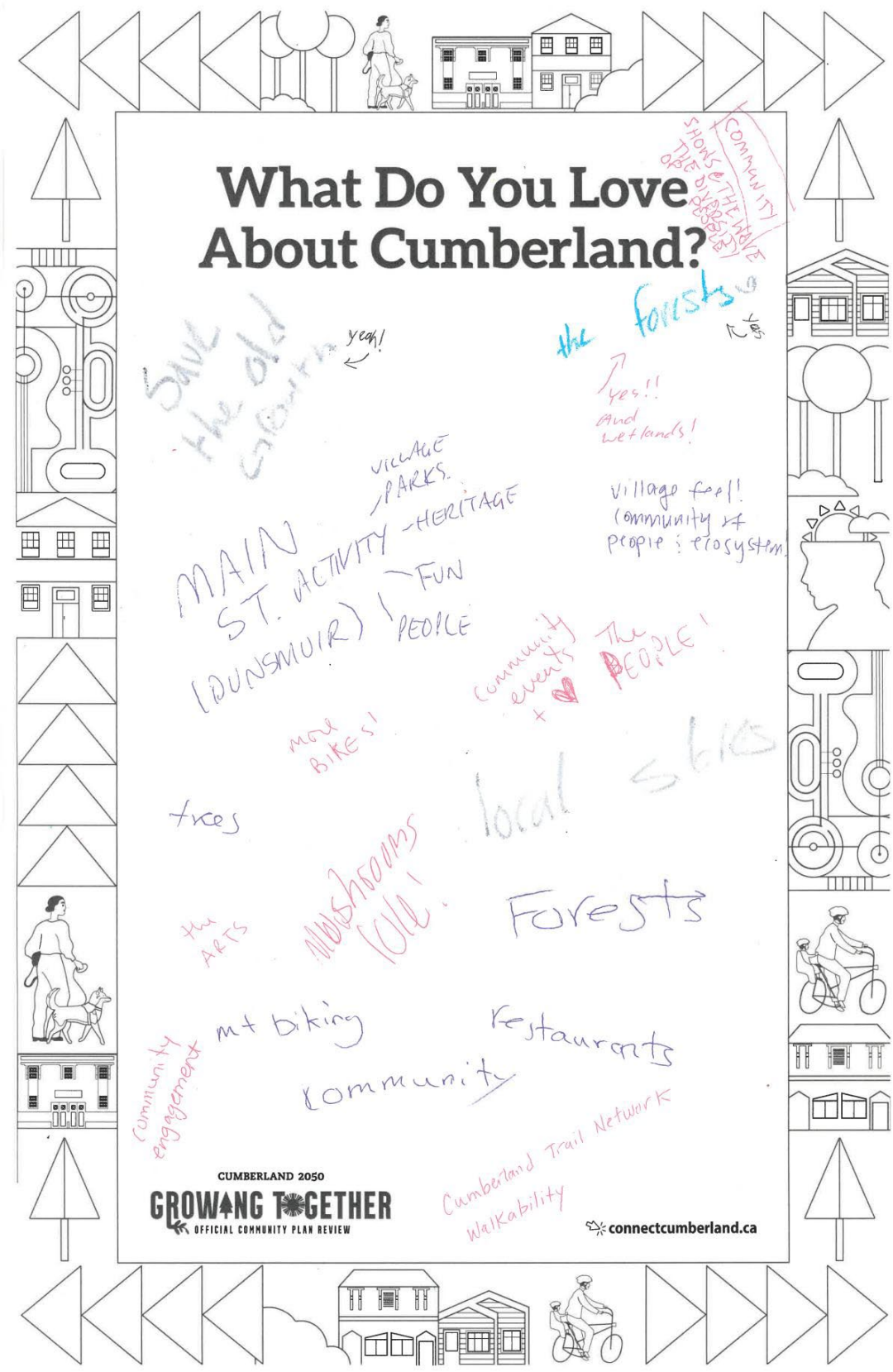

Built Env t
What is on your
The Built Environment is a broad topi area in the OCP and includes:
Location of desired futu ses:
Single and low densit
Multi-family residential
Industrial
Commercial
Areas that will fut growth
Housing
Heritage preservation
Municipal infrastructure (utilities
Transportation and connectivity
Areas for sand and gravel extract
Share your thoughts, concerns a ideas related to these topics.
I do not Support Cayet development - Lets change zoning to get development for lack of
Clean Air Expedite the transition from Wood stoves
Maldensity Multifamily
Densification
Town Centre Design Guidelins (DPA)
connectcumbe


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 envi
mental development perm
guidelines that new devel
has to follow.
Natural Environment
Playground Park in newer development
TREES
connectcumberland.ca


Community Well-Being & Other
CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW
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 he
could be arts and culture,
accessibility and social inclusion.
Let us know your concerns or ide-
as related to the above and simi-
lar 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.
Other
No more working - we need doctors in Cumberland!
CAR FREE! On Dunsmuir Downtown YES!
TREES
connectcumberland.ca


Next Steps
CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW
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!
STAY INFORMED
SUBSCRIBE
Don't miss out!
Visit connectcumberland.ca and sign up to receive updates and notifications of upcoming engagement events.
ENTRANCE
connectcumberland.ca

Appendix 4: What do you Love About Cumberland Drawings



What Do You Love About Cumberland?



CUMBERLAND 2050

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What Do You Love About Cumberland?

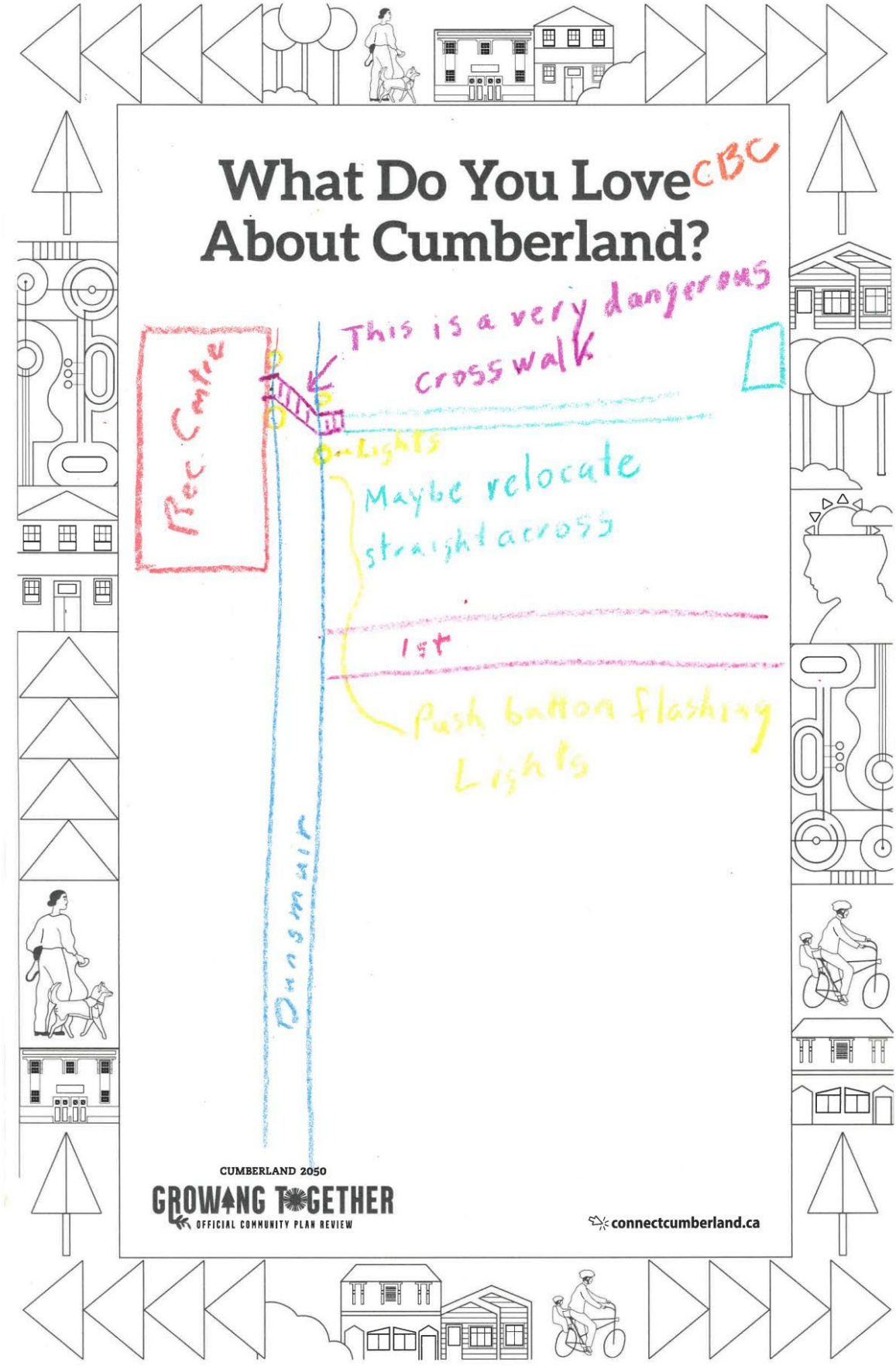


CUMBERLAND 2050

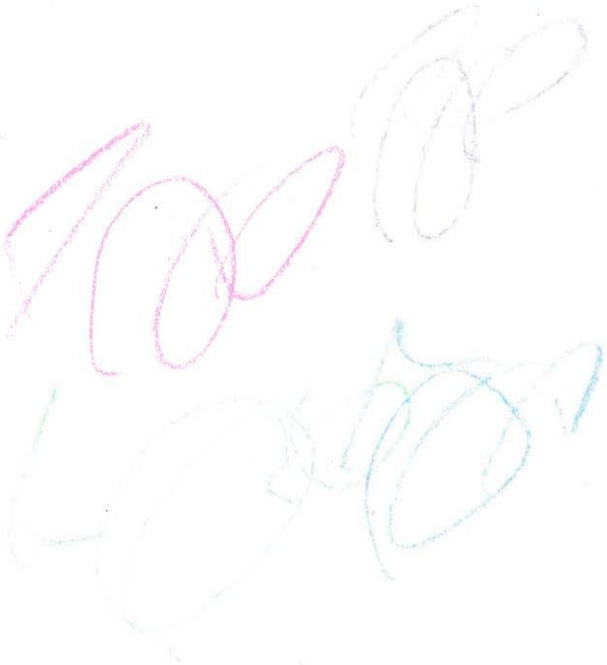
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What Do You Love About Cumberland?
CBC
This is a very dangerous crosswalk
Rec Centre
Lights
Maybe relocate straight across
1st
Push button flashing Lights
Crosswalk
CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW
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What Do You Love About Cumberland?



CUMBERLAND 2050

GROWING TOGETHER

OFFICIAL COMMUNITY PLAN REVIEW

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Appendix 5: Responses to On-line tools as at July 11, 2023

1. Vision for Cumberland

Similar themes are highlighted in the same colour. The themes and colour codes are in the table below the contributions.

My vision for Cumberland: A community that looks out for one another, continues to protect our natural assets, and expands inclusivity to welcome all. Our OCP needs to put climate change adaptation at the front. New developments are heat islands because climate change was not considered (all mature trees cut down for example).

The new welcome posts are amazing and help remind residents and visitors that we are on K'omoks land. I would really like to see us working deeply with the K'omoks First Nation. For example, when making the new park trail name..the kids competition was cute but how about letting the K'omoks members decide on names for our new trails and streets? Other examples: Work with them in the design and delivery of the new child care facility. An Indigenous garden on Dunsmuir. How are developers required to work with them when designing new developments? How are you working with them in the OCP process? And here's an opportunity to really be a leader and consider what role the village could play in encouraging this type of reciprocity: https://www.reciprocitytrusts.ca/

My vision is that Cumberland has retained it's small village feel even though densification has happened in parts of the Village. The car is no longer the main focus of transportation and that bicycles have learned to share space with people on foot. Also that the Village looks at climate change when deciding subdivisions and construction of buildings. That there are not four story buildings of residences that do not have ability to cool and not just with a little window and door to open but that heat pumps are required. Scattered throughout the Village would be benches to encourage people to walk, visit and contemplate. Peace Park would have its own Welcoming Totems. There would be many small parks in each area and not just counting on the parks that exist in 2023. The heritage of the Village would be celebrated and not denigrated. Music and art would flourish.

I would hope that the streets are fixed by then, as I have limited mobility and walk with a walker and I would love to see an indoor swimming pool with a hot tub and sauna in the CRI.

Many people in the village would not appreciate their streets being named by a group other than our elected council. The site linked to in your comment speaks about citizens of our village as 'colonizers' - this language is divisive and non-inclusive. It has no place in Cumberland. Working with First Nations is important but the ideas you have presented are not appropriate.

Cumberland is a walkable community. Every street has sidewalks. Benches for sitting/rest exist on major/direct pedestrian routes. Bike lanes and bike routes to Royston; Courtenay

and Comox. Most buildings have a some a variety solar power panels; as well as bus shelters; street lights; etc. Other solar power opportunities are explored. All power lines are below grade. Sidewalks/paved trails are maintained. Affordable housing is defined without using the word: "more"! Property tax rate for affordable housing is reduced/subsidized by 'regular' property tax payers; as well as Provincial funding sources. Recreation focuses on outdoor activities/facilities. These are some initial/quick thoughts - more to come.

Being able to walk and bike easily to the village, trails, my work in Courtenay, and my home are all important to me. I want to see our village aspire to collaborate with one another and work on supporting everyone to be comfortable and well cared for, regardless of income, age, gender, race, etc. Having services embedded in our village (dentistry, primary health care, a grocery store with healthy options, for example) are ways for people to live well and stay within their community for most major needs. I hope that we will be able to expand access to these services and ensure their sustainability for many years to come. As well, a multi-use path that is off the highway to connect to Courtenay/Comox would be wonderful. I ride from Cumberland to Courtenay 4 times per week for work and it is always a bit terrifying to ride down the connector/Cumberland road. I think having a safe way to get into town would mean more people choosing active transport.

Love your points! Bike friendly connector is critical! Love your points! Safe bike infrastructure along the connector is a high priority!

We see a community that is walkable and has a thriving arts scene. Community gardens flourish and population growth has not outpaced public services. Having safe bike routes out of Cumberland and through Courtney/Comox is very important for climate change and healthy communities. Also - having a village friendly to small business. This will provide local jobs and expand tax revenue. Competition will make the existing businesses better. Finally - having a village council that uses tax dollars frugally. For the past few years homeowner property taxes have increased far more than wage growth. This is not sustainable in a rising interest rate environment.

I share the same vision with Cumberland being a walking and bike friendly place, where these modes of transportation are encouraged supported. I'm not sure if this is the right venue, but having a bike friendly connector is also something that's important to me. I think it's important to be mindful of the current financial situation. Canadians are in more debt and inflation with rising interest rates has made things tight for many local families (regardless of where in Cumberland they live). I would love to see a Cumberland that balances this with the desires of the community. In addition, I think it's important to remember what builds community, and I would love to hear plans centered around building an inclusive community. This does not have to include expensive infrastructure, but the support of small local business, music/ outdoor events, family friendly events, and the overall encouragement of building a community while bringing people together. Supporting the mental and physical health of those in this community should not be forgotten.

Invest more in the health of citizens by investing more in recreation and trails. Doing this will create healthy and vibrant communities that support healthy economies.

Summary of the main themes expressed in the above contributions:

	Working closely with First Nations
	An inclusive and equitable community
	Sense of community and belonging
	Thriving arts and music community
	Pedestrian and bike-friendly
	Protection of the natural environment
	Parks, greenspace and amenities (benches)
	Action on climate change
	Improved indoor and outdoor recreation
	Infrastructure improvements
	More services in the community (health, grocery store, etc.)
	Support of small businesses and a healthy local economy
	Affordable housing
	Heritage celebrated
	Fiscally responsible

2. Favourite Places

Input under this online tool is organized by topic area.

Cumberland Community Forest and Adjacent Mosaic Lands

- Trail Entrance - Possibilities
- China Creek Trail. A beautiful cool and shady trail to escape the heat, makes an excellent running loop when linked with the Colliery Trail.
- Space Nugget [trail]. The forest here is so pretty.
- Iron Curtain [trail] – one of my favourite trails for running
- Thursday's child. Great for beginner bikers and dog walkers.
- The Community Forest. So amazing!
- Potholes!
- Tunnel Canary [trail]
- Top of Little Nikkei. Great views, close to town. Accessible trails.
- The eastern block are excellent trails for walking dogs, trail running, & biking
- The Eastern Bloc is my special space and the pin marks where I start to feel relaxed and happy about getting to go play in the woods.
- Children's Forest, off Trent River Main: The big trees, boardwalk and wetland in this area are beautiful.

Village Parks, Greenways and Greenspaces

- Village square park. Beautiful green space
- Village Square. Great gathering space in the heart of Cumberland.
- Off Comox Lake Road: The Wellington Colliery Trail is an old railroad bed and a perfect place for a cool shady walk on a hot summers day . It's surrounded by wetland and you'll see a variety of wildlife include many waterfoul, beavers, martins, muskrats and lots of native plants!
- I love the Number Six Mine park. A beautiful mature park, playground, meadow and his historical understandings
- Cumberland disc golf course
- Disc Golf Course
- Comox Lake and beach. Music in the park and space to spend time on hot summer days.
- Totem poles at the Peace Park. Welcomes everyone to Cumberland.
- Allen Lake - This is where I watched the Western Toad tadpoles transform into tiny toadlets leading up to their migration last year 2022, and this year 2023. I also see many garter snakes, dragonflies and unique wildflowers up at the lake too. Bottom of That Dam Trail.

Other Greenspaces/Recreation Areas

- Coal Beach/Whyte's Bay
- Bevan Road - Local residents love these trails around the wetland & use them multiple times daily. An integral wildlife corridor between the mountains and ocean that I would like to see preserved.
- The school forest is pretty incredible
- Comox Lake climbing area - These trails offer shady respite in the summer. The rock craggs, enormous boulders, & amp; waterfalls are unique. We always take visitors to this place.

Urban Neighbourhoods

- Beaumont Crescent - A place to play in my neighbourhood, there are no cars at the end of the dead end road
- Beaumont Crescent - Views of the ocean, Texada Island, and the Coast Mountains. I'd love to see this made into a park so Cumberlanders can continue to enjoy it
- Kendal Avenue - Ridge line trail - beautiful hiking spot and great views close to home
- Lindale Avenue - Cumberland's best sunset spot and view of the coastal mountain range. Would love to see this preserved as a park with a watch tower.

Local Businesses

- Village Bakery Best rye bread and almond croissants.
- Waverley Forever!

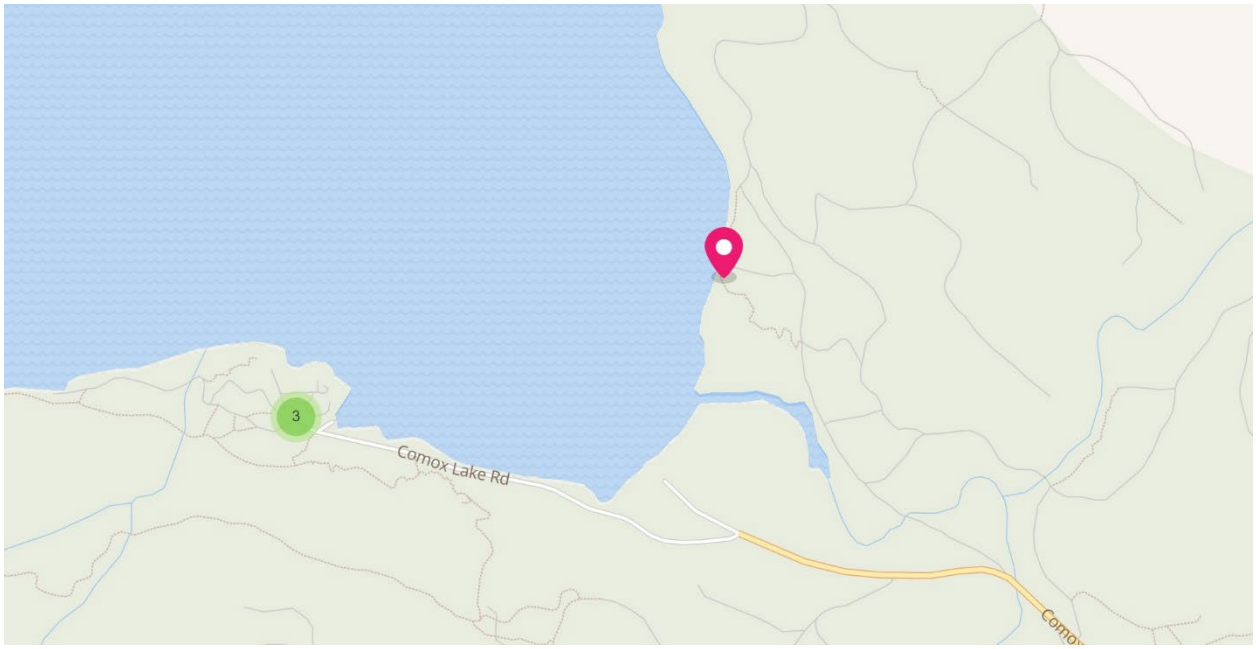
- I love the new gravity mountain bikes shop and the food trucks on this property. I just tried the Tameet food truck last night for the first time and it was delicious!

Recreation Facilities

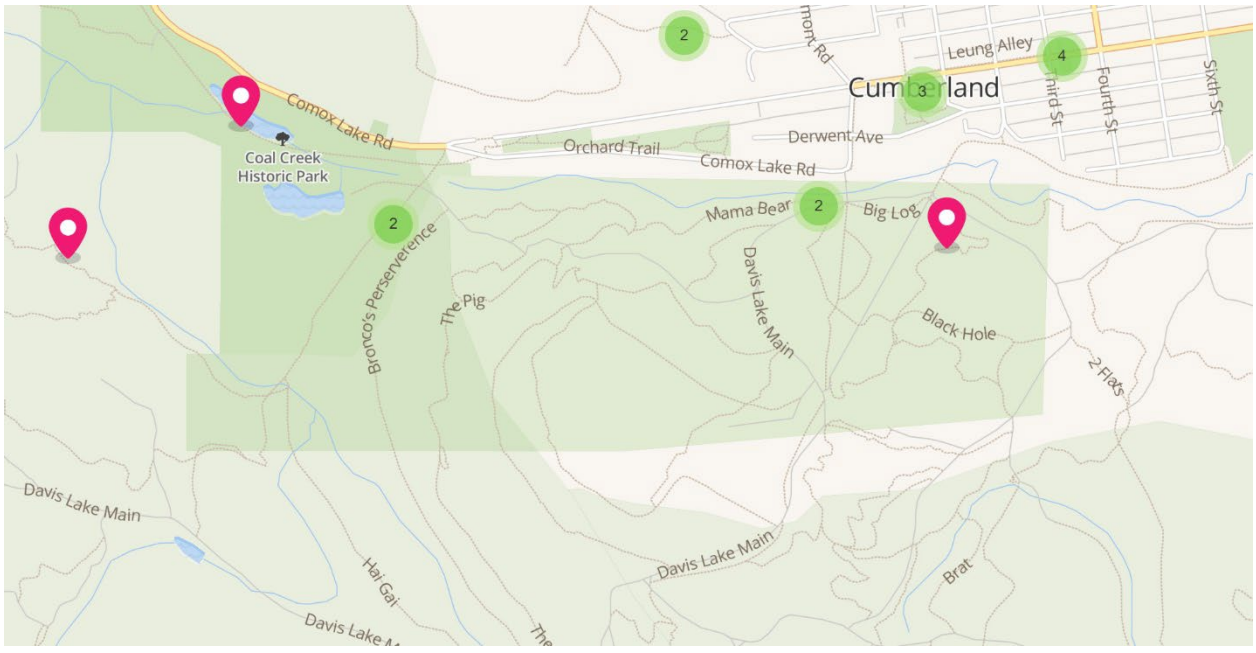
- Cumberland recreation centre. Amazing community resource
- Comox lake crags rock climbing and hiking trails

Favourite Place Maps

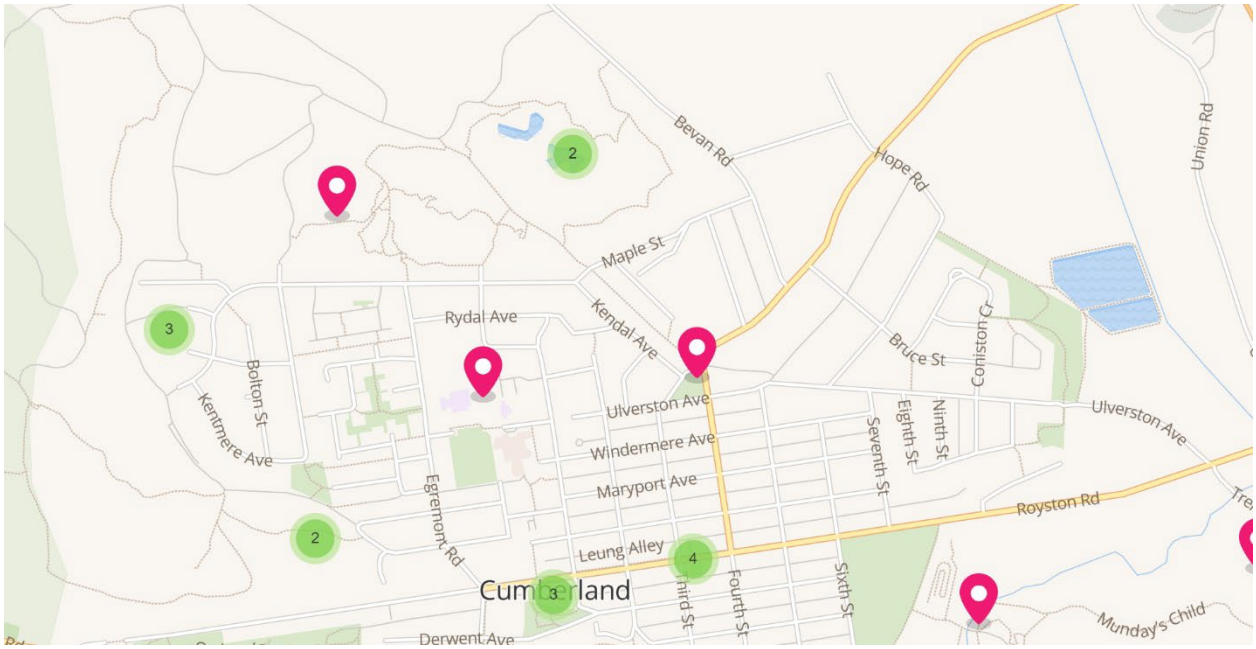
Comox Lake area



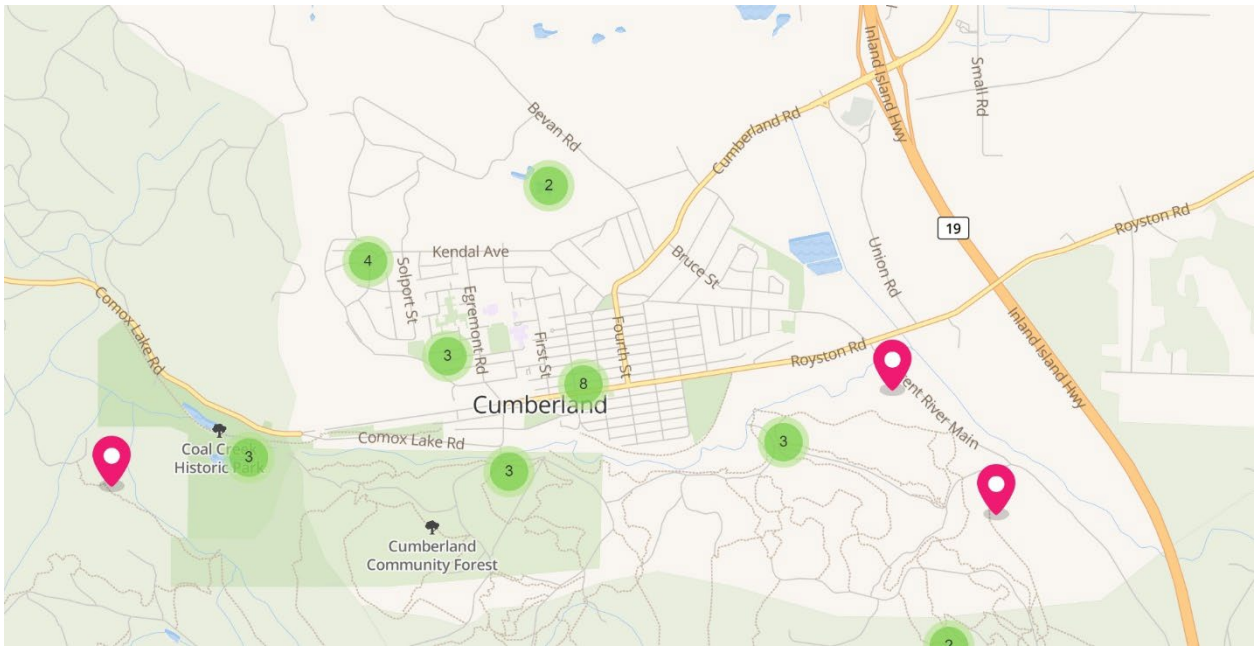
Cumberland Community Forest and Mosaic Lands



Developed area of Village



Overview Map



3. What's on Your Mind (topics for further discussion)

Built Environment

Community gardens

- Plant edible perennial plants like herbs in street beds. Create a community garden with allocations for those without yards and a free community garden for those in need.
- Community gardens for food security - community Gardens should be mandated with any multi-family build. Also any empty lots the Village has should be converted as such.

Responsible Growth

- Important that the village ensures that future residential growth does not outpace available services.

Dunsmuir Street facades

- Village should ensure consistent building facade theme for new builds on Dunsmier. It has charm but it is being lost with some new builds.

Tax incentives for small businesses

- Recommend the Village provide tax incentives for small businesses for their first 3 years. Will help expand the tax base beyond citizens.

Economy

Support for Small Businesses

- Recommend the Village provide tax incentives for small businesses for their first 3 years. Will help expand the tax base beyond citizens.
- Downtown businesses provide many benefits. I believe that if we did a financial analysis, we would find that the downtown commercial/residential buildings bring in the greatest tax revenue per acre of any property in Cumberland. They also often provide a diversity of housing (upstairs), employ local people, use other local services etc. I believe the Village should find more ways to support and expand this part of our community (while maintaining good urban form).

Natural Environment

Biking Network to Reduce GHG

- An efficient and very safe biking network throughout the Comox Valley will incentivize fitness and reduce GHG emissions.

Community Well-Being

Property Taxes Going Exponential

- Property taxes are rising far faster than homeowner's incomes. Financial prudence by the village will help everyone including renters.

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

July 24, 2023, 5:30 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Council Present:	Councillor Sean Sullivan, Chair Mayor Vickey Brown (attended electronically) Councillor Neil Borecky Councillor Jesse Ketler Councillor Troy Therrien
Staff Present:	Michelle Mason, Chief Administrative Officer Rachel Parker, Corporate Officer Courtney Simpson, Manager of Development Services Rob Crisfield, Manager of Operations Karin Albert, Senior Planner

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1. Call To Order

Chair Councillor Sullivan called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation.

2. Agenda

2.1 Agenda for Regular Council Meeting, July 24, 2023

Motion 23-173

Moved by: Ketler
Seconded by: Borecky

THAT Council approve the agenda for the July 24, 2023 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 23-174

Moved by: Ketler
Seconded by: Therrien

THAT Council adopt the following minutes:

- Regular Council Meeting, July 10, 2023, and;

THAT Council receive the following committee minutes for information:

- Homelessness and Affordable Housing Committee, Jun 19, 2023
- Advisory Planning Commission July 13, 2023

Carried Unanimously

4. Delegations

None

5. Correspondence

5.1 Vancouver Island Obon Cemetery Services

Motion 23-175

Moved by: Borecky
Seconded by: Ketler

THAT Council allocate $200 to the Obon Cemetery Tour from the Obon Tour donations in 2022, and direct staff to include a $500 budget allocation in future years to support the Obon Cemetery Tour.

Carried Unanimously

6. Unfinished Business

None

7. Reports

7.1 Tree Protection Bylaw Recommendations Report

Motion 23-176

Moved by: Borecky
Seconded by: Ketler

THAT Council endorse the approach to a tree protection bylaw presented in the Tree Protection Bylaw Recommendations Report prepared by Diamond Head Consulting.

Carried Unanimously

7.2 Stage 3 Water Restrictions

Motion 23-177

Moved by: Ketler
Seconded by: Therrien

That Council bring into effect Stage 3 water restrictions effective August 3, 2023.

Carried Unanimously

7.3 Official Community Plan Review - Phase 1 Public Engagement Report

Motion 23-178

Moved by: Brown
Seconded by: Therrien

THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023.

Carried Unanimously

7.4 Local Government Climate Action Program

Motion 23-179

Moved by: Borecky
Seconded by: Therrien

THAT Council direct staff to post on the Village website the Local Government Climate Action Program completed and signed attestation form to confirm all funds were, or will be, used towards climate action; and a completed PDF version of the required program survey.

Carried Unanimously

7.5 Glamping Sites Addition to Cumberland Lake Park Campground

Motion 23-180

Moved by: Ketler
Seconded by: Borecky

THAT Council support the purchase and installation of five sleeping barrels at Cumberland Lake Park and agree to take said barrels on as Village-owned assets; and

THAT Council direct staff to include funding for maintenance and eventual replacement of said sleeping barrels as part of the Village of Cumberland's 2024-2028 budget planning process.

Carried Unanimously

7.6 CMHC Housing Accelerator Fund Application

Motion 23-181

Moved by: Therrien
Seconded by: Ketler

THAT Council direct staff to submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in the staff report dated July 14, 2023, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Village's application under the Housing Accelerator Fund program; and

THAT Council authorize the Chief Administrative Officer to enter into any contribution agreements or amending agreements that may be required should the Village be approved for funding under the program.

Carried Unanimously

7.7 Subdivision Analysis

Motion 23-182

Moved by: Therrien
Seconded by: Borecky

THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multi-family and include that information in the Official Community Plan review.

Carried Unanimously

8. Bylaws

None

9. New Business

None

10. Notices, Motions and Announcements

- Advisory Planning Commission, August 10, 2023 4:00 pm Council Chambers
- Homelessness and Affordable Housing Committee, August 16 9:30 am Council Chambers

- Board of Variance, August 16 at 11:30 am Council Chambers
- Heritage Committee August 17 at 4:00 pm in Council Chambers
- Next Regular Council Meeting September 11, 2023 at 5:30 pm ***Watch for special meetings that may be required and will be posted to the cumberland.ca with as much notice as possible.*

11. Question Period

Questions were received on the follow matters:

- tree protection bylaw

12. Closed Portion

Motion 23-183

Moved by: Borecky
Seconded by: Therrien

THAT Council close the meeting to the public at 7:07 p.m. pursuant to Section 90 of the *Community Charter* to consider:

- the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;
- labour relations or other employee relations.

Carried Unanimously

13. Adjournment

Motion 23-184

Moved by: Borecky
Seconded by: Therrien

THAT Council adjourn the meeting at 7:51 p.m.

Carried Unanimously

_____

Mayor

_____

Certified Correct by Corporate Officer

The Corporation of the Village of Cumberland
Homelessness and Affordable Housing Committee Minutes

August 16, 2023 at 9:30 a.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Kathy Duperron, Chair
Debbie Bowman
Bobby Herron
Jesse Kettler, Councillor
Mark Fortin
Lindsay Monk

Staff: Karin Albert, Senior Planner

The chair called the meeting to order at 9:35 a.m.

1. Approval of Agenda

Moved by: Fortin
Seconded by: Monk

That the HAH approve the agenda for August 16, 2023 as presented.

Carried Unanimously

2. Minutes

As internet connection was down, the minutes could not be called up and projected onto the screen.

Moved by: Herron
Seconded by: Fortin

That the minutes of the July 19, 2023 be tabled for approval at the next meeting.

Carried Unanimously

3. Unfinished Business - NONE

4. New Business

4.1 Official Community Plan Review – Housing

The Committee continued their discussion on progress to implement affordable housing actions, review of existing OCP policies and identification of gaps started at the July 19, 2023 meeting.

DISCUSSION

- Good progress has been made to implement the strategic actions identified in the Village's Affordable Housing Implementation Framework, 2016.
- A number of actions that have not been entirely completed or are ongoing remain relevant and should be considered for inclusion in the new OCP:
    - Action 4: Develop and enact affordability guidelines for housing agreements with developers that protect designated units in perpetuity
    - Action 5: Develop an "Affordable Housing in Cumberland" brochure [or web page] on how the Village supports market and non-market developers in the development process
    - Action 8: Support applications to senior government for funds (e.g. CMHC, BC Housing)
    - Action 9: Develop regulations to protect existing rental market housing stock
    - With regards to Action 10 – rephrase to: Develop Land Bank *and build up* the Affordable Housing Reserve Fund through affordable housing contributions.
- Other important policies to consider for inclusion in the OCP are:
    - Develop a clear definition of affordable housing
    - Support regional affordable housing initiatives, such as a regional housing corporation and employee housing initiatives.
    - Consider a separate Coalition on affordable housing. The Coalition to End Homelessness has a lot on their plate dealing with homelessness issues.
    - Support non-profit housing societies in their work to provide affordable housing units.
    - While all housing types are important, put focus on supporting the development of non-market housing from the housing options along the housing spectrum.
    - Provide municipal properties for affordable housing/mixed use. Enter into partnerships with non-profits and developers and BC Housing – as part of a civic building replacement plan.
    - Seek opportunities to acquire properties for affordable housing through the development process.
    - Redevelopment could extend to any property, including bare land
    - Partner with non-profit organizations

    - Develop a policy to reduce parking requirements in all residential zone based on certain criteria, e.g. proximity to transit/alternative transportation corridors, income levels in the units.
    - Allocate land in the Village that could be used for container housing, e.g. Maple Pool in Courtenay.
    - Support lower cost housing, trailer parks / mobile homes
    - Explore permitting short-term residence in RVs and Tiny homes. For example, explore temporary use permits for RV's like in Valemont to permit campers in people's yards.
    - Advocate for a review of the BC Building Code to permit different standards for tiny homes.
    - Advocate for provincial legislative changes on rent controls, and to facilitate affordable housing.
- As part of discussions with the public, provide a narrative of the current situation in Cumberland.

5. Next Meeting

The next scheduled meeting of the Homelessness and Affordable Housing Committee is on Wednesday, September 20 at 9:30 a.m.

6. Adjournment

The meeting was adjourned at 10:55 a.m.

The Corporation of the Village of Cumberland
Advisory Planning Commission Minutes

August 24, 2023 at 4 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Nick Ward (Chair)
Janet Bonaguro (Secretary)
Jason Ross
Ryan Camp
Genevieve Burdett

Regrets:
Debbie Bowman
Jaye Mathieu

Staff Present:
Karin Albert, Senior Planner
Seamus McConville, Planner (brief visit, introduction)

Guests Present:
None

The meeting was called to order at 4:04 p.m.

1. Agenda

Moved by: Bonaguro
Seconded by: Camp

THAT the APC approve the Agenda for July 13, 2023.

Carried Unanimously

2. Minutes

Moved by: Ross
Seconded by: Burdett

THAT the APC adopt the minutes of July 13, 2023.

Carried

3. OCP Review

a) Data and trends affecting land use planning

- Karin reviewed data provided in agenda package and additional supporting slide deck

b) Criteria to guide development and evaluation of planning scenarios

- What are the ends (objectives) we are trying to meet? These will serve as design criteria to assess future planning efforts.
  - **Economic sustainability** (not necessarily growth, residential/commercial/industrial tax base, long term infrastructure management, access to municipal services, cost to service lots/infrastructure, municipal capacity and resources available, more commercial office activity in the village/ increase local employment opportunities/more people working locally vs commuting, water and wastewater system capacity)
  - **Character** (village feel, heritage, visual/sensory interest, vibrancy, arts, culture, building form, private open spaces, diversity of building form)
  - **Climate** (reduce sprawl, reduce wildfire risk, increase tree canopy, reduce GHG emissions)
  - **Social inclusivity and diversity** (social diversity, economics, accessibility, housing affordability, equity, diversity, inclusion (EDI), aging in place, housing options)
  - **Ecosystem** (preservation and creation of environmental/natural assets, watershed protection, water use reduction, wildlife, biodiversity)
  - **Connectivity** (walkability, within the community and commuting to the CV, alternative transportation options, leverage trail network, proximity to employment, distance to schools, recreation, parks, pedestrian and cyclist safety)

- Potential strategies to achieve the objectives above:
  - Urban containment boundary
  - Downtown/urban/housing densification
  - Wildfire interface (reduce development in wildfire interface areas)

- What are the means (tools) we have to meet these ends?
  - Housing development/containment

- Commercial and industrial development
- Transportation (transit, roads, sidewalks)
- Environmental assets (trails, parks)
- Taxes and fees
- Development design criteria (design for climate adaptive circumstances e.g. design to 1 in 100 year storms)

c) Further data and mapping needs

- Aging in place data (trends in terms of elders moving out of rural areas and into areas where specialized medical care is available)
- Demand for commercial and industrial land
- Infrastructure costs
- Tax revenue per lot (which buildings are making/losing money) e.g. is Stoneleigh Crescent sustainable compared to the rest of Coal Valley?

4. Next Meeting

The next regular APC meeting is Thursday, October 12, 2023 at 4:00 pm.

5. Adjournment

Camp: THAT the meeting adjourn at 6:06 p.m.

The Corporation of the Village of Cumberland
Heritage Committee Minutes

September 21, 2023 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Meaghan Cursons, Chair
Neil Borecky, Councillor
Tanis Frame
Lois Harris

Regrets: Hugh McLean

Staff Present: Karin Albert, Senior Planner

The meeting was called to order at 4:00 p.m.

1. Agenda

Moved by: Harris
Seconded by: Borecky

THAT agenda items 4.2 Statements of Significance and 4.3 Community Heritage Register Project be discussed before 4.1 OCP Review.

Carried Unanimously

Moved by: Borecky
Seconded by: Harris

That the Heritage Committee approve the agenda for September 21, 2023 as amended.

Carried Unanimously

2. Minutes

Moved by: Frame
Seconded by: Harris

THAT the Heritage Committee adopt the minutes of July 20, 2023.

Carried Unanimously

3. Unfinished Business

July 20, 2023 Committee resolution: Formation of a sub-committee to review criteria and make recommendations for additions to the Heritage Register.

DRAFT

- If all members of the Committee wish to participate in this work, establishment of a subcommittee is not required. Since the Committee selects its own chair, the current chair can hand over the chair to another Committee member for that work.

July 20, 2023 Committee resolution: Recommendation for Committee to be the link for art, culture and public space for the OCP Review, in addition to heritage.

- Council has not considered this request, did not meet in August. The recommendation will be presented to Council in October.

4. New Business

4.1 Statements of Significance

- The Village received funding from the BC Heritage Legacy Fund to complete five Statements of Significance (SoS's) for sites identified by the Heritage Committee: 2719 Dunsmuir Avenue (former Moons Records, Peacey's drugstore, etc), the Bevan Houses, the Collieries railway, Perseverance Creek wetlands, and the 00 survey marker.
- Village is hiring Elana Zysblat to research and write the SoS's.
- Elana will attend an upcoming Committee meeting.

4.2 Community Heritage Register Project

- Request Hugh to develop and recommend a process to review the Heritage Inventory with the Heritage Committee to identify additional heritage resources to recommend to Council for addition to the Community Heritage Register.
- Work can be undertaken at a regular meeting or the Committee can schedule a separate meeting. The meeting has to be public.

4.3 OCP Review – Public Engagement on Heritage

- The August 14 staff memo outlines existing heritage work completed by the Village, heritage protection tools available to municipalities, an extract of the Village's existing heritage policies from the OCP for reference, and a few possible policy updates for discussion.
- ***Top obstacles or challenges to heritage conservation in the Village:***
    - There are no incentives for heritage conservation.
    - Heritage is more than built structures, it's also about a sense of place too.
    - Lack of flexibility for heritage buildings within the VCMU-1 zone.
- ***Suggestions for updates to heritage policies, the Heritage Conservation Area (HCA) guidelines, and zoning:***
    - There could be different zones within the downtown core, respecting different needs of new and old buildings. Alternatively, there could be more flexibility within the VCMU-1 zone to accommodate different setbacks, parking availability on lots with heritage buildings.

- HCA guidelines need to allow for eclectic buildings, as downtown buildings do not represent a single era.
- Need to re-imagine what heritage is in the downtown, it's more than a date stamp or an era, there is a need to communicate what heritage is in a way that resonates with people – every building has a story, it's not just about the physical structure.
- People want sun on the street, don't want a tunnel of high buildings, not a monolithic main street. Need more permissive setback and/or requirements for reduced massing on upper storeys.
- As we talk about heritage, don't want a car centric community.
- What compromise are we willing to make to preserve land?
- Can't replicate what's here, important to incorporate the old and the new and promote diversity in building style and type.
- With regards to climate change and building materials, e.g fire smart, include more language to that effect in the HCA guidelines. Move to best practices for climate change mitigation and adaptation.
- Encourage variety in colours – not every building has to have the "Cumberland red".
- HCA guidelines to place emphasis on the importance of eclectic nature of downtown core.
- Re-write introduction on Cumberland's history to acknowledge First Nation presence on the land before arrival of the settlers.
- Consider completing SoS's for zones or neighbourhoods. People like being part of a neighbourhood. HCA's could support neighbourhood identities.
- Heritage preservation as a tool to promote social inclusion.
- Subdivision standards may move Village to a more suburban look. E.g. when older neighbourhoods are re-developed is it a requirement to update the lane to a new standard? Is the requirement within the Master Municipal Construction Document standards (MMCD's) or Village bylaws?
- A key OCP policy is to review the zoning bylaw and subdivision servicing bylaws and their impact on preservation of heritage character of neighbourhoods and heritage buildings.

- Continue to encourage strong ties to the Cumberland museum, invite Rozz, the Executive Director from the museum, to Heritage Committee meetings.

5. Next Meeting

Next scheduled Heritage Committee meeting is Thursday, October 19, 2023. Quorum might be a challenge on that date, Oct. 26 is a possible alternate date.

6. Adjournment

The meeting was adjourned at 5:30 p.m.

COUNCIL REPORT

REPORT DATE: 10/5/2023
MEETING DATE: 10/16/2023

File No. 6480-01 (OCP Review)

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Update on Official Community Plan Review

RECOMMENDATION

THAT Council receive the Update on Official Community Plan Review report for information.

PURPOSE

This report provides an update on the Official Community Plan (OCP) review. Recent activities include consultations with Village Committees, data compilation for the demographics and housing sections of the OCP, and contract award (issuance of a Request for Proposals) for the preparation of a climate action plan. The report also provides an updated timeline to integrate work to be funded from the Complete Communities grant received in late August.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
July 24, 2023	THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023. THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multifamily and include that information in the Official Community Plan review.
June 12, 2023	THAT Council endorse the submission of a grant application to the Union of B.C. Municipalities for the Complete Communities Program
April 11, 2023	THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023

An update to the OCP is one of Council's 2023-2026 Strategic Priorities.

BACKGROUND

The OCP review process is guided by the OCP Review Process and Community Engagement Plan 2023-2024, endorsed by Council at the March 30, 2023 meeting. A first round of public engagement on a vision and goals for the OCP was completed in spring 2023. The results from the

engagement were presented to Council in the *Official Community Plan Review – Phase 1 Public Engagement Report* at the July 24, 2023 Council meeting. The report analyzed the public input received during the spring and, based on that analysis and discussion with the Advisory Planning Commission (APC), identified the elements of a vision statement and ten overarching goals for the new OCP.

ACTIVITY UPDATE

Subsequent to the spring public engagement, the following activities were completed to collect and review data to support the OCP Review and prepare for Phase 2 Community Engagement.

Build-out Analysis

Planning staff have been working with the GIS contractor to compile data on vacant properties and property development potential under existing OCP land use designations and zoning. Preliminary data collection and mapping has been completed and will be provided to the Complete Communities consulting team for further geospatial analysis and to support the development of growth scenarios during the next phase of public engagement (more on this below).

Commission and Committees Meetings

Advisory Planning Commission

The role of the APC is to support the OCP Review process, including analysis of public input and, based on that analysis, development of questions and topics to be explored in greater depth during subsequent engagement phases. At their August meeting, the APC worked with staff to develop criteria to assess where future growth should be directed. The criteria will be used to develop growth scenarios and feed into mapping / geospatial analysis and public engagement to be completed as part of the Complete Communities project (see below).

Heritage Committee

To inform the review of the Heritage Conservation Area guidelines section of the OCP, in July, the Heritage Committee received two presentations by Vancouver Island University Master of Community Planning students on projects completed in their community design course. The two projects were an illustrated guide to the Village's Heritage Conservation Area guidelines and a comparative analysis of heritage design guidelines in four communities in the Province and recommendations for an update to Cumberland's guidelines.

The Heritage Committee was also briefed on the OCP Review and passed the following resolution at their July meeting: "That the Heritage Committee recommend to Council to be the engagement link for art, culture and public space for the OCP Review in addition to heritage."

At the September meeting, planning staff engaged the Heritage Committee in an initial discussion on the heritage policies in the OCP and potential new policies needed to advance heritage preservation. The discussions with the Committee will inform questions and topics to be reviewed with the public during the next phase of community engagement.

Homelessness and Affordable Housing Committee

Over the July and August meetings, the Homelessness and Affordable Housing Committee reviewed progress on implementing the strategic actions in the 2016 Affordable Housing Implementation Framework, reviewed existing housing policies in the OCP and identified gaps to be considered for inclusion in the updated OCP.

Commission and Committee minutes related to the OCP Review are attached to this report (Attachments 2 to 4).

Accessibility and Inclusion Committee

A meeting with the Accessibility and Inclusion Committee on OCP policies related to that Committee's mandate is planned for later this fall.

Outreach to the K'ómoks First Nation

Village staff has been in contact with the K'ómoks First Nation to arrange a presentation to their Chief and Council. Staff is preparing a briefing to be shared with K'ómoks Council in advance of the meeting. The purpose of the meeting is to provide an overview of the OCP review, learn about key areas of interest to the K'ómoks First Nation, and how the nation wishes to be involved in the review and kept up to date.

Housing Needs Report Data

The analysis of demographics, housing supply and housing need is important background information for the OCP Review. This information will be presented to the public as part of Phase 2 engagement and inform the OCP policies on growth and development. Since Cumberland's 2020 Housing Needs Report is now out of date, the Village contracted Turner, Drake and Partners to prepare a Housing Needs Report based on the 2021 census, up-to-date building permit data, and current population growth projections. The firm has provided most of the data and accompanying graphs These were shared with both the Homelessness and Affordable Housing Committee and the Advisory Planning Commission for information and feedback.

Over the next few weeks, Turner, Drake and Partners will prepare an accompanying Housing Needs Report. The firm is working concurrently on a regional Housing Needs Report for the Comox Valley Regional District (CVRD). It is expected that both reports will be completed in early December and presented to Council in January 2024.

Climate Action Planning

A key component of the OCP Review is climate action planning. In late August, the Village issued a Request for Proposals (RFP) for a consulting firm to prepare a Climate Action Plan for the Village. Work on the Climate Action Plan is expected to begin in late October. Supported by data from the regional greenhouse gas emissions inventory and the Village's corporate emissions data, the consultants will work with Council, staff and the community to develop both corporate and community climate actions. Key strategies and actions from the final Climate Action Plan will be integrated into the OCP.

Complete Communities Grant Funding

At their June 12, 2023 meeting, Council endorsed submission of a funding application to the Complete Communities Fund (item 8.2 p. 54). The Village was successful in obtaining the funding. The work will support the OCP Review through data collection, geospatial analysis, scenario building, public engagement, and implementation planning.

The Complete Communities work includes three phases:

1. ***Prepare.*** This phase includes identifying community goals, defining the scope of work, and gathering data. The data will be used for a geospatial assessment of Cumberland's existing

housing mix and infrastructure, proximity of residents to daily needs, and transportation options to identify land use deficiencies and gaps.

2. ***Assess.*** The second phase involves assessing strengths, opportunities, challenges and trade-offs in achieving a complete community. Geospatial analysis will identify areas suitable for densification based on cost-effective infrastructure servicing, alternative transportation options, proximity to daily needs, and diverse housing options.
3. ***Act.*** The final phase is to develop draft actions and undertake community and stakeholder engagement on proposed actions and densification scenarios. An implementation plan will identify future actions and a process to monitor implementation over time.

The grant funding will be used to hire a consulting firm to collect, map and analyze data, conduct public and First Nation engagement and prepare the implementation plan. The goal is to have a consultant on board in December to start the work.

ANALYSIS

To permit fully integrating the work to be competed under the Complete Communities grant program, the timeline for the OCP has to be adjusted. Accounting for the Request for Proposal (RFP) process, contract award is projected for late this fall. Data collection and geospatial analysis can start early 2023. Since data and geospatial analysis are intended to be shared with the public to inform the discussions on growth scenarios as well as a policies on housing and the built environment, climate change mitigation and adaptation, environmental protection, economic development and community well-being, Phase 2 of community engagement will be moved from the fall to winter and spring 2024. This will also allow for better integration with information from the Housing Needs Report and engagement for climate action planning.

The projected timeline for completion of a draft OCP is late fall 2024. The formal legislated bylaw review and adoption process requires readings, agency referrals and a public hearing. That process is anticipated to be completed by spring 2025.

A revised timeline for the OCP process is provided in Attachment 1.

Request for expanded role by the Heritage Committee

The request by the Heritage Committee to be the engagement link for art, culture and public space for the OCP Review is not within the Committee's mandate as identified in the Heritage Committee Terms of Reference (Council Policy 1.6). Recruitment to the Committee did not seek members with expertise or interest in the areas of art, culture and public space. Art, culture, and public space are very important topics to the community and there will be opportunities to discuss those topics, identify policy gaps in the current OCP, and propose new overarching policies during the next round of public engagement.

In addition, the Village is developing an Arts, Recreation and Culture Plan. That planning process will examine those topic areas in greater detail with the public to develop more detailed policies and actions than is possible as part of the OCP review process.

PUBLIC NOTIFICATION AND CONSULTATION

The revised timeline will be posted on the OCP project site at connectcumberland.ca. Those who have signed up to receive OCP updates will receive an email notification. When dates for phase 2 engagement are set they will be widely advertised to residents.

All reports to Council on the OCP review, APC minutes, public engagement summaries and other OCP related documents will continue to be made available at connectcumberland.ca for a transparent process.

ALTERNATIVES

1. THAT Council direct staff to make changes to the OCP review process presented.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

FINANCIAL IMPLICATIONS

The Village received $150,000 in funding from the Complete Communities Fund to support data collection and geospatial analysis of key complete community indicators. The 2023-2026 Financial Plan allocates $88,000 in general funding to the OCP Review. The development of the Climate Action Plan is funded from the Local Government Climate Action Program allocation to Cumberland from 2022 to 2025. Total cost is not yet known as proposals are in the review process.

OPERATIONAL IMPLICATIONS

The OCP review process is coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff. The Development Services Department has limited capacity to begin any other new policy projects during the OCP Review.

CLIMATE CHANGE IMPLICATIONS

The OCP review process itself does not have climate change implications but identifying actions for climate change mitigation and adaption is a key component of the OCP review. During the spring public consultations, climate action was identified as a key concern by residents. To capture that concern, the Phase 1 Public Engagement Report includes the following as one of the vision statements: “Climate actions have reduced greenhouse gas emissions from all sectors and the Village has become a true net-zero greenhouse gas emissions community”. The Report also identifies “a climate-responsible community” as one of the key goals to be included in the new OCP. The climate action plan to be developed in conjunction with the OCP review will build on that vision and goal and identify specific policies and actions for climate change mitigation and adaptation. Key goals and policies from the climate action plan will be included in the new OCP and also guide many of the other policy areas.

ATTACHMENTS

1. Updated OCP process timeline
2. Advisory Planning Commission minutes of August 24, 2023
3. Heritage Committee meeting minutes of July 20, 2023 and September 21, 2023
4. Homelessness and Affordable Housing Committee minutes of July 19, 2023 and August 16, 2023

CONCURRENCE

Courtney Simpson, Manager of Development Services ***CS***

Respectfully submitted,

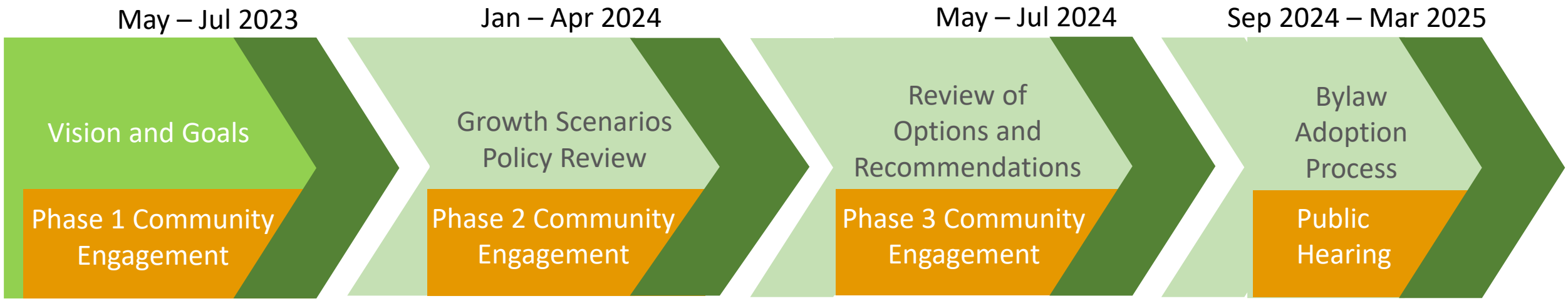
K. Albert

_____
Karin Albert
Senior Planner

M. Mason

_____
Michelle Mason
Chief Administrative Officer

Revised OCP Review Timeline



Deliverables:

- **Phase 1 Engagement Report**
- **Data Collection, Geospatial Analysis**
- **Phase 2 Engagement Report**
- **Options, Recommendations**
- **Phase 3 Engagement Report**
- **Draft Bylaw**
- **Final Bylaw**

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

October 16, 2023, 5:30 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Council Present:	Mayor Vickey Brown Councillor Jesse Ketler Councillor Sean Sullivan Councillor Troy Therrien
Regrets:	Councillor Neil Borecky Ryan Parton, Acting Manager of Parks & Recreation
Staff Present:	Michelle Mason, Chief Administrative Officer Rob Crisfield, Manager of Operations Courtney Simpson, Manager of Development Services Annie Berard, Chief Financial Officer Rachel Parker, Corporate Officer Stephane Dionne, Deputy Fire Chief Karin Albert, Senior Planner

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1. Call To Order

Mayor Brown called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Regular Council Meeting, October 16, 2023

Motion 23-210

Moved by: Therrien
Seconded by: Ketler

THAT Council approve the agenda for the October 16, 2023 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 23-211

Moved by: Sullivan
Seconded by: Ketler

THAT Council adopt the following minutes:

- Committee of the Whole Meeting, September 25, 2023
- Regular Council Meeting, September 25, 2023

AND, receive the following Committee minutes:

- Homelessness and Affordable Housing Committee, August 16, 2023
- Heritage Committee, September 21, 2023

Carried Unanimously

4. Delegations

4.1 Comox Valley Substance Use Strategy - Phase 2 Final Report

Motion 23-212

Moved by: Ketler
Seconded by: Sullivan

THAT Council receive the delegation from Comox Valley Substance Use Strategy (CVSUS) regarding Phase 2 final report.

Carried Unanimously

5. Correspondence

5.1 Comox Valley Regional District (CVRD) Track and Field Service

Motion 23-213

Moved by: Sullivan
Seconded by: Ketler

That Council refer the correspondence from the Comox Valley Regional District on participating on the Track and Playfield Service to 2024 budget workshops and to invite the Comox Valley Regional District to attend a upcoming Council meeting to provide more information on the proposed participation in the service.

Carried Unanimously

6. Unfinished Business

6.1 Comox Valley Food Policy Council

Motion 23-214

Moved by: Therrien
Seconded by: Ketler

That Council direct staff work with the Comox Valley Food Policy Council to incorporate food policy into the Official Community Plan review; and

That Council direct that the Village of Cumberland be a signatory to the Vancouver Island Food Charter.

Carried Unanimously

7. Reports

7.1 Update on Official Community Plan Review

Motion 23-215

Moved by: Sullivan
Seconded by: Therrien

THAT Council receive the Update on Official Community Plan Review report for information.

Carried Unanimously

7.2 Street Closure for Winter StokeFest 2023

Motion 23-216

Moved by: Therrien
Seconded by: Sullivan

THAT Council approve a temporary street closure the Winter StokeFest 2023 event on Friday, November 17, 2023 from 7:30 am to 3:30 pm in a location to the satisfaction of staff and subject to a satisfactory traffic management plan.

Carried Unanimously

7.3 Stage 3 Water Restrictions

Motion 23-217

Moved by: Therrien
Seconded by: Ketler

THAT Council rescind the stage 3 water restrictions effective October 17th, 2023

Carried Unanimously

7.4 Grant Application for Emergency Operations Center & Training 2023

Motion 23-218

Moved by: Sullivan
Seconded by: Ketler

THAT Council support an application to the UBCM Community Emergency Preparedness Fund: Volunteer and Composite Fire Department Equipment and Training program for $30,000 for projects that will ensure compliance with the BC Structure Firefighter Minimum Training Standards for interior standard;

AND THAT Council direct staff to include this in the Financial Plan Bylaw to reflect this expenditure.

Carried Unanimously

7.5 Accessibility Assessment and Action Plan Scope

Motion 23-219

Moved by: Therrien
Seconded by: Ketler

That Council endorse the Comox Valley Local Governments Accessibility Framework.
That Council direct staff to include an equity, diversity and inclusion (EDI) lens in the scope of the Accessibility Assessment and Action Plan.
That Council refer the Accessibility Assessment and Action Plan scope to the Accessibility and Inclusion Committee.
That Council direct staff to prepare an updated Accessibility and Inclusion Committee terms of reference.

Carried Unanimously

7.6 Comox Valley Regional District Reconciliation Advisory Table

Motion 23-220

Moved by: Therrien
Seconded by: Sullivan

THAT Council receive the Comox Valley Regional District Reconciliation Advisory Table for information.

Carried Unanimously

7.7 Council Member Monthly Reports

Motion 23-221

Moved by: Ketler
Seconded by: Sullivan

THAT Council receive the member monthly report for September 2023.

Carried Unanimously

8. Bylaws

8.1 Permissive Tax Exemption 2024 Bylaw No. 1196, 2023

Motion 23-222

Moved by: Sullivan
Seconded by: Ketler

THAT Council adopt "Permissive Tax Exemption 2024 Bylaw No. 1196, 2023".

Carried Unanimously

8.2 Zoning Bylaw Amendment No. 1198

Motion 23-223

Moved by: Ketler
Seconded by: Sullivan

THAT Council adopt “Zoning Amendment Bylaw No. 1198, 2023”.

Carried Unanimously

8.3 Advisory Planning Commission Bylaw Amendment

Motion 23-224

Moved by: Sullivan
Seconded by: Ketler

THAT Council give first, second and third reading to Advisory Planning Commission Amendment Bylaw No. 1199.

Carried Unanimously

9. New Business

None

10. Notices, Motions and Announcements

- Committee of the Whole Budget, October 18 9:00 am Council Chambers
- Heritage Committee, October 19 4:00 pm
- Committee of the Whole Budget, October 25 9:00 am

11. Question Period

There were no questions.

12. Adjournment

Motion 23-225

Moved by: Ketler
Seconded by: Sullivan

That Council adjourn the meeting at 7:30 p.m.

Carried Unanimously

_____

Mayor

_____

Certified Correct by Corporate Officer

The Corporation of the Village of Cumberland
Accessibility and Inclusion Select Committee Minutes

December 5, 2023 at 3 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Suzanna Wong, chair
Brenda Lenahan (by video)
Judy Norbury, chair (by video)
Troy Therrien, Councillor

Regrets:
Rhianna Walz

Staff Present:
Rachel Parker, Corporate Officer
Karin Albert, Senior Planner

Ms. Wong called the meeting to order at 3:01 p.m.

1. Approval of Agenda
Approved by consensus.

2. Adoption of Minutes: July 17, 2023
Approved by consensus.

3. Presentations
3.1 Official Community Plan Review

Ms. Albert presented the Official Community Plan review and process, housing and land use designations, opportunities to include policy on equity, diversity and inclusion, and accessibility, as well as development permit requirements for the business core and multi-family development form and character.

Discussion took place on ways to incentivize accessibility and universal design in housing, seniors housing and opportunities to age in place, rental housing for people with disabilities. Ms. Albert advised that provincial changes will result in no new single family development, and density usually means building up which is challenging for accessibility. Discussion on making first floor access no step and bedrooms on first floor, and opportunities for small elevators, desire to inspire better practices for inclusive community, and if there is ability to control internal building form as that is provincial jurisdiction.

Ms. Norbury entered the meeting at 3:43 p.m.

Discussion took place on long term vision, transportation and transit planning related to development, safe cycling, improving transit loops for seniors to reach Cumberland business core. Suggestion to use high colour contrast for changes in elevation and slopes.

Discussion took place on using suitable language in policy, such as the terms equity, social opportunities, and marginalized. Suggestion to expand advisory committees for active presentation and better feedback and whether there will be more open consultation on the review.

Discussion took place on barriers to cultural customs, intergenerational family units, to ask seniors if seniors prefer all-senior housing or mixed units with all ages. Suggestion for housing spaces for live-in caregivers, and opportunities to learn from different cultures, tax credits for multi-generational homes, plain language policies, ways to prevent isolation of people with disabilities within the community. Ms. Albert noted that there is a shift away from single family housing to diversity in housing. Opportunities to consult with Immigrant Welcome Centre and the Early Years Collaborative on integration of seniors with children.

Discussion on renaming committee to the Equity, Diversity and inclusion Committee.

Ms. Albert noted that she could attend a future committee meeting and in the interim members can submit further comments.

4. Unfinished Business – For Discussion

4.1 Accessibility Plan Next Steps

- Council approved $25,000 for an Assessment and Action plan in 2025
- Next meeting: consider the scope of the plan and make recommendations

5. New Business

None

6. Reports from committee members

- The outside of new childcare centre has good features
- Comox Valley Accessibility Committee is working on completing the regional accessibility audit

7. Upcoming meetings:

February 5 at 3 p.m.
April 15 at 3 p.m.
June 17 at 3 p.m.
September 23 at 3 p.m.
December 16 at 3 p.m.

8. Adjournment

Adjourned at 4:38 p.m.

The Corporation of the Village of Cumberland
Accessibility and Inclusion Select Committee Minutes

February 5, 2024 at 3 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:
Judy Norbury, chair
Suzanna Wong
Brenda Lenahan (by video)
Rhianna Walz

Regrets:
Troy Therrien, Councillor

Staff Present:
Rachel Parker, Corporate Officer
Karin Albert, Senior Planner

Ms. Norbury called the meeting to order at 3:04 p.m.

1. Approval of Agenda
The agenda was approved by consensus.

2. Adoption of Minutes: December 5, 2023
The minutes were approved by consensus with a clarification in s. 3.1 that single family zoning is ending.

- Discussion on the committee name as Equity, Diversity and Inclusion Committee, with example of the City of Nanaimo social equity committee.

3. Presentations
None

4. Unfinished Business – For Discussion

4.1 Official Community Plan Review - Karin Albert, Senior Planner

The following discussion took place:

- Access to outdoor spaces, inclusive recreation and programming,
- Education for municipal and school district staff to ensure that staff have disability and general inclusion lens on emergency planning, employment and hiring practices, integration into how public works does day to day jobs,
- To include inclusive lens at project planning stage to become radically inclusive

- Hiring practices and employee supports for employees with disabilities,
- Tourism accommodation, and opportunity for incentives to make exceptions for accessible short term and long term housing,
- 2LSGBT2+ population, gender neutral bathrooms, gender inclusive recreation, hiring practices and employee training,

4.2 Accessible Trail Loop

Discussion took place on:

- Trail work potential to retrofit section of Josh's Trail to better align with accessibility focused trail user
- Suggestion of trail signs include indication of accessibility standard, including standard types for width and slope,
- Funding programs from Disability Alliance BC, ICET or 4VI

4.3 Accessibility Plan, Scope of Work

Discussion took place:

- Look at consultation requirements, preference for lived experience,
- Note communications options at Village office, languages including American Sign Language.
- Include public survey as part of assessment,
- Diversity in advisory committees, gender and age, etc.
- Committee members to identify what areas are most important for us to tell the consultant

5. New Business

- Discussion on information for sidewalk cafes permits, including transitions, sidewalk obstructions like legs from umbrellas, pedestrian corridors
- Currently Cumberland focus on inclusive event guide, guides for business, and pedestrian corridor,

6. Reports from committee members

- None

7. Upcoming meetings:

April 15 at 3 p.m.
June 17 at 3 p.m.
September 23 at 3 p.m.
December 16 at 3 p.m.

8. Adjournment

The meeting was adjourned at 4:40 p.m.

The Corporation of the Village of Cumberland
Advisory Planning Commission Meeting Minutes

April 11, 2024 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:	Genevieve Burdett (chair) Debbie Bowman (Secretary) Ryan Camp Matthew Ishoy Jaye Mathieu Nick Ward (via zoom for 4.2 portion of meeting)
Staff Present:	Karin Albert, Senior Planner Courtney Simpson, Director of Development and Bylaw Services
Planning Consultants:	Nancy Henderson, Urban Systems (via Zoom) Meleana Searle, Urban Systems

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The chair called the meeting to order at 4:04 pm.

1. Approval of Agenda

Moved by: Ishoy
Seconded by: Mathieu
THAT the APC approve the Agenda for April 11, 2024
Carried Unanimously

2. Minutes

Moved by: Camp
Seconded by: Mathieu
THAT the APC adopt the minutes of March 14, 2023.
Carried Unanimously

3. Unfinished Business

None

4. New Business

Official Community Plan Review

4.1 Draft Cumberland Climate Actions (presentation by Morrison Hershfield)

Lexy Ralph and Katherine Greene provided an overview of the proposed climate actions for Cumberland and modelling of the greenhouse gas emissions reductions the actions can achieve by 2050. Not all community

emissions are within the Village's control. Federal and provincial actions and some technological innovation is required to achieve net zero emissions by 2050. But it is important for Cumberland to be in step with the changes that are coming and start taking the actions that are within its jurisdiction now. Thoughtful discussion ensued. Questions centred around mitigation strategies, cost, means of prioritization, planning for zero reduction, and what other communities are doing.

4.2 Official Community Plan Review (no attachments), presented by Urban Systems

Updated scenarios were presented and discussed. Key discussion items included:

- Focusing additional residential density in a few areas of the Village
- Presenting two different options for the Heritage Conservation Area (HCA) on Dunsmuir Avenue – one continuing to permit four storeys but requiring the fourth storey to be set back (required an update to the HCA guidelines), the second lowering the height to three storeys and allowing denser residential development on the Penrith and Derwent side of the lane to make up for the lower density on Dunsmuir.
- Excluding Cumberland Road properties east of Bevan Road from the proposed urban containment boundary as that area is not within a short walking distance of the downtown commercial core.
- Presenting two options for the vacant Village-owned property on Beaufort, namely institutional (current designation) and multi-family.
- Changing the current mixed-use land use designation on the interchange lands that are located on either side of the highway to a designation that will require a separate master planning process
- Changing the Recreation land use designation on the wetland area on the Cayet lands to Greenway.
- Changing the Industrial land use designation along Cumberland Road to Service Commercial to enable a broader range of commercial and light industrial uses.

An additional meeting was scheduled to continue the discussions. At that meeting Urban Systems will share the development potential of the two scenarios and compare it to projected 20-year housing demand.

5. Next Meeting

The next meeting of the Advisory Planning Commission is on April 25, 2024, at 4 p.m.

6. Adjournment

Moved by Camp
Seconded by Mathieu
That the APC adjourn the meeting at 6:05 pm
Carried Unanimously

VILLAGE OF CUMBERLAND · COMPLETE COMMUNITIES

VILLAGE OF CUMBERLAND

Advisory Planning Commission
April 25, 2024

URBAN SYSTEMS

1

AGENDA

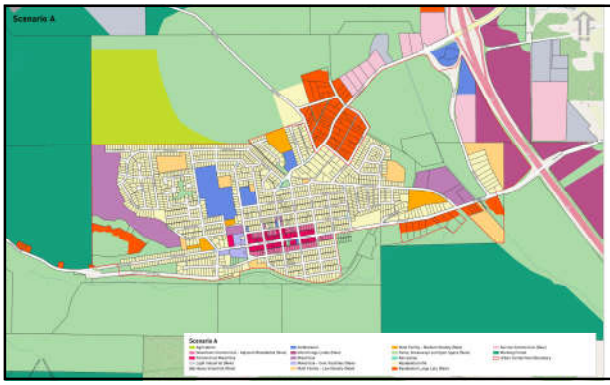
- **Growth Scenarios**
  - **Scenario A**
  - **Scenario B**
  - **Key Differences**
  - **Bevan**
- **Projections**
  - **Probability of Development**
  - **Population**
  - **Scenario A**
  - **Scenario B**



2

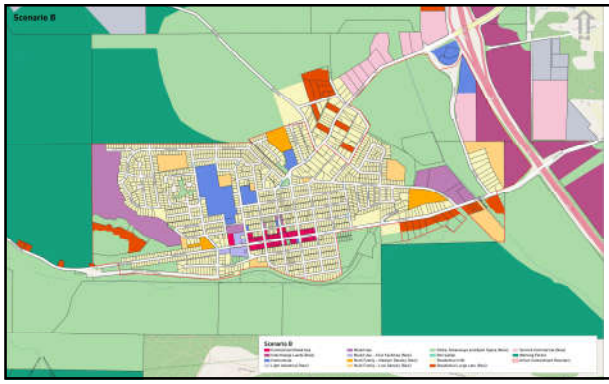
GROWTH SCENARIOS

3



SCENARIO A

4



SCENARIO B

5

KEY



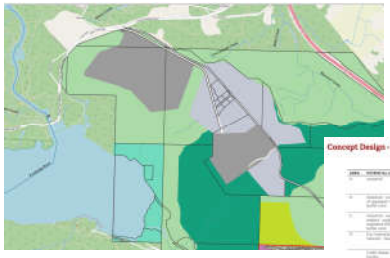


- Agricultural Designation → Working Forest
- Density added with Downtown Commercial – Adjacent Residential (A)
- Large Lot (A), Infill (B) - on Cumberland Rd

- VoC owned lot on Beaufort/Silecroft (Institutional Vs Medium Density)
- Scenario A – 3 storeys on Dunsmuir
- Secnario B – 4 storeys on Dunsmuir

6

BEVAN

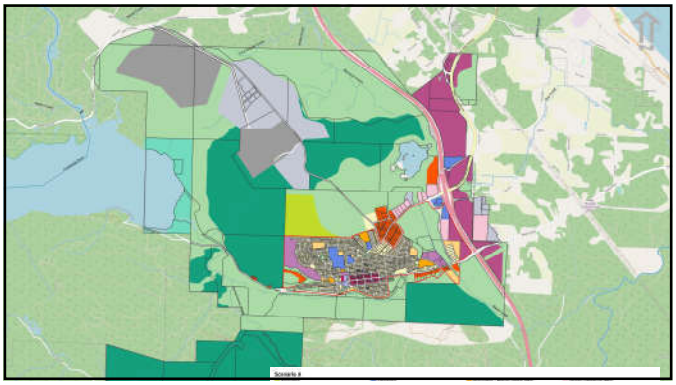


- Still happy with the Concept Design?
- Industrial designation is now split into Heavy and Light





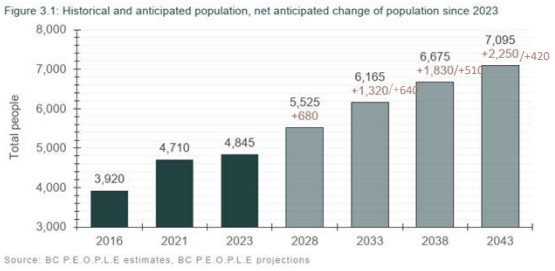
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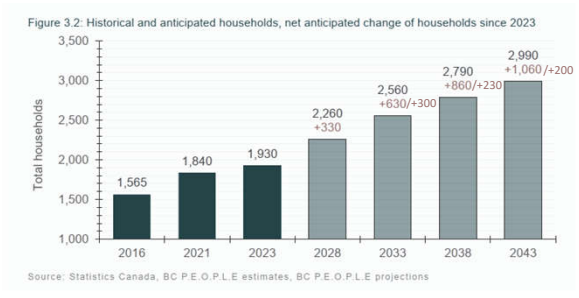
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PROJECTIONS

9



10



11

PROBABILITY OF DEVELOPMENT/HOUSING DEMANDS

Zone Description	# of Parcels By Adjusted Probability Score - 2024						Avg Parcel Size (sq. m)
	Adjusted Probability Score Ranges						
	0-5	5-10	10-20	20-30	30-50	Total Parcels	
Residential Infill	114	257	355	22	1	749	690
Residential Low Density	295	184	71	1	1	552	1,504
Residential Multiple	150	19	7		1	177	10,183
Total Parcels	587	485	466	28	14	1580	

- Number of parcels with higher probability of redevelopment increases over time as existing buildings age.
- New subdivisions and strata developments will increase number of parcels.

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UNIT PROJECTIONS DETAILED

Coal Valley	
Single Family Dwelling	54
Secondary Suite	48
ADU	22
Plex (10)	40
Duplex	0
Townhouses	0
Village Office/PW	
Apartments	60
Townhouses	10
Maple St	
Apartment	40
Townhouses	45
Ulverston	
Apartments	120
Townhouses	38

Union and Royston Rd Area	
Apartment	100
Townhouses	30
Infill	16
BC Housing	
Townhouses	22
The Flats	
Manufactured Homes	42
Downtown	
Apartments	100
Downtown Adjacent	
Apartments	50
Industrial Caretaker Units	
ADU	10
Infill	
Plex Units: See Note	452
Total	**1299**

Scenario 1

Note : Infill is based on 25% of all SSMUH lots ranking 10 or greater (451x113 parcels) in the "likelihood of development mapping" in 2024 being redeveloped to 4 units.

Scenario 1: 451x0.25%=113 x4 units

Coal Valley	
Single Family Dwelling	60
Secondary Suite	30
ADU	10
Plex (10)	40
Duplex	20
Townhouses	60
Village Office/PW	
Apartments	40
Townhouses	0
Maple St	
Apartment	40
Townhouses	45
Ulverston	
Apartments	120
Townhouses	38

Union and Royston Rd Area	
Apartment	100
Townhouses	30
Infill	16
BC Housing	
Townhouses	22
The Flats	
Manufactured Homes	42
Downtown + Height	
Units	40
Downtown Adjacent	
Apartments	25
Townhouses	25
Industrial Caretaker Units	
ADU	6
Infill	
15% likelihood x 50% at 3 units/50% at 4.3 units	238
5 SS or ADU per year	100
Total	**1147**

Scenario 2

Scenario 2: 451x0.15%=68 50% at 3/50% at 4 102+136=238

URBAN SYSTEMS

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UNIT PROJECTIONS BY HOUSING FORM

Infill/SSMUH		642
	Single Family	54
	Secondary Suite	48
	ADU	32
	SSHUM/Plex	508
	Duplex	0
Apartment		470
Manufactured House		42
Townhouse		145
Unit Total		**1299**

Scenario 1

Infill/SSMUH		520
	Single Family	60
	Secondary Suite	30
	ADU	16
	SSHUM/Plex	394
	Duplex	20
Apartment		365
Manufactured House		42
Townhouse		220
Unit Total		**1147**

Scenario 2

URBAN SYSTEMS

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ANTICIPATED DEMAND BY DWELLING SIZE & YEAR

Table 6-3: Anticipated demand by dwelling size (number of bedrooms) and year, with consideration of recent market outcomes

	Net new demand since 2023[1]	Studio / 1-bedroom units	2-bedroom units	3-bedroom units	4+ bedroom units
2028	300	85	80	65	70
2033	605	205	160	105	135
2038	860	340	215	115	190
2043	1,055	465	240	115	240

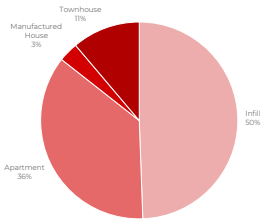
[1] Net demand includes the residual demand from a shortage or the already met demand from a surplus.
Source: derived from demand projections and 2011 & 2021 Census PUMFs – Statistics Canada

- Unit Projections in both Scenarios exceed the anticipated demand for all dwelling sizes in a variety of housing forms

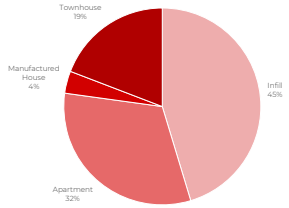
URBAN SYSTEMS

15

PROJECTED HOUSING FORM – 1 AND 2



Scenario 1

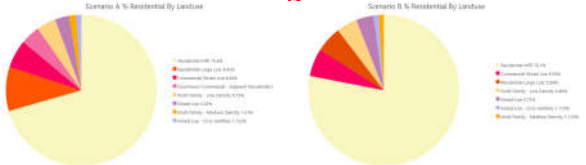


Scenario 2

URBAN SYSTEMS

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SCENARIO A & B



URBAN SYSTEMS

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The Corporation of the Village of Cumberland
Advisory Planning Commission Meeting Minutes

August 8, 2024 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:	Genevieve Burdett (chair)
	Jaye Mathieu
	Ryan Camp
	Jason Ross
	Nick Ward (via Zoom)
Staff Present:	Karin Albert, Senior Planner
	Courtney Simpson, Director of Development and Bylaw Services (secretary)
Applicant:	Daniel Martinez, representative for Dreger Holdings, applicant

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The chair called the meeting to order at 4:10 pm.

1. Approval of Agenda

Moved by: Mathieu
Seconded by: Ross
THAT the APC approve the Agenda for August 8, 2024
Carried Unanimously

2. Minutes

Moved by: Camp
Seconded by: Ross
THAT the APC adopt the minutes of June 27, 2024
Carried Unanimously

3. Unfinished Business

None

4. New Business

4.1 Rezoning Application for Lot A Ulverston

Ms Albert introduced the application.

A Committee member asked if a new ladder truck would be required for this 5-storey building. Staff responded that the Village fire department has a reciprocal agreement with the Courtenay fire department to employ their ladder truck. The Village is also putting funds into a reserve every year to fund their own ladder truck in the future.

Daniel Martinez, representative for Dreger Holdings, provided an overview of the proposed development.

Questions and comments from Committee members and responses:

- How is the cost of paving Ulverston shared between developer and Village?
    - At subdivision, developer has to pave to centre line. Village will pave other half. Funded through Development Cost Charges.
- The riparian setbacks need to be assessed consistently between applications, following Develop With Care.
    - Biologists report was completed to identify the Streamside Protection Enhancement Area. The updated concept plan includes that entire area within the proposed park.
- What is the timeline for build out?
    - Two years for the first building.
- What portion would be owned vs rental?
    - Planning 50% of apartments as rental; all townhouses would be for sale.
- Don't think one parking space per unit is enough. Where will extra cars park?
    - A parking needs assessment was completed by the WATT Consulting Group to arrive at the current parking ratio.
- How many accessible units are being proposed?
    - New building code requires all units to be universal design.
- Are these buildings the same size as the new buildings beside Superstore?
    - Likely smaller. Example was given of similar style building with about 80 units near the bridge in Courtenay.
- Increased density and rental zoning are supported.
- Comfortable with one parking space per unit.
- Concerned about losing a vegetated buffer on the west side for parking.
    - Setback to private property line to West is about 28 m. Two rows of vegetation are proposed.
- Question about the meaning of the different riparian setbacks shown on the site plan.
    - No dig zone is for the trees that are along the 15m setback line – to protect root zones.
- How will the rental be portioned? Will 50% of the first building built be rental, or will the entire first building be condos?
    - Developer commented that it's not decided but typically one building would be rental and the other owned as that is easier to manage.

- Committee member suggested mix within one building would be better to have assurance that rentals are in fact built.
- Would like to see affordability for longer than 10 years.
- Prefer 4 stories instead of 5.
- There are large Douglas-firs on the west side of the property that would be removed in this concept plan.
- What are the EV charging requirements? Would like to see the entire development pre-serviced for 100% EV charging.
- Comparison was made to Stoneleigh Station and how this density compares.
- The two large apartment blocks are out of character for community, do not support this at this time. Would like to see 12-unit townhouse-style buildings. Example of Hawthorne Place in Nanaimo and Stoneleigh Station.
- Multi-Family DP needs to include wellness and liveability guidelines.
    - Multi-family DP is strong and includes related guidelines.
- Would like to see rentals built first.
- Consider tree retention covenant.
- Consider noise and odour covenant.
- Want to make sure the frontage works are done before the development
- 5 Stories is too high.
- Doesn't fit with our community.
- Creation of this much housing is something the community is familiar with (ie Coal Valley).
- Would rather go up than out.
- Impact on immediate neighbours would be small.
- Could there be a viewshed analysis on the height? Developer response – the existing buffer trees are 6-8 metres taller than the proposed buildings.

Moved by: Camp
That the Advisory Planning Commission recommend rezoning of Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue, as recommended with consideration for form and character to reduce the visual and massing impact.

- Would like to see mix of 3 and 4 stories and buildings broke into smaller blocks.
- Would prefer smaller buildings.
- Like 4 stories instead of 5.
- Danger that we turn down a pretty good plan and end up with nothing.
- We are defining a new part of town, want to start right.
- Would like to try to move ahead with something with this developer.

Moved by: Ward
Seconded by: Camp
That the Advisory Planning Commission recommends to Council to request the following changes to the development concept prior to proceeding with a zoning bylaw amendment for Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue:

a) maximum of 4 stories
b) that the 50% rental proportion is maintained at all stages of development
c) appropriate EV charging requirements
d) commitment to no fossil fuel connection

Amendment proposed by: Burdett
add "e) reduced units per building so that individual buildings are smaller than shown in the concept plan"
Seconded by: Ross
Carried Unanimously

Vote on main motion:
That the Advisory Planning Commission recommends to Council to request the following changes to the development concept prior to proceeding with a zoning bylaw amendment for Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue:

a) maximum of 4 stories
b) that the 50% rental proportion is maintained at all stages of development
c) appropriate EV charging requirements
d) commitment to no fossil fuel connection
e) reduced units per building so that individual buildings are smaller than shown on the concept plan

Carried Unanimously

Discussion on agenda item 4.2 OCP review deferred to a separate meeting to be scheduled for late August.

5. Next Meeting

The next regular meeting of the Advisory Planning Commission is September 12, 2024, 4 pm

6. Adjournment

Moved by: Camp
That the APC adjourn the meeting at 6:10 pm
Carried Unanimously

COMMITTEE OF THE WHOLE REPORT

REPORT DATE: 10/15/2024
MEETING DATE: 11/4/2024

File No. 6480-01 OCP Project Documents

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Official Community Plan Review – Phase 2 Public Engagement and Policy Directions

PURPOSE

The purpose of this report is to present the Official Community Plan Review - Phase 2 Public Engagement Report to the Committee. Also presented are recommendations of the Advisory Planning Commission (APC) on the urban containment boundary and future land use map.

Based on a review of the diverse feedback received, data presented in the 2024 Housing Needs Report, the Complete Communities Assessment, and good planning practice, staff recommend key policy updates to the OCP for discussion. Any changes to policy direction proposed in this report or any new policy requires direction to staff through a motion from the Committee.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
July 24, 2023	THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023. THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multi-family and include that information in the Official Community Plan review.
April 11, 2023	THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023.

BACKGROUND

Complete Communities Assessment

The Village was successful in obtaining Complete Communities program grant funding from the Province late last summer and awarded the contract for the work to Urban Systems in January 2024. The work under that program has supported the OCP Review through data collection, geospatial analysis, land use scenario building, community engagement, and policy development.

Based on the vision statements, goals, and hot topics shared by the community during Phase 1 engagement (see Phase 1 Engagement Report), the growth scenarios explored with the

community this past May and June were informed by values such as containing urban growth, preventing sprawl into the surrounding natural areas, improving active transportation, and reducing community greenhouse gas emissions. Development patterns that would result in urban sprawl appear counter to what most residents expressed they wished to see and, therefore, were not explored.

At the May 2024 open houses, Complete Communities mapping showed walking distances from the centre of the Village to surrounding residential areas, infrastructure service areas, and transportation options. The mapping and associated geospatial analysis presented at the open houses informed the location of an urban containment boundary, one of the key updates proposed for the OCP.

The intent of the urban containment boundary is to:

- Contain residential growth while meeting the projected housing need (see the Draft Housing Needs report presented to Council at their May 13, 2024 meeting, agenda item 7.1) and the updated Housing Needs report in the May 13, 2024 agenda package (item 4.1)).
- Create a complete community where most residential areas are located within walking distance of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
- Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
- Focus the infill development mandated by the Province under the new Small Scale Unit Housing (SSMUH) legislation to areas within walking distance of the Village core (without urban containment boundary, SSMUH would apply to all residential lots under 4050 m^2 in size regardless of their location, when Cumberland's population reaches 5,000).

Housing Need

Due to the provincial SSMUH legislation, all single-family areas within Cumberland within the urban containment boundary will be able to develop their properties with up to four units, once the Zoning Bylaw is amended following the OCP Review.

While Cumberland already has an infill residential area which permits up to three units (a main home, secondary suites and an accessory dwelling unit), SSMUH will cover the entire area within the urban containment boundary and permit up to four units. The Complete Communities analysis assumes nine percent of properties per year over the next 20 years will be new SSMUH units over the next 20 years. This would meet approximately 1/3 of the Village's housing need. The remaining projected 20-year housing need can be met through multi-family residential development on larger vacant properties within the Village's urban core (e.g. land to be developed as part of the Coal Valley Estates build-out, behind the firehall, on Ulverston Avenue, off Union Road, etc). The land use development pattern resulting from SSMUH, lands proposed to be designated for multi-family residential, and an urban containment boundary will support more financially sustainable long-term infrastructure maintenance and replacement costs.

A final report on the Complete Communities Project is presented to Council on the same meeting agenda as this report. The report includes the analysis completed underlying the mapping presented at the open houses and the urban containment boundary, as well as a comparison of

relative costs of different development patterns. The latter information will assist in drafting OCP policy to guide the review of applications to amend the urban containment boundary in the future.

Phase 2 Community Engagement

Community Engagement Activities

The goal of the second phase of public engagement on the OCP review was to explore OCP topics and identify goals and policy updates. In preparation for Phase 2 community engagement, staff reviewed the hot topics identified by residents during Phase 1 community engagement, the Housing Needs report, recommendations and implementation actions in existing plans and policies, such as the 2020 Age-Friendly Community Plan, the 2019 Urban Forest Management Plan, the (then draft) 2024 Climate Action Plan, and the (then draft) 2024 Transportation Master Plan. Based on that review, staff identified topics and key questions for discussion with the community.

In-person community engagement activities took place in May 2024 and included two open houses and one workshop to review growth scenarios and future land use for Cumberland as well as possible policy updates related to housing, the local economy, arts and culture, heritage protection, environmental protection, parks and greenways, food security, social inclusion, diversity and equity. Eighty residents attended the open houses and 31 participated in the local economy workshop.

Following the May engagement events, the Village posted two OCP surveys on the growth scenarios and possible policy updates at engagecomoxvalley.ca The surveys were open from June 21 until July 22, 2024. Survey 1 asked questions on the growth scenarios, housing, heritage preservation, parks and greenways and solicited 133 responses. Survey 2, with questions on industrial and agricultural land uses, environmental protection, arts and culture, food security, diversity, social inclusion and equity, received 78 responses.

The second engagement phase is now complete and the public feedback received is summarized in the Official Community Plan Review - Phase 2 Engagement Report (Attachment 1). A complete transcription of all the comments and survey results is provided in the appendices to the report.

Advisory Planning Commission Engagement

Following the community events and feedback received on the growth scenarios and urban containment boundary, land use planning staff created a proposed OCP future land use map (Attachment 2). The map was discussed with the Advisory Planning Commission (APC) at their August 26, 2024 meeting (Attachment 3).

The APC made the following recommendations:

a. Include the residential lots (grey area north of the proposed urban containment boundary) and the service commercial and light industrial lots on Cumberland Road within the urban containment boundary.

   The APC is concerned about giving property owners in that area within the Village the same development opportunities as elsewhere. If the urban containment boundary is applied to all types of land use, not just residential, the Bevan industrial area would have its separate containment boundary.

b. Review the residential lots (grey area) along Bevan, Wellington, Hope, Mill Street, and Cumberland Road and add a combination of designations such as infill, multi-family and service commercial in that area, with consideration to avoiding access from Cumberland Road.

   The APC wants to see more mixed use within that area as it is still fairly close and walkable from the Village core.

c. Change most of the proposed Service Commercial area north of Cumberland Road back to Industrial and move more Service Commercial closer to the centre of the Village if possible - except for the lots that are currently in use as Service Commercial.

   APC members want to see businesses that draw a significant number of customers be located within walking distance from most residential areas, especially uses such as grocery store or fitness studio.

d. Do not change the land use designation of the area near the interchange lands from Institutional to Service Commercial because that location is not within walking distance from many parts of the Village.

e. That the Interchange Lands are removed from within the eastern area of the urban containment boundary.

   The reason discussed for both (d) and (c) is that those lands are outside walking distance of most services and residential areas in the Village.

ANALYSIS AND RECOMMENDATIONS FOR THE DRAFT OCP

Based on an analysis of the community feedback, APC discussions, provincial requirements to meet the projected 20-year housing need, and good land use practices, planning staff is recommending the following key updates to the OCP. These updates would be incorporated into the new draft OCP and be presented to the community for feedback during a last round of engagement later this fall and prior to the start of the formal bylaw review process.

OCP Updates

Vision and Goals

Edit the vision statement to ensure the following are incorporated:

- green infrastructure, clean air, clean water and healthy people
- decolonization
- keeping growth within the limits of infrastructure capabilities and the natural world
- site adaptive planning
- embracing diversity through a variety of housing options.

Include within the goals, or the intent statements explaining the goals, language on heritage, climate resilience, creating a complete and compact (walkable/bikeable) community, and fiscal responsibility.

Urban Containment Boundary

Residential Areas

Adjust the urban containment boundary (UCB) to include the seven properties on the east side of Bruce Street between Cumberland Road and Mill Street.

- The properties on Bruce Street are similar in size to the ones across the street and would benefit from having access to the provincial regulations allowing up to four units (Note this adjustment is reflected in the proposed future land use maps (Attachment 2).

Keep the northeast boundary of the UCB as proposed at the open houses and in the survey.

- Although the APC recommended extending the urban containment boundary (UCB) to include the large properties on Cumberland Road, Wellington Street and Hope Road, the projected 20-year growth can be met within the proposed boundary, especially since Cumberland will be implementing the new provincial Small Scale Multi-Unit Housing (SSMUH) regulations that only apply to properties inside the UCB. As proposed, the UCB focusses development on infill on already disturbed lands. The lands that the APC recommends including within the UCB are generally less developed and contribute to the Village's forest canopy cover. The larger properties within that area could be reserved for possible future multi-family development when housing need warrants changing the land use designation, subject to a future community process to review the vision for that area. If included in the UCB now, the new provincial regulations would apply to that area and the lots could be redeveloped with up to four units, losing the potential for greater density when needed in the future.
- The intent statement for the UCB will acknowledge the development potential of that area in the future to facilitate an amendment to the UCB as more need for multi-family residential is demonstrated.

Commercial and Industrial Areas

Apply the UCB to residential lands only.

- Although the APC recommended including commercial and industrial lands within the UCB, specifically along Cumberland Road, this change is not included in this report. Given the location of Cumberland's industrial lands in the Bevan area and along Cumberland Road and the Comox Valley Parkway, the UCB would have to be so extensive that it would fail to focus residential growth on the Village core.

Residential and Mixed Land Use

Multi-Family

Retain the multi-family residential land use designations in the locations shown at the open houses and in the survey but create a single multi-family designation and leave the distinction between low and medium multi-family to the Zoning Bylaw.

- This leaves more flexibility to create zones to fit a particular site and respond to changing housing need. To address concerns about Cumberland's character, review the form and character guidelines in the multi-family and mixed-use development permit areas to ensure the guidelines provide adequate direction to developers.

Mixed-Use

Create a new Mixed-Use Civic Facility land use designation to permit future redevelopment of municipal facilities with a residential use component.

- There was a lot of support for this new designation at the open houses and in the survey. It provides flexibility to enter into partnership with the Province and/or developers to add housing, including affordable housing, above municipal facilities.

Revise the general mixed-use designation on Derwent and Penrith between First and Fourth to better describe the desired uses.

- There was limited support for the concept of shifting density from Dunsmuir Avenue to Penrith and Derwent.
- The Heritage Conservation Area guidelines will be updated to speak more clearly to building massing and design to ensure new buildings fit into the existing streetscape.

Building Height

Do not set a maximum building height in the land use designation in the OCP but leave this to the specific zones.

- This provides more flexibility to match a zone to site conditions and constraints and/or ensure multi-family residential development is financially viable. Currently the maximum building height for multi-family in the downtown core and the MU-1 Mixed Use zones is 15 metres.

Commercial and Commercial-Mixed-Use Land Use

Retain the Service Commercial areas presented during Phase 2 engagement, as mapped in Attachment 2 – Proposed Future Land Use Maps .

- The intent statement for the Service Commercial land use has been edited to clarify the types of uses to be included, focussing on services and retail-oriented uses that require loading areas, large areas for storage and handling of goods and equipment, and can generally not be accommodated in downtown spaces.

Downtown Heritage Conservation Area (HCA)

HCA Guidelines

Review the guidelines and the Zoning Bylaw (following adoption of the OCP) to permit more flexible building setbacks in the downtown core to accommodate outdoor seating and public areas.

- This proposal received strong community support.

Update the HCA guidelines.

The Heritage Committee reviewed the HCA guidelines and provided input on updates.

Heritage in Other Parts of the Village

Include a Heritage Neighbourhoods map in the OCP.

- Due to mixed support for additional heritage conservation areas in the downtown core and uncertainty around what this may mean for homeowners, planning staff has reviewed this item with the Heritage Committee. At their August 15, 2024 meeting, the Committee recommended including a map of heritage neighbourhoods in the OCP to increase awareness of those areas and to inform potential policies and design guidelines in development permit areas.

Housing Affordability

Rental Tenure

Add policies to add a rental tenure component to a zone when properties are pre-zoned to meet provincial regulations to meet housing need, as well as at time of rezoning to a multi-family use.

- More rental and more affordable housing came up as priorities at all community engagement sessions and in the survey.

Non-market Housing

Add policy to explore a non-market housing component as part of future redevelopment of civic properties and more rental tenure zoning.

Add policy to reduce parking requirements for non-market housing and seek additional transit connections into Courtenay.

- The above updates seek to reduce barriers and costs to develop non-market housing.

Active Transportation Network, Conservation Lands, Parks and Trails

Update the Active Transportation Network, Conservation Lands, Parks and Trails map presented at the open houses and in the survey to include any additional areas identified by residents that were not mapped.

Include policy language to identify a safe bike path to Courtenay and a multi-use trail to Comox Lake as priorities for active transportation.

- These updates reflect the community comments received.

Local Economy

Add policy to review zoning to allow a diversity of spaces to support business start-ups, shared spaces, live-work artist and artisan studios, a broad range of home occupations and staff housing.

Add policies to reduce parking requirements for new commercial tenants in the downtown core and, at the same time, continue to work toward better transit and bike infrastructure.

Add policy to support affordable, rental and non-market housing to support staff housing.

- The above policies received support at the Local Economy Workshop and in the survey.

Arts and Culture

Include policy to support arts and culture venues, such as gallery and youth art space, provide flexibility for start-up and small businesses, and permit live-work artist studio space in some zones that also permit light industrial processes.

Support affordable housing which is key to a strong arts and culture community.

- The above reflects the suggestions made during public engagement.

Mural Art on Buildings in the downtown Heritage Conservation Area

Add policy to establish a separate review process with an external review committee for murals in the downtown core.

- Community support for Council or staff review of murals was not strong. An external committee review process received the most support.

Industrial Land Use Designations

Keep the industrial area at Bevan in a single industrial land use designation as in the current OCP.

- The Local Economy workshop highlighted the importance of a supportive business climate. A single industrial land use designation supports new trends and innovation when it comes to industrial uses. It leaves more flexibility to respond to potential new industrial uses not contemplated in existing industrial zones without requiring an amendment to the OCP in addition to a rezoning when a new use is proposed.

Agricultural Land Use Designations

Review possible areas for an agricultural land use designation.

- Having an area of land outside of the Village core designated for agricultural use is important to provide opportunities for larger agricultural operations (aside from the small market gardens and urban agriculture uses permitted in the Village core). While the soils are not sufficiently fertile for soil-based farming in most areas of Cumberland, non-soil based agriculture is possible. The area currently designated for agriculture would have road access through a residential area. Other potential areas will be reviewed with the public during phase 3 of community engagement on the OCP.

Add policy to explore permitting greenhouses in light industrial zones when the Zoning Bylaw is updated.

- Greenhouses can be compatible with light industrial uses and adding greenhouses as a permitted use would open additional opportunities within light industrial areas in the Village.

Interchange Lands

Update the proposed statement of intent for the interchange land use designation to add the desire for parkland dedication in that area (Attachment 3 –Intent Statements – OCP Land Use Designations).

- This update supports the community feedback received and is in keeping with the Comprehensive Development agreement which includes a requirement to dedicate parkland.

Environmental Protection

Implement the environmental protection tools discussed during the public engagement sessions, including adding greenhouse gas emission reduction targets and key climate actions from the 2024 Climate Action Plan to the OCP. Ensure urban biodiversity, tree retention, climate preparedness, water conservation and wildfire risk reduction are included in the implementation.

- This update reflects the feedback received during the community public engagement activities.

Environmental Development Permit Area Guidelines

Update the Environmental Development Permit Area regulations with the provisions reviewed with the community during the engagement activities.

Add policy on tree protection, wetland protection, protection of connectivity corridors, water conservation, and protection of water quality of Comox Lake.

- These updates reflect the feedback received during the community public engagement activities.

Social Inclusion, Diversity and Equity

Strengthen language in the OCP in support of social inclusion, diversity and equity.

- This update reflects the feedback received during the community public engagement activities.

Food Security

Update OCP policy on food security, including the importance of community gardens close to multi-family residential development, food access programs, regional emergency planning for food security, local and regional food infrastructure, a permanent facility for the Cumberland Food Share, education on food preparation, awareness around food waste, ways for farmers and small-scale growers to sell directly to the public.

- This policy update reflects the feedback received during the community public engagement activities.

Next steps

Next steps in the OCP review process are to:

- write OCP policy to reflect the recommended updates above or as amended by Council
- present the policy updates to the public for a final round of engagement for feedback.

PUBLIC NOTIFICATION AND CONSULTATION

Community engagement events were promoted in Currently Cumberland, on social media, through posters, on the Village website and Village email news posts, and via engagecomoxvalley.ca/Cumberland. The Village also issued a news release which resulted in a radio interview with the mayor.

In-person engagement included two open houses, on May 22 and 23, 2024, drawing 80 community members, and a workshop on the local economy on May 30 with 29 participants, composed of local business owners and residents.

Online engagement was conducted via two surveys, open from June 21 to July 22. The surveys were available online and in paper format. Survey 1, which explored topics of broad interest, received 133 responses, and survey 2, which explored more specialized topics, received 78 responses.

Advisory Planning Commission

The APC will continue to be involved in the project and will be asked to review draft policies in the next phase. With the recent resignation of one APC member, there are now six members. The Advisory Planning Commission Bylaw No. 999, 2014 states that the Commission shall consist of a minimum of five and a maximum of seven appointed members. Staff plan to advertise for a new member in 2025 after the APC involvement in the OCP review is complete since it could be challenging to introduce a new member to this planning project mid-stream. Introducing a new member at this time would require staff resources for training and bringing them up to date on the on the project and APC involvement so far.

ALTERNATIVES

1. The Committee may provide feedback and direct staff to change the recommended OCP updates by Committee motion.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

FINANCIAL IMPLICATIONS

The OCP review project is fully funded in the 2023-2026 Financial Plan. Additional funding of $150,000 was received in August 2023 for data collection and mapping from the provincial Complete Communities grant. The Complete Communities Assessment is presented to Council at the same meeting as this report.

OPERATIONAL IMPLICATIONS

The OCP review process is coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff. The graphic communications components of the project were also supported by a graphic design consultant.

The Development Services Department has limited capacity to begin other new policy projects during the OCP Review.

CLIMATE CHANGE IMPLICATIONS

Climate action planning is a key topic in the OCP review. Based on the Village's new Climate Action Plan, accepted by Council at their June 24, 2024 meeting, the climate section in the OCP will provide specific actions to move the Village away from dependence on fossil fuels and achieve reductions in greenhouse gas emissions in the building, transportation, energy, and solid waste sectors. The OCP will also include policy and actions to adapt to climate change.

ATTACHMENT

1. Official Community Plan Review - Phase 2 Public Engagement Report
2. Proposed Future Land Use Maps – Village Core and Entire Village
3. Intent Statements - OCP Land Use Designations

CONCURRENCE

Courtney Simpson, Manager of Development Services ***CS***

Respectfully submitted,

_____
Karin Albert
Senior Planner

_____
Michelle Mason
Chief Administrative Officer

CUMBERLAND 2050

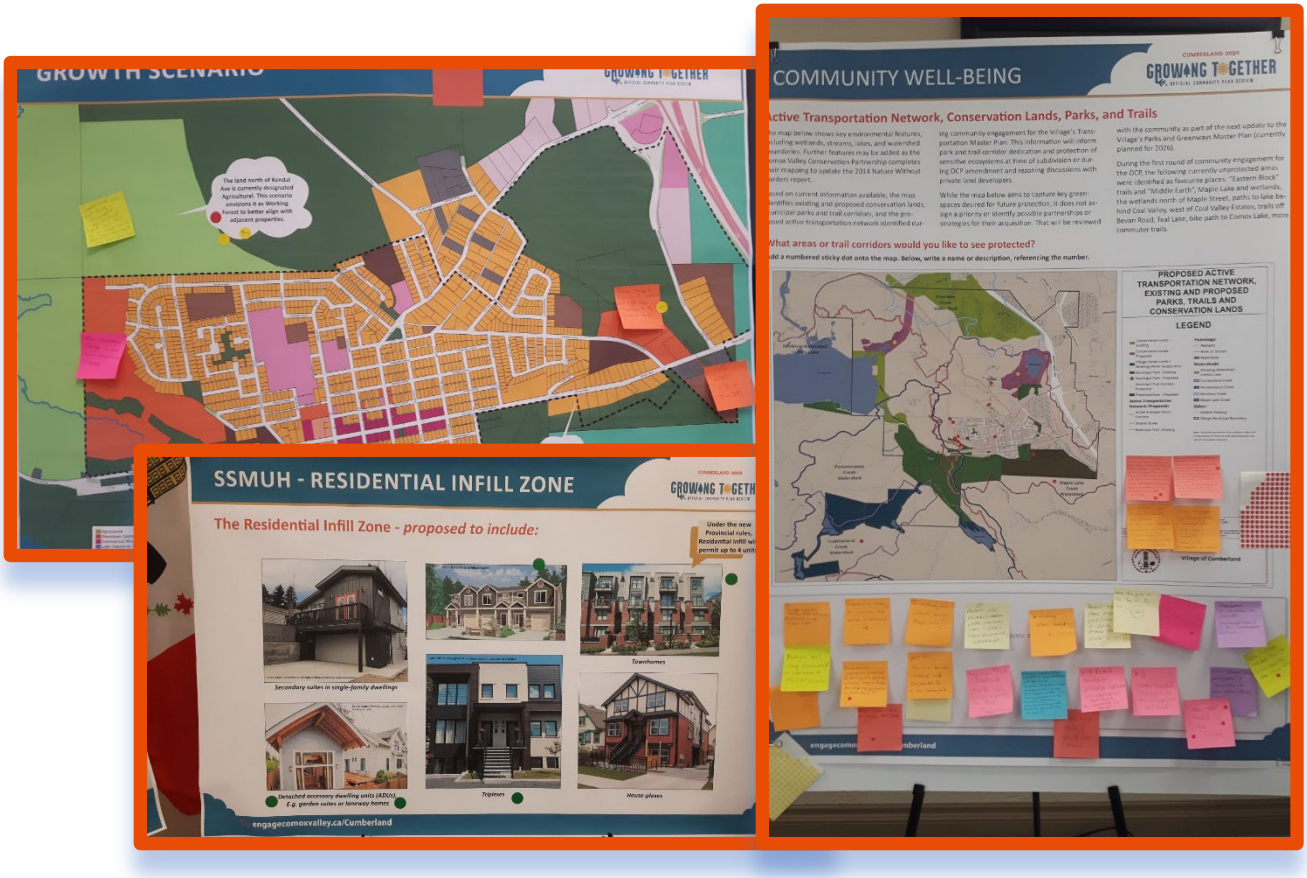
GROWING TOGETHER

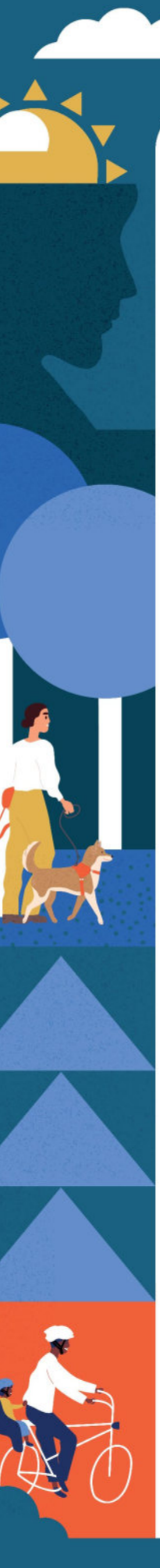
OFFICIAL COMMUNITY PLAN REVIEW

Official Community Plan Review 2023-2024

Phase 2 Engagement Report

Growth Scenarios and Policy Review





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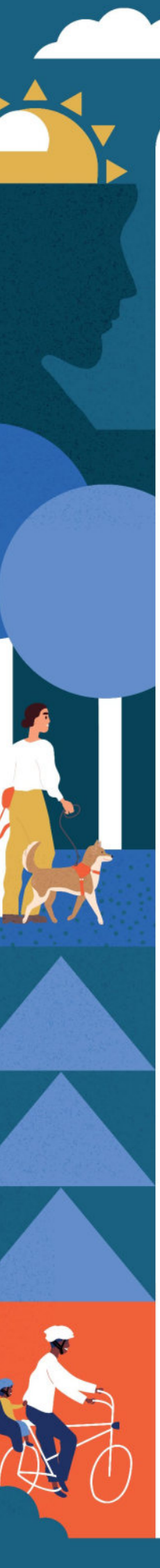
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A. Introduction

This report summarizes the feedback received during phase 2 public engagement on the Official Community Plan (OCP) at two open houses, a local economy workshop, and through two OCP surveys and an online mapping tool. A complete collation of the feedback is appended to the report.

The focus of phase 2 public engagement on was to explore OCP topics and identify goals and policies. This included the review of:

- future land use and growth scenarios,
- possible changes to land use designations, and
- policy updates related to housing, the local economy, arts and culture, heritage protection, environmental protection, parks and greenspace, food security, social inclusion, diversity and equity.

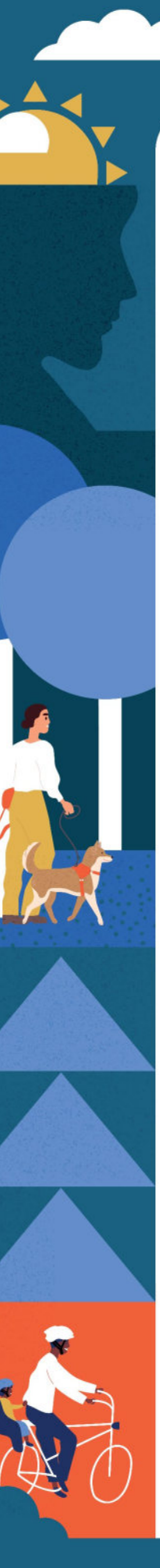
B. OCP Phase 2 Public Engagement Activities

Phase 2 engagement activities included several meetings with Village Council Committees on topics within their specific mandates, discussions with the Advisory Planning Commission to develop growth scenarios and future land use map to share with the public, two public open houses, a workshop on the local economy, and two surveys.

Committee Review

In follow-up to phase 1 community engagement that identified a draft vision, goals and hot topics, in fall 2023 and spring 2024, Village land use planning staff worked with the Homelessness and Affordable Housing Committee, the Heritage Committee, and the Accessibility and Social Inclusion Committee to review OCP policies within the committee mandates. In addition, staff and a consulting team worked with the Advisory Planning Commission (APC) to develop scenarios of where future growth in the Village could go. The discussions with the Council Committees and the Commission informed the growth scenarios and policy proposals discussed with the public at the Phase 2 (May 2024) engagement activities.

The policy review with Committees was summarized in detail in a separate report, available in the Document Library at Official Community Plan Review | Engage Comox Valley.



Climate Action Plan

As part of the OCP review, the Village also developed a Climate Action Plan. Public engagement events on goals, a greenhouse gas reduction target, and climate actions were held in February 2024 and again in May 2024. A final Climate Action Plan was approved by Council on June 24, 2024. The final plan is posted at https://cumberland.ca/plans/ Greenhouse gas reduction targets and key community climate mitigation and adaptation actions from the plan will be included as OCP policy.

Transportation Master Plan

Concurrent with the OCP review, the Village reviewed transportation options and priorities for a new Transportation Master Plan. Public engagement for that planning process was held in May and September 2023.

Council approved the final plan at their July 8, 2024 meeting. The plan is available at: https://cumberland.ca/plans/. Future roads and active transportation corridors identified in the Transportation Master Plan will be incorporated into OCP mapping and policy.

Open Houses and Workshop

The Village hosted two public open houses on May 22 and 23, 2024. Discussion topics included how Cumberland should accommodate its 20-year projected population growth, what land uses should be permitted where, and what policy updates are needed in the areas of diversity, inclusion and equity, housing, arts and culture, heritage protection, food security, parks and greenways, and the local economy. Eighty people attended the two open houses.

On May 30, 2024, the Village hosted a focussed workshop on ways to support the local economy through changes in land use designations and policy. Twenty-nine residents and local business owners participated in the workshop.

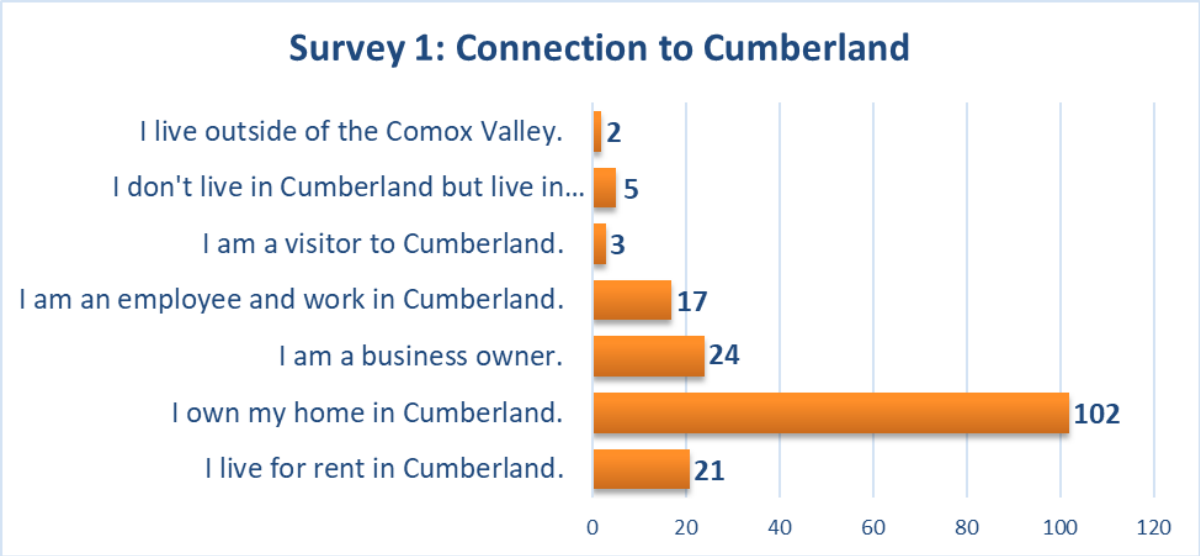
Survey

In addition to the open houses, residents were able to weigh in on growth scenarios and policy questions through two surveys, open from June 21 – July 22, 2024.

Survey 1 questions explored residential and commercial land use and growth, housing, heritage protection, parks and greenspace, the local economy, and arts and culture.

Survey 2 questions focussed on industrial and agricultural land use, the highway interchange lands, environmental protection, diversity, inclusion and equity, and food security.

In addition, an online mapping tool invited residents to identify lands, trail corridors and sensitive ecosystems that they would like to see protected in the future. While this question was also included in Survey 1, the online mapping tool allowed participants to mark locations on a map.



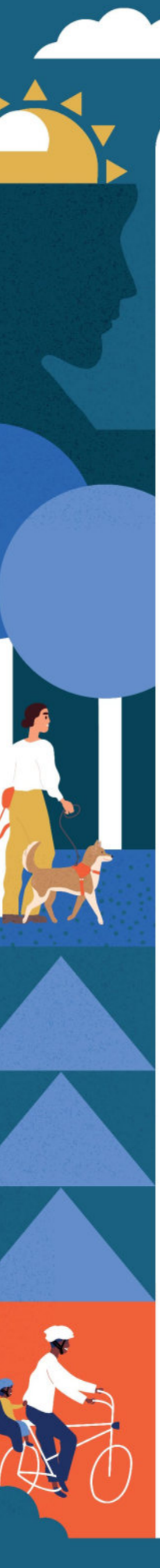
Survey 1 received 133 responses and survey 2 received 78. The higher response rate to survey 1 is likely due to the topics of that survey which are of interest to a broader spectrum of residents.

Of survey 1 respondents, 123 (93%) live in Cumberland. Of those, (102) 77% are homeowners and (21) 16% are renters. Survey 2 respondents had a slightly higher percentage of homeowners responding (79% vs 14% of renters).

Eighteen percent of survey 1 respondents own a business in Cumberland and 13% are employees working in Cumberland. The breakdown for survey 2 respondents is 12% and 17% respectively.

The highest response rate in both surveys was in the 30-49 age group (62%), which also is the largest census age group in Cumberland. There was also good representation in the 50-64 age group (20% of survey 1 and 24% of survey 2 respondents) and the 65 and over age group(13% survey 1 and 9% survey 2).

See the survey results in appendices 3 and 4 for the complete respondent profile.



C. Community Feedback

The community feedback received through the open houses, workshop, and survey are presented by topic below. In some instances a "dot" count is reported for open house responses. These are dots posted in agreement with a statement posted by someone else.

1. Vision and Goals for Cumberland

Based on the community input received during the first phase of engagement, a draft vision and ten goals for the OCP goals were developed (see Phase 1 Engagement Report).

The draft **vision** was presented at the two open houses. Suggestions were made to add language on green infrastructure, clean air, clean water and healthy people, decolonization, keeping growth within the limits of infrastructure capabilities and the natural world, site adaptive planning, and embracing diversity through a variety of housing options.

The following **ten goals** were shared at the open houses and through the survey:

a. Reconciliation with Indigenous Peoples
b. A diverse and socially inclusive community
c. Healthy and biodiverse ecosystems
d. A climate-responsible community
e. A diverse parks and greenways system serving all ages and abilities
f. Diverse housing options and attainable housing for all residents
g. A vibrant downtown core
h. A thriving arts and culture community
i. A strong and sustainable local economy
j. A safe and interconnected alternative transportation network that ties into a larger Comox Valley network

When it came to OCP goals, open house participants commented to include walkability/ sidewalks for pedestrians, affordable housing, compact development over sprawl, traffic calming, striving towards zero greenhouse gas emissions and protection of biodiversity.

Survey respondents generally supported the ten goals. Eighty-one percent of respondents gave the ten goals five or four out of five stars. Nineteen percent gave 3 stars and less.

Thirty-six respondents provided comments on the goals. Comments included:

- preserve Cumberland's heritage
- add climate resilient
- add bike-able and walkable

- keep growth sustainable
- reduce sprawl
- more parks and playgrounds
- value ethnic communities
- include fire prevention
- financial responsibility

Two respondents commented that the goals are meaningless and out of reach. See Appendix 3 for a collation of the comments.

Summary:

There was broad support for the ten goals presented. Additional emphasis is needed on heritage, climate resilience, fiscal responsibility, and creating a complete and compact community.

2. Urban Containment Boundary

As part of Phase 2 engagement, the Village presented an urban containment boundary (UCB) that would largely restrict residential growth within the already developed area of Cumberland. Local economy workshop participants as well as survey respondents were in support of establishing an UCB. Only two open house participants commented on the UCB, both expressing their support for it.

Open house and local economy workshop participants did not comment on the specific location of the UCB. Survey respondents suggested the following changes to the boundary:

- No or lower density in mixed use area on west side of Coal Valley Estates[1]
- Move UCB to west side of sewage lagoon, thereby excluding Union Road and all interchange lands[2]
- Include the Eastern block
- Expand residential infill area
- Increase area to allow for more housing
- Increase multi-family land use designation
- No further growth on Kendal
- Include large, serviced lots in the R3-zone, on Hope Road and Mill Street

[1] The area owned by Coal Valley Estates has been approved for a certain density through a Comprehensive Development Agreement registered on title of the property. The density cannot be revoked.
[2] This area was identified for future growth as the Village is planning to move its public works yard to a Village-owned property on Union Road and, at that time, would service the entire street. This would permit additional development on that road and help the Village fund the servicing and construction of a new public works yard.

- Include large lots on Cumberland Road

In addition, a few comments were made that relate not directly to the urban containment boundary, but to the future land use designations.

Summary:

There was broad support for an urban containment boundary to contain residential growth to already developed areas. There were different suggestions of what areas should be included within the urban containment boundary.

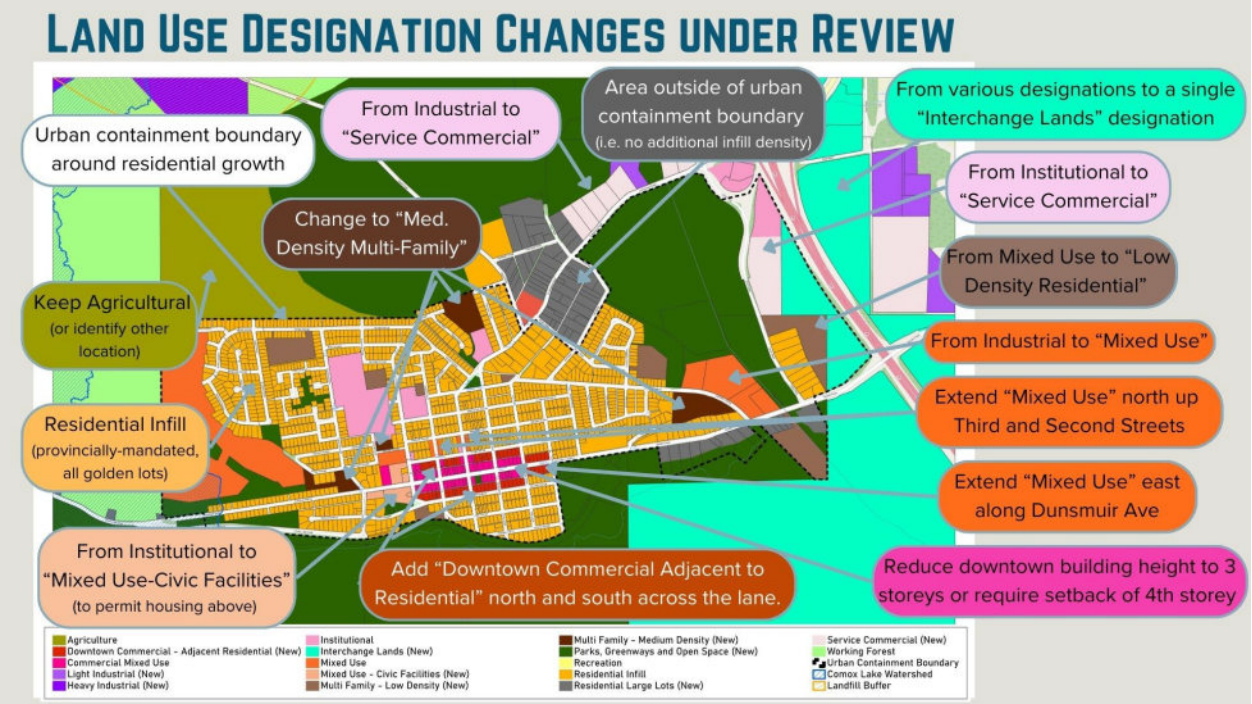
3. Future Residential, Mixed-Use and Commercial Land Uses

The provincial government requires that municipalities complete a Housing Needs Report every 5 years to identify projected population growth for the next 20 years and the number of new housing units that are needed. The OCP has to designate a sufficient number of properties for residential uses (infill or multi-family) to meet the housing need.

New provincial regulations on Small-Scale Multi-Unit Housing require lots between 280 m2 (3014 sqft) and 4050 m2 (1 acre) in size to permit up to four residential units. This regulation will apply to all single-family properties within the urban containment boundary. The OCP designation will need to reflect this new regulation.

Cumberland's 20-year housing need can be met through a mix of infill housing (such as 4-plexes, secondary suites and laneway housing), low and medium-density multi-family housing (townhouses and apartments).

As part of the phase 2 engagement activities, different long-term land use and growth scenarios for Cumberland were presented for feedback.



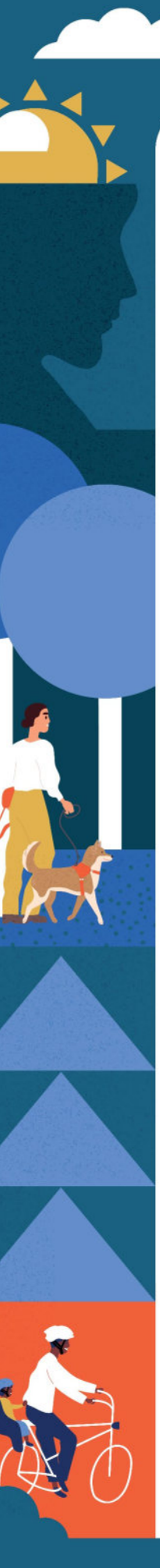
3.1. Density

Open house and workshop feedback on the growth scenarios was overall positive. The majority of participants who left comments wanted to see *more density*. There was also support for *more multi-family housing* and for *more options for elderly people* to downsize and stay in the community.

A few participants commented specifically on the proposed zoning for a large vacant lot at the south end of Ulverston Avenue stating their preference for low density multi-family on that property. One comment asked to keep the Village to stay at a low density and another agreed that Cumberland needed to do "smart" density, not losing the character of the community in the process of densifying. In a similar vein, one participant did not want to see more than three storey buildings.

Summary:

There was a high level of support for more multi-family housing, more options for the elderly. At the same time, people cautioned that additional density needs to fit and support the character of the community.



3.2. Residential Mixed-Use Land Uses

The survey asked respondents to select specific land use changes that they agree with.

The highest level of support (70 %) was for *designation of the Village office, recreation and cultural centre properties as Mixed-Use Civic Facility* to permit future redevelopment of those properties to include residential units on the floors above the civic facilities.

Sixty-three percent also supported *designating the vacant Village-owned property on Beaufort Avenue, as Mixed-Use Civic Facility*.

Support was not strong (29%) for *reducing the maximum building height on Dunsmuir Avenue* between First and Fifth Street from four to three storeys and, to make up for the loss in residential capacity on Dunsmuir, permit multi-family (condos or rental apartments) on the south side of Penrith and North side of Derwent.

Thirty-five percent supported *keeping the maximum building height on Dunsmuir between First and Fifth Street at four storeys* but requiring the top storey to be set back to reduce the visual impact of new buildings on the Dunsmuir Avenue streetscape.

Two persons commented on maximum building height on Dunsmuir at the open houses. Both stated that they wanted the maximum building height on Dunsmuir Avenue to remain four storeys.

Summary:

There was a high level of support for the Mixed-Use Civic Facility land use designation to permit future redevelopment of municipal facilities with a residential use component.

There was not much support for reducing the maximum building height in the commercial area on Dunsmuir Avenue.

3.3. Building Height of Multi-family Residential

The survey queried what the maximum permitted building height for multi-family residential development should be. Opinions on this question diverged. Forty-two percent wanted *no more than 3 storeys*. Fifty-five percent supported *more than 3 storeys*. Of those, 36 percent supported *up to 4 storeys*, eight percent supported *up to 5*, and eleven percent supported *up to 6 storeys*.

Under the "other" options, one respondent stated that they did not want more than 2 storeys on the vacant lot on Ulverston Avenue currently undergoing a rezoning. Another respondent commented no more than two storeys and keeping properties treed; a third cautioned that density at all costs will create an unliveable community.

Summary:

Up to 3 storey multi-family residential buildings are commonly supported and 55% of participants would support more than 3 storeys. Of those 36% support 4 storeys; 8% support 5 and 11% support 6 storeys.

3.4. Location of Multi-family Residential

In response to where they would like to see future multi-family residential land use, 75% supported medium density multi-family residential buildings behind the firehall. 74% supported providing the opportunity for additional density to the seniors' residences on Penrith Avenue and Egremont Road. Fifty-seven percent supported medium-density on the vacant lot at the east end of Ulverston Avenue, close to Royston Road. Forty-eight percent supported low density multi-family behind the residential infill properties on Union Road. Four percent supported none of these options. Eight percent indicated "other".

Specific properties identified for higher density under "other" were:

- Lot on Bevan Road and Wellington Road
- Remaining Coal Valley lands
- Medium-density for remainder of Coal Valley development
- In the "old Eastern Block" in the Tunnel Canary and Crazy Ivan trail areas
- Medium density multi-family behind the infill properties on Union Road
- Remove all restrictive single-family zoning from all areas of the Village
- Some expressed concern about how the density may affect Cumberland's character:
- Support for all the areas listed provided the buildings can be no higher than 3 storeys
- Keep apartments limited to the 'downtown'. Keep the Village vibe and stop new developments…
- The growth model is unsustainable. People don't live here for mainland levels of density….

- Allow 6 storey medium density multi-family within urban containment area. Use setbacks to preserve heritage feel.

Summary:

There was strong support for the majority of the proposed locations of multi-family residential designations. At the same time, there was concern to retain Cumberland's character and heritage feel.

3.5 Commercial and Mixed-Use Land Use Designations

The land use scenarios presented at the open houses, local economy workshop, and in the survey propose several changes to commercial and mixed-use land use designations in the Village. There was strong support for all of the changes. Survey respondents gave the greatest level of support (82%) to the proposal to change the designation of the industrial properties on the north side of Cumberland Road, at the entrance to the Village, to ***Service Commercial*** to encourage future redevelopment with fitness studio, grocery store, light manufacturing, artist studio, etc.

This was followed by 76% support for small scale ***"backyard" commercial uses*** off both sides of the Dunsmuir Avenue commercial lane (e.g. as already happening between Second Street and Third Street).

Seventy-three percent supported expansion of commercial uses ***adjacent to areas where it is already naturally starting to happen*** (i.e. from Dunsmuir Avenue up to Maryport on Second and Third Streets).

Sixty-one percent supported commercial uses in ***new areas*** abutting the downtown commercial core (e.g. east along Dunsmuir Avenue to Sixth Street, south on Second and Third Street to Derwent).

Four percent added other suggestions for mixed-use including the large vacant property at the east end of Ulverston Avenue, large lots on Cumberland Road, lots on Royston and Union Road.

Summary:

There was strong support for the proposed new Service Commercial land use designation, commercial uses in the lane behind Dunsmuir, along Second and Third Streets and an expansion of the downtown commercial area on Dunsmuir to the South and East.



4. Downtown Core Heritage Conservation Area

The OCP designates the downtown commercial core on Dunsmuir Avenue as a Heritage Conservation Area (HCA) and includes guidelines for 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.

As vacant lots are developed and older buildings are replaced, some updates to the guidelines are needed.

4.1 Changes to Heritage Conservation Area (HCA) Guidelines

Open house participants and survey respondents were asked if they supported changes to the HCA guidelines.

Support was highest (72%) for the suggestion to 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. This proposed update also received support at the open houses.

A high percentage of respondents (68%) also supported specific guidelines for key heritage buildings in the downtown core without unduly restricting renovations.

Sixty-two percent supported providing incentives for the protection of heritage buildings, 58% supported illustrated design guidelines, 45% supported setting back the fourth storey to reduce the visual impact on the streetscape, and 43% agreed with not requiring new commercial tenants in a building within the HCA to provide additional on-site parking spaces. One open house participant also voted for the latter update.

Thirty-six percent supported extending the HCA to include any lands adjacent to the downtown core whose OCP land use designation changes to mixed-use commercial.

A few respondents provided suggestions under “other” including:

- No added commercial along Penrith and Derwent as the roads cannot handle the traffic or current parking.



- The reason Cumberland has an interesting downtown is because people built what they wanted. Don't be overly prescriptive.
- Having a certain heritage esthetic to the Dunsmuir core is important however isn't everything. We've already seen new buildings blend in with heritage properties. Undue HCA guidelines handcuff redevelopment of older derelict properties. We need to reinvigorate the core as a priority.
- Please ensure parking spots are not taken away in development activities
- I believe it is too late. With the past fires, the booms and the busts, the foundational structure of these buildings need to be completely redone. To enforce "heritage" building plans will not promote growth and our town will continue to degrade and the changes will make renovations and rebuilds financially unviable.
- Rip them all down. They're fire hazards and mostly empty anyways
- Guidelines should limit building of monolith structures (e.g. proposal at Cumberland hotel) that impact charm of downtown.

At the open house, additional suggestions were "protect back alley character by regulating the second dwelling size" and consider a "provision for tiny houses". One participant expressed that they were "not concerned about heritage" and thought "this designation is preventing buildings from being modernized and causing them to be left empty".

Summary:

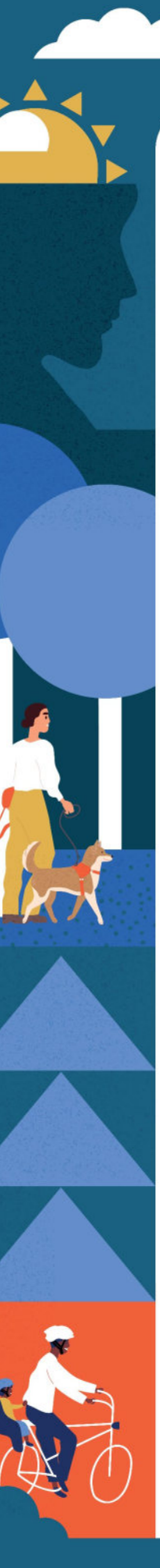
The majority supported more flexible building setbacks in the downtown core to accommodate outdoor seating and public areas. There was also good support for specific guidelines for renovating key heritage buildings on Dunsmuir Ave. At the same time, people expressed support for continuing to encourage an eclectic downtown.

4.2 Heritage in Other Parts of the Village

The survey checked in with residents whether they would support a new Heritage Conservation Area (HCA) in other parts of the Village. The introduction explained that being in an HCA does not prohibit owners from demolishing their buildings and rebuilding but adds design requirements for new buildings and requires that renovations of existing buildings retain character-defining elements, such as front yard porches, or the types of windows and roof lines.

People were cautious responding to this question, likely requiring more information to provide a response. Forty-two percent indicated that they were unsure.

The highest percentage supported an HCA for the Camp Road neighbourhood (43%). This was followed by Doctors Row (Windermere Avenue across from Cumberland Lodge) (37%), Fernwood Heights (Maryport Avenue between First and Third streets) (25%), New Bevan (Bevan houses



located in the blocks north of Dunsmuir Avenue between Sixth and Seventh streets and up to Windermere Avenue) (22%), and Little Jerusalem (south of Derwent and north of Allen Street between Second and Fourth streets) (20%). The lowest level of support was expressed for 42nd Street (Cumberland Road, Primrose Street, Stockand Lane, Wellington Street, Hope Road, Mill Street and old part of Bruce Street) (15%).

Ten percent provided comments under "Other", summarized below:

- Incentives over restrictions for heritage conservation, including upgrading houses to be more efficient and meet modern standards, while maintaining the original character
- No HCAs (3)
- No sure about implementation as most houses have already had significant changes.
- Include Japanese and Chinese cemeteries and old townsites
- Beauty and heritage is in the eye of the beholder, Doctors Row properties contain more character than Camp Road properties. However, overall not suggesting to extend HCA to other areas.
- Property owners in these areas should have a voice in this. Otherwise in favour of HCA expansion.
- Concerned about costs for property owners (3)

Summary:

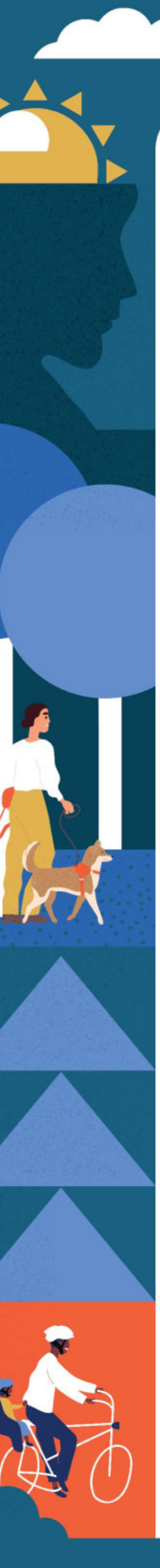
The question regarding establishing additional Heritage Conservation Areas in the Village was met with uncertainty. More information is needed for residents to understand the pros and cons of a new Heritage Conservation Area in a residential area.

5. Housing Affordability

Both the open house poster boards and the survey checked in on which additional policies residents wanted to see included in the OCP to support more affordable housing.

Open house participants wanted to see more resilient housing designed for hotter temperatures with passive heating and cooling and rainwater harvesting, cooperative housing, and housing for seniors. Four participants cautioned against short-term residence in RVs, especially without hookups.

Survey respondents expressed the strongest support for seeking partnerships to add non-market housing to municipal properties in the future as part of a civic building replacement (67%). This was followed by support for implementing rental tenure zoning within multi-family zones, requiring a percentage of new units to be rentals (58%), and support for reducing parking



requirements for non-market housing units based criteria such as proximity to transit/alternative transportation corridors, and average vehicle ownership (54%).

Thirteen percent provided suggestions under “other”, summarized below.

- Set up a housing corporation.
- Remove barriers to residents providing rental housing, such as tax breaks and rebates on rental home improvements.
- Don’t reduce parking requirements (4). Not enough transit. People need cars to access services outside the Village.
- Allow larger lots with ability to have accessory dwelling units as rentals.
- Do not allow large rentals to destroy the form and character of the neighbourhoods.
- Expand Urban Containment Boundary to include all existing residential lots.
- Support long term residents to buy rather than be locked into ever increasing rents. Don’t want only remote workers being able to afford to live in Cumberland.
- Open up available land for modular home communities – seniors /family / starter homes
- Develop Co-op Housing opportunities
- Strong policy language that enforces non-market housing on new developments, instead of "costs went up so we have to charge more" bait-and-switch

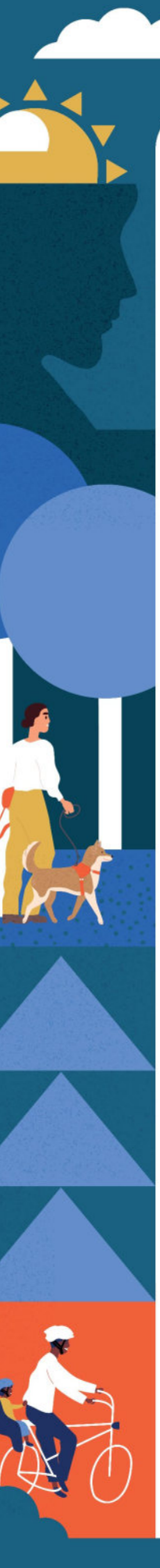
Summary:

There was general support for adding a non-market housing component as part of future redevelopment of civic properties and more rental tenure zoning. Reducing parking requirements for non-market housing was met with the caution that better transit is needed in conjunction with lowering parking requirements.

6. Active Transportation Network, Conservation Lands, Parks and Trails

Both the survey and open houses asked participants to comment on a map with the general location of proposed future protected trails, municipal parks and conservation lands. Participants were asked to describe or mark down what lands, trail corridors, and sensitive ecosystems they would you like to see protected in the future.”

The most common response of survey respondents was “all shown” (14%). This was followed by a bike or walking path to Comox Lake (12%), adjacent or surrounding forested lands (12%), the Eastern block lands and trails (10%), and all wetlands and marshes (8%).



Commonly mentioned were also the forest west of Coal Valley Estates (7%), Maple Lake and wetlands (7%), Middle Earth (6%), and a bike path to Courtenay (6%).

Other desired protected areas are Teal Lake (5%), forest north of Camp Road (5%), and a municipal park at top of Kendal (off Beaumont Crescent) (4%). Further areas desired as protected are listed in the survey results in Appendix 3.

The online mapping tool that was provided in addition to the survey question in order to allow people to map their favourite areas received 22 contributions. Most commonly mentioned were Little Pigeon Lake, wetlands and surrounding trails (5), Maple Lake and wetlands (3), bike path to Courtenay (3), wetlands off Munday's Child Trail (2), ridge trail on property north of Kendal Ave (2). Other contributions identified trails in the area around Little Pigeon, Maple, and Teal Lakes, and an ecosystem corridor between Comox Lake and Morrison Creek headwaters. See Appendix 3 for all contributions.

Summary:

There was strong interest in securing all the parks and greenways shown on the map provided at the open house and in the survey. Respondents also identified their support for specific sites, in particular, a multi-use path to Comox Lake, a bike path to Courtenay, a municipal park within Coal Valley Estates, and the lakes and wetlands around Cumberland.

7. Local Economy

The open house poster boards and OCP survey provided several new OCP policies to support the local economy.

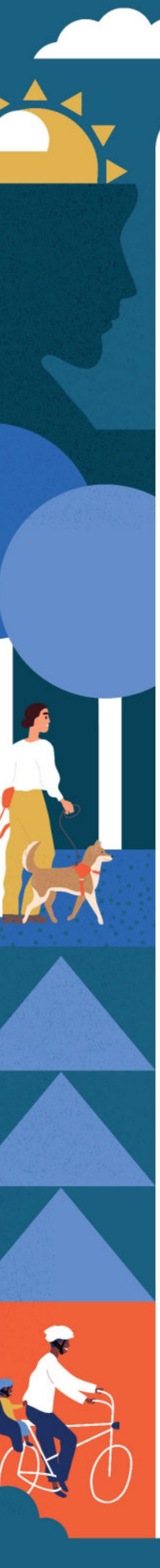
Survey Results

Of the policies provided, 82% survey respondents supported reviewing zoning to ensure it supports business development by permitting small spaces for start-ups, shared spaces for cooperatives, opportunities for live-work artist and artisan studios, a broad range of home occupations, and staff housing.

Fifty-six percent supported sharing local economic data that the Village collects such as number and types of business licences with the community, 47% supported reducing parking requirements for downtown commercial businesses. However, only 29% supported eliminating parking requirements for downtown commercial businesses.

Under other comments, seven respondents commented on parking including:

- never reducing parking



- not reducing parking until better transit is in pace
- eliminating commercial parking requirements and reducing residential requirements
- putting parking in at the Village edge.

Bicycle infrastructure was mentioned by four. Respondents wanted more bike racks downtown and safer bike routes.

Comments on industrial development included providing an alternate route to the Bevan Industrial area behind Maple Lake and generally putting emphasis on promoting industrial development.

One respondent wanted strict signage rules to prevent chain stores. Another respondent asked for reduced restrictions on development generally. There were also comments on encouraging more housing.

Local Economy Workshop

Key themes identified in the workshop on the local economy were:

- more affordable employee housing
- more frequent transit
- safe active transportation options
- removal of commercial parking requirements in the downtown core
- encourage use of underutilized spaces
- a more streamlined development approval process
- ease up on requirements to lower costs to retrofit commercial spaces
- support for business networking meetings
- allow more small scale mixed use in different areas of the Village
- additional highway access to Bevan Industrial area
- retain community feel (it's what attracts residents and businesses)

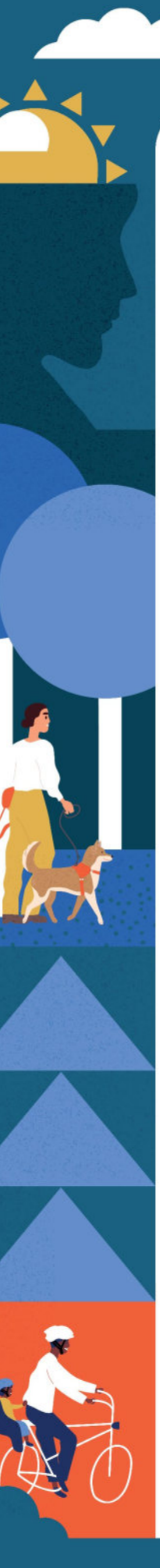
For further details, see the notes from the workshop in Appendix 2.

Summary:

Affordable housing for employees is essential for strong businesses.

There is strong support for reviewing zoning to allow a diversity of spaces to support business start-ups, shared spaces, live-work artist and artisan studios, a broad range of home occupations and staff housing.

There is medium support for reducing parking for commercial uses downtown but not eliminating it. Better transit and bike paths are needed to in conjunction with reducing residential parking requirements.



8. Arts and Culture

The open house poster boards and survey suggested to strengthen OCP policies to support arts and culture.

In response to what forms of art and culture are important to them, open house participants commented daytime events that celebrate heritage and music. To support the arts, the need for funding was identified. With regards to what kind of arts and culture spaces are needed in the Village, participants commented "downtown everywhere" and "in the park". Buskers and performance art were suggested as a way to incorporate public art into the Village to celebrate Cumberland.
The OCP survey asked respondents to rank what is needed most among six potential initiatives.

More affordable housing was ranked the most important way to support arts and culture in Cumberland with a score of 3.38. This was followed by *covered outdoor performance space* (score of 3.38), *indoor performance space* (2.92), *affordable live-work housing for artists* (2.84), *affordable studio spaces* (2.41) and a *Cumberland Arts and Culture Plan* (2.12).

A follow-up survey question asked for other suggestions to support arts and culture. Some of the suggestions included:

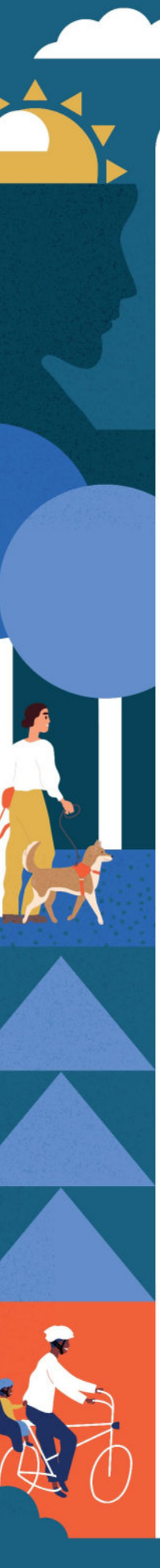
- a regional theatre/gallery at the interchange
- more "third spaces" where artists can meet and create
- accessible year-round community youth art space
- support for small businesses that offer arts/lessons, no Temporary Use Permits
- venue for more daytime and evening performances
- community art gallery including indoor performance space
- a central website / calendar for cultural events; an app for cultural assets
- allow living spaces above studios in light industrial area

A few commented that better recreation facilities are also needed. One comment pointed to existing artist spaces on Dunsmuir Avenue which do not seem to be in use and are taking away space from other businesses.

Summary:

Affordable housing is key to a strong arts and culture community.

Venues, flexibility for small businesses, youth art space, gallery space and live-work artist studio space are all ways to support arts and culture.



8.1 Mural Art on Commercial Buildings

The Heritage Conservation Area guidelines require that murals in the downtown core be approved by Village Council. However, the guidelines do not outline a process for this review. The survey checked in on what would be the best way to support mural art on commercial buildings in the Village.

Forty-six percent supported referring mural proposals to a group or committee composed of local residents and artists; 37% wanted no formal review and approval of murals, letting property owners decide on the mural design.

Nine percent wanted to see guidelines developed and have Village staff review and approve murals. Eight percent wanted to see Council review and approve murals.

> ***Summary:***
>
> Mural proposals should either be reviewed by a group of local residents and artists or not be reviewed at all, leaving the decision on mural design to property owners.

9. Industrial Land Use Designation

The following points were raised in relation to industrial land use during the Local Economy Workshop:

- Need access to Bevan area from the highway interchange
- When updating the zoning, remove the heavy industrial zoning over the Morrison Creek headwaters area. This is an important wildlife area, includes wetlands and feeds the aquifer.
- Explore more mixed-use combinations, e.g. residential use in light industrial spaces or commercial service areas? E.g. employee housing, residential above a climbing gym, artist live-work studio, etc but be cautious as residential uses tend to push out light industrial ones over time.

Both at the Open House and the Local Economy Workshop, comments were received in support of the light industrial area at Royston Road/Ulverston Avenue changing to mixed-use.

The growth scenarios presented at the Open Houses, the Local Economy Workshop, and in the survey, proposed splitting the current single industrial land use designation in the Bevan industrial area into Light and Heavy Industrial. No one commented on this at the Open Houses. Local Economy Workshop participants reacted positively to this proposed change. Thirty percent of survey respondents gave this a moderate level of support (3 stars out of 5), 36% supported it with 4 out of 5, and 25% provided strong support (5 out of 5 stars).

Summary:

Support is moderately strong for splitting the existing single industrial land use designation into a light and a heavy industrial designation.

Changing the light industrial area at Royston Road and Ulverston Avenue into mixed-use is generally supported.

While more mixed-use areas are seen as opening up possibilities for businesses and artist studios, this has to be done carefully to ensure residential uses do not displace light industrial uses over time.

10. Agricultural Land Use Designation

The growth scenarios explored whether to change the area north of Lindale and Kendal avenues, currently designated "Agricultural", to "Working Forest" to align with adjacent properties to the West and North. Views on this diverged.

Some open house participants pointed out that soils in Cumberland are not favourable for agriculture. Others advised out that municipalities should designate some areas as agricultural to facilitate farming and that modern forms of agriculture can be situated anywhere.

Survey responses on this question were mixed – 22% opposed it, 16% were neutral, 20% supported it and 36% strongly supported it.

The following suggestions were received to the question if there was another area in Cumberland that should be designated "Agricultural":

- Teal Lake lands outside of landfill setback
- Also permit greenhouses in light industrial areas
- Area better suited for growing
- Minto area

- Royston Road area

Summary:

Views on whether to change the existing agricultural land use designation in the Village to "Working Forest" diverge. Poor soils and need for housing are comments against keeping the agricultural land use designation in its current location. The need to keep some agricultural land within the Village and ability to farm in greenhouses or hydroponically are arguments in support of designating agricultural land even where soils are poor.

11. Interchange Lands

The growth scenarios presented at the open houses and the Local Economy Workshop proposed a single land use designation for the interchange lands, inviting a separate planning process for those lands in the future by the property owners.

The survey queried what types of uses should be the priorities for the Interchange Lands. The protection of wetlands and sensitive ecosystems received the highest priority (score of 8.97). This was followed by the protection of trails within the area (score of 8.21), parks and open space (7.63). As far as development, the highest scored option was mixed-use with a score of 5.51. Infill, low- and medium-density residential, commercial, and light industrial development all received similar scores (between 3.5 and 4.22). These scores recognize the diversity of the interchange lands, some being more suitable than others for certain uses.

The lowest scores were received by heavy industrial (2.18) and golf course (1.47)

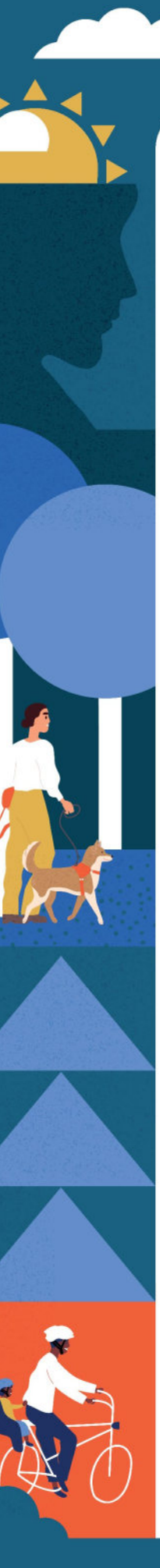
Summary:

Priorities for the Interchange Lands are protection of wetlands and trails and creation of parks and open space. When it comes to the type of future development preferred, a broad range of uses are acceptable to survey respondents, except golf course and heavy industrial.

12. Environmental Protection

All of the tools identified in the survey to protect the environment received a high level of support:

- Urban containment boundary (score of 4.17 out of 5)
- Strong environmental development permit area regulations (4.38)
- Strong water conservation requirements (4.4)



- Green infrastructure as part of stormwater management (4.43)
- More parks and greenspaces (4.48)

Open house comments added the following suggestions or questions:

- Nature based solutions
- Retain urban biodiversity and tree cover within the urban containment area
- Is there enough water to support growth in population?
- Adaptation and preparedness for climate change, in particular protection of water and reduction of wildfire risk.

Summary:

Support for environmental protection through all tools proposed is strong. In addition, urban biodiversity, tree retention, climate preparedness, water conservation and wildfire risk reduction are important.

13. Environmental Development Permit Area Requirements

Open house and survey participants were asked to identify what regulations they would like to see included in an updated Environmental Development Permit area. The following proposed additional regulations received strong support:

- Require new developments to work with natural site conditions and constraints (site adaptive planning) (85%)
- Require foreshore protection on Comox Lake to use greenshore principles whenever possible, as confirmed by an engineer (85%)
- 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 (83%)
- Restrict construction on steep stopes (68%)

While still supported by a majority, somewhat less support was received for:

- Do no permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection on Comox Lake (56%)

Other suggestions made both at the open house and in the OCP survey included:

- Implement Tree Protection Bylaw (2)
- Protect second and old growth trees (2)
- Add wetland and connectivity areas to OCP maps
- Protect water that fees the wetlands, quality, quantity and timing (3)
- Require sufficiently wide greenway connections through developments

- Environmental DPA needs to be more focussed. Adds too much cost to doing business for no reason
- Require professional reports on species and ecological communities at risk to the Province
- Work with provincial ministries on long term availability of water
- No further development
- No gas powered motorboats on Comox Lake

Summary:

There is strong support for strong Environmental Development Permit Area regulations. Tree protection, wetland protection, and protection of connectivity corridors, water conservation, protection of water quality of Comox Lake are of particular concern.

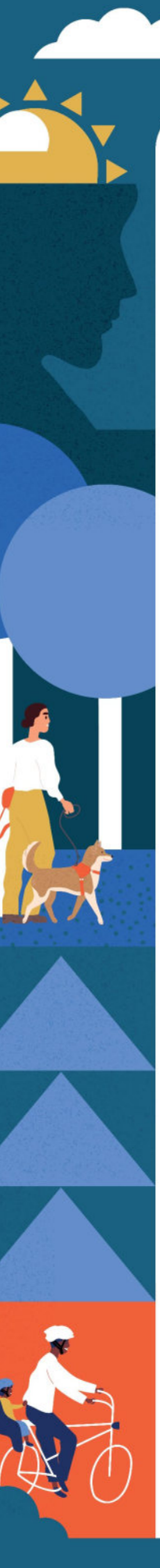
14. Social Inclusion, Diversity, and Equity

The OCP has a role in removing barriers to social inclusion, diversity and equity by supporting different initiatives. Open house participants identified the following initiatives as important:

- Requirement for more accessible and adaptable housing, e.g. lower units in multi-plexes
- More housing options to support ageing in place
- Bike trail to Courtenay
- Safe off-road trail to Comox Lake

In the OCP survey, respondents were asked to identify their top seven initiatives to support social inclusion, diversity and equity in Cumberland to help with allocation of resources. Following is the list of the initiatives and their overall score.

- Safe cycling routes (9.1)
- Additional transit route connections into Courtenay (7.0)
- More accessible public facilities and sidewalks (6.8)
- Development of affordable non-market housing (6.6)
- Housing options that allow for ageing in place (6.2)
- Development of more rental housing (6.0)
- More access to greenspace for people of all abilities (5.0)
- Multi-generational housing (3.7)
- Inclusive recreation programs for a broad range of participants (3.3)
- Incentives for accessibility and universal design in housing (3.2)



- Civic engagement of a diversity of people and ages (2.4)
- Gender neutral public bathrooms (1.2)
- Partnerships with organizations that support equity-seeking groups (1.3)

Summary:

For those who participated in the engagement events, the need for alternative transportation (additional transit and safe cycling routes to Courtenay, more accessible public facilities and sidewalks) and housing (more affordable non-market housing, more housing options for ageing in place, accessible and adaptable housing, rental housing), are at the top of the list of priorities for improving social inclusion, equity and diversity.

It is probable that equity-seeking individuals were underrepresented at the public engagement sessions, therefore, one cannot conclude that other initiatives identified are not also important.

15. Food Security

In response to what incentives and policies the Village could support to increase food security, participants identified grocery store, community gardens, setting land aside for agricultural purposes.

Survey respondents were asked to select policies they support from several options, listed below together with the percentage of support.

- Encourage community gardens close to or within multi-family residential developments (88%)
- Support food access programs, such as the Cumberland Food Share program (85%)
- Support food security as part of regional emergency planning (84%)
- Support local and regional food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens. (74%)
- Review industrial zones to support food processing and post-production facility uses (66%)

Survey respondents also identified a number of other possible initiatives and policies to encourage local food production:

- Leave space for growing food in the Village
- Minimize shading of gardens from adjacent properties
- Free compost from collection and processing of kitchen waste
- Incentivize food growing through tax breaks

- Keep taxes stable
- Support securing a permanent facility to operate the Cumberland Food Share
- Reduce food waste.
- Courses and workshops on food preparation
- A co-op grocery store in walking/biking distance
- Facilitate farmers selling directly to the public
- Less restrictive bylaws for growing and selling food from backyards and keeping chickens

Summary:

Community gardens close to multi-family residential development, food access programs, regional emergency planning for food security, and local and regional food infrastructure all have strong support. Environmental Development Permit Area regulations.

Additional ideas are a permanent facility for the Cumberland Food Share, education on food preparation, awareness around food waste, ways for farmers and small-scale growers to sell directly to the public.

D. Submissions to the OCP Process

The Village received several submissions to the OCP process. The submissions are summarized below and attached in Appendix 5: Submissions to the OCP.

a. Change the Residential Infill land use designation at 3284 Third Street to a designation that permits mixed residential-commercial use.

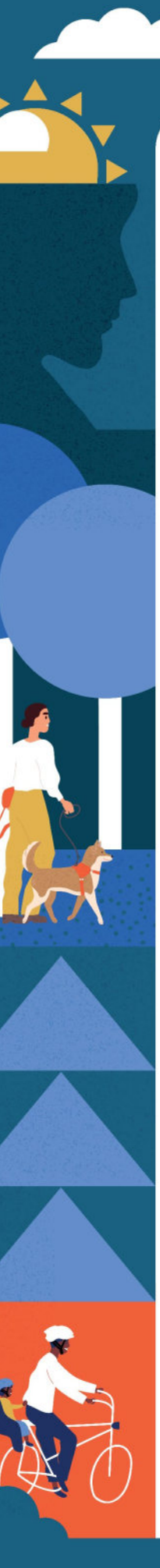
b. Change the land use designation on a property at 3041 Royston Road from Residential to Multi-family Residential to facilitate a subsequent amendment to the Zoning Bylaw to change the existing zone from Manufactured Home Park to a multi-family residential zone.

c. Change the land use designation of 3330 Egremont Road, adjacent to the school grounds, from Residential Infill to Multi-family.

d. Change the land use designation around Teal Lake from Working Forest and Greenway to a low-density residential designation.

e. Include the properties on the east side of Bruce Street between Cumberland Road and Mill Street within the urban containment boundary.

The growth scenarios presented to the public at the May open houses and in the survey showed a mixed-use land use designation along Second and Third Streets between Penrith and Maryport



avenues. The area for the new designation would include 3284 Third Street. The idea of a mixed-use land use designation in an area that is already seeing some commercial growth received a lot of positive support from survey respondents.

The land use designations for 3041 Royston Road, 3330 Egremont Road and the Teal Lake property were not proposed to be changed in the growth scenarios.

The Egremont Road property will qualify for the provincially mandated four-unit minimum on properties between 280 m^2 and 4050 m^2 in size. Changing the designation of the property to multi-family residential would add development potential close to the school.

The Royston Road property is zoned for Manufactured Home Park, a type of multi-family zone which generally allows for lower cost housing. The property is serviced and developed with a single-family dwelling. It is located within the proposed urban containment boundary.

If the OCP land use designations of the Egremont and Royston Road properties are not changed through the OCP review process, the owners could apply for amendments to the OCP and the Zoning Bylaw.

The Teal Lake property is currently undeveloped, not serviced and located outside of the proposed urban containment boundary. Cumberland's projected 20-year housing need can be met without including undeveloped and unserviced areas. Even if paid by the developer, adding new infrastructure outside of the developed core area will increase long-term infrastructure maintenance costs for the Village and does not meet Complete Community goals which focus on walkability, proximity to daily needs, transportation options and sustainable infrastructure costs. If the owners apply for an OCP amendment, they would have to seek to amend both the land use designation and the urban growth boundary.

The northeast boundary of the urban containment boundary generally follows the edge of the existing Residential Infill land use designation. However, the boundary includes 4695, 4693 and 4689 Cumberland Road and 2839 Bruce Street, currently outside of the Residential Infill area in the OCP. The properties on the north side of Bruce Street could be considered for inclusion.



E. APPENDICES

Appendix 1: Open House Comments

Appendix 2: Local Economy Workshop Notes

Appendix 3: Survey 1 Results

Appendix 4: Survey 2 Results

Appendix 5: Submissions to the OCP Review

Appendix 1: Participant Comments

May 22 and 23, 2024 Open Houses

VISION	
1.	Cumberland is a community known for its **active protection of green infrastructure**.
2.	I'd like to see inclusion of **language around decolonize and indigenize** opportunities within the village.
3.	**Don't allow more growth than infrastructure can handle**. i.e. water supply.
4.	I would like to include **language that speaks to clean air, clean water, and healthy people** in the vision.
5,	Be cautious about opportunist developers under the guise of "densification". **Create a contingency plan** before adding hundreds of more homes.
6.	The village and community strives to **live in harmony and reciprocity with the natural world.**
7.	Cumberland is known for its **progressive approach to development (site adaptive**).
8.	**Ensuring greenspace**. Environmental implications with all growth building.
9.	Cumberland is a community that **embraces diversity** through providing a **variety of housing opportunities.**
10.	Climate actions have reduced – to – Climate actions **reduce**….
11.	**A variety of housing** is important. I think four storey rental buildings is too much rental density in one spot.

COMMUNITY GOALS	
1.	"Level of walkability" was highlighted. The comment was "Including pedestrians!"
2.	Connection btw Maple Lake & Morrison is key
3.	Connection btw Morrison & Black Lake is key.
4.	#3, #4, #5 – protecting the wetlands and the commitment to the "60" meter set-backs.
5.	Need to help promote and incent more housing especially affordable housing for families.
6.	Compact development NOT sprawl.
7.	Diverse housing with major consideration to the existing forests and waterways & flood plains. Traffic calming also a major concern.
8.	Keep industrial lands as industrial. Keep green pockets and have parks protected.
9.	I'd like to see stronger wording than "climate responsible". "striving towards zero emissions
10.	Sidewalks on Bruce Street.
11.	Protection of natural areas to promote biodiversity and protect environmental assets like forests & wetlands.

BUILT ENVIRONMENT A Vibrant Village Core	
1.	Protecting "back alley" character by regulating second dwelling size. (5 dots)
2.	How about a provision for tiny houses? (2 dots).
3.	I am not very concerned about heritage. I think this designation is preventing buildings from being modernized and causing them to be left empty.
	Item #3 on board (setbacks of new buildings for outdoor space) (1 dot)
	Item #5 on board (do not require additional on-site parking from new tenants) (2 dots)

BUILT ENVIRONMENT Housing Affordability	
1.	Advocate for more resilient housing; designed for hotter temps (AC, passive shading) and rain water harvesting for non-potable use (like gardens, toilet flushing).
2.	Co-operative housing & multigeneration & senior
3.	All housing is important, so priority to non-market housing does not make sense to me.
4.	No short-term residence in RV unless in designated area/hookups to be able to monitor.
5.	What about using inclusionary zoning to require developers to add affordable housing or density bonuses etc.?
6.	Use caution in a policy to allow short term residence in RV's. These are not built for long term (winter) occupation and it can be difficult to remove them once in place. It risks becoming sub-standard low income housing. (3 dots)
	Item j on board (regional coalition on affordable housing): *yes
	Item a on board (clear definition of affordable housing) (1 dot)

NATURAL ENVIRONMENT How the OCP strengthens environmental protection	
1.	Nature-based solution.
2.	In the urban containment: urban biodiversity, bringing biodiversity and nature to people.
3.	Can existing water supply meet the growth plan?
4.	Including carbon sequestration hotspot in conservation strategy.
5.	Water is life. Will we have enough water to support the growth of population?
6.	Urban containment key for maintaining tree cover (no mass removal of trees for new subdivisions).
7.	Adaptation and preparedness for a new climate reality. How will this affect water? How do we reduce our wildfire risk?

NATURAL ENVIRONMENT Development Permit Area Requirements	
1.	Including second growth as SEI
2.	Protect the water that feeds the wetlands. Quality, quantity, timing (2 dots)
3.	Coal Valley Development run-off. Headed to village wetland. Quality, shear volume, protect. (1 dot)
4.	Really support the steep slopes buffer protection.
5.	No blasting zones. Respect watersheds.
6.	Need to be mindful of all eco impactions wit any new development and say NO if it doesn't make sense to the environment.
	DPA #1 Updates bullet #3 (one dot)

COMMUNITY WELL-BEING Active Transportation Network, Conservation Lands, Parks & Trails		Key Words	Dots
1.	Is the town tracking how much **water is being used by the bike wash station**? Stream keepers would like to see it closed from mid-May till fall rains (usually mid-Sept.) and the equivalent flow be added to Perseverance Creek to sustain refuge pools for fish and wildlife. (2 dots)	Water use bike wash station	2
2.	Perseverance Creek update May 22, 2024: **coho fry are present in all reaches of lower Perseverance**. Cutthroat Trout spawned behind Japan Town in February. Rainbow Trout spawned above Chinatown Meadow in March. By May 19 – stream keepers have already started rescuing fish from drying pools! (1 dot)	Perseverance Creek streamkeeping	
3.	Can we have a "**pay per use for the bike wash station**?". A day/time limitation as water is an issue – to wash bikes is a luxury not an entitled service.	Water use bike wash station	
4.	**Curbing use of water by charging even a nominal fee ($2/wash – 1 minute**). What is the consumption per year???	Water use bike wash station	
5.	**Corridor between Morrison Creek watershed**.	Comox Lake to Morrison Creek watershed	
6.	**Wetlands around Maple Lake**	Maple Lake wetlands	
11.	#3 – Including also **wetlands around Maple Lake**	Maple Wetlands	
7.	**Multi-use trail along Bevan Road** as alternative to the CVP commute.	**Bevan Road MUP**	
8.	#9 – Protect **Eastern Block**, the **Village Park/BMX** (1 dot)	Eastern block BMX track	

9.	Expanding strategy to include the **entire watershed** #4	Entire Comox Lake Watershed	
10.	Please ensure greenspace proposed by developers **protects existing mature trees**. Are there any guarantees or protections??? (1 dot)	Mature tree protection	1
12.	#5 – This is a beautiful **wetland** and has potential for a nice nature park.		
13.	Why do residents need cars? Seriously?		
14.	Protect the **privately owned water sources that supply these beautiful wetlands**		
15.	**Municipal "Park"** purposed. Should have fields & parks for "play" not Solport Park.	Park on Beaumont Cres	
16.	#6 – **Including urban forest**		
17.	Its also important **for wildlife** to have **corridors with NO trails**. The **lower Perseverance Creek corridor** is such an area. All it needs is water flow during summer months to sustain fish and provide drinking water for toads, mammals and all wildlife.		
18.	Allow **horse trails/shared use trails**.		
19.	#7 – **Protect ravine & enforce 60 metre environmental setback** as approved by ACP.		
20.	#7 - **Protect this park area** – OCP specifies a 60 metre boundary around parks! Enforce it!		
21.	#12 – **Move this park to the top of the hill**.		
22.	#7 – Water headed straight to the village and **wetlands**.		
23.	**Off road trail all the way to the lake** (1 dot) x 2		
24.	Greenspace is critical to growth. **Maintaining ravine and all underwater reservoirs**.		
25.	**Safe off road to the lake** (3 dots)		
26.	With temps rising **greenspace** is critical to our well-being.		
27.	**Safe multi-use off-road trail to Union Road from village centre**. (1 dot)		

COMMUNITY WELL-BEING **Social Inclusion, Diversity, and Equity**	
1.	**Bike trail to Courtenay**.
2.	Requirement for Lot 4 (for example) **units in houseplexes or lower units of duplexes to be mobility accessible.**
3.	Kudos to the recommendation to **provide incentives to developers to create accessible & adaptable housing –** not just limited to low-income housing.
4.	Options for aging in place. Housing options.
5.	**Safe off-road to the lake.**

6.	Continued **maintenance & upgrade for outdoor facilities**: tennis, pickleball, basketball.
7.	**Healthy built environment linkages toolkit**! - Links between design, planning & health.
8.	**Homeless shelter? Youth centre? Community centre**?

COMMUNITY WELL-BEING Arts and Culture	
What forms of art and culture are important to you?	
1.	**Day events** that celebrate our heritage.
2.	**Music**! Venues with less sound restrictions. Arts: where are all the artists?
What can the Village do to support arts and culture?	
1.	**Funding** – art as business or art as gifting.
What kind of arts and culture spaces are needed in the Village? Where do these spaces best exist?	
1.	**Downtown** everywhere!
2.	**In the park**
How can public art be incorporated into the Village to celebrate Cumberland's identity?	
1.	**Buskers – performance art**.

COMMUNITY WELL-BEING Food Security	
What is needed to support local food growers?	
1.	Incentivize landowners to promote food production – **tax incentives**
What other initiatives and policies could the Village support to increase food security in Cumberland?	
1.	**Grocery Store**.
2.	**Community gardens**
3.	Ensure that **land is set aside for agricultural purposes**.
4.	**Grocery options**.

COMMUNITY WELL-BEING Local Economy	
What are the current strengths of Cumberland's economy?	
1.	**People like to visit** our quiet town. They love the pace and how friendly we are.
2.	**Locally owned & operated**.
What is needed to strengthen the local economy further?	

1.	**Full storefronts in our core.** (1 dot)
What trends affecting the local economy have you experienced or do you see in the Village and the region?	
	No comments

COMPLETE COMMUNITY BOARDS

BUILD ENVIRONMENT – HOUSING What kind of housing do you live in today?	
Single Detached	18 dots
Townhouse (duplex was added)	0 dots
Apartment (condo was added)	0 dots
Infill/ADU/Secondary Suite	2 dots
Modular Home	0 dots
BUILD ENVIRONMENT – HOUSING **What kind of housing do you see yourself living in 15 years?**	
Single detached	11 dots
Townhouse (duplex was added)	7 dots – comment "I want to live in co-housing! Intergenerational)
Apartment (condo owned was added)	2 dots
Infill/ADU/Secondary Suite	1 dot
Modular Home	0 dots

GROWTH SCENARIO	
What do you like?	
1.	Love the **urban growth boundary**.
2.	People are wanting to move to Cumberland because of it's amazing community feel. We should be striving and fighting to keep us amazing. People in Courtenay/Comox come into Cumberland to "relax" unwind and feel the community spirit. They come to eat, drink bike and hike. We need to do what we can to **keep this "feeling". +1**
What do you not like?	
	No comments.
GROWTH SCENARIO A	
What do you like?	
1.	Plan to **increase density behind Dunsmuir**.
2.	**Density** is good.
3.	Love the **commercial growth area**.
4.	**Increased density**
5.	**All of it and increase**.
6.	**Maximum 3 stories**.
7.	Use both A and B
8.	**Love the commercial on Penrith/Derwent**
9.	Keep low * **lot density**. 40% density.
10.	We love living in our townhouse. **More multi-family** is great.
11.	I like the **increased business core**.
12.	**Beaufort forest.** Please **retain trees**.
What do you ***not*** like?	
1.	**Extend watershed**. The ravine is real.

2.	**Lack of trees in Coal Valley Estates upper area**. (2 dots)
3.	Why don't we offer **tax breaks to homeowners who build ADU's** and rent them out to long term renters? At or below market value. No more Air BNB. (2 dots)
4.	**Increase mixed use density in downtown core & down side streets**. Keep 4 stories on Dunsmuir – people keep the businesses alive. (1 dot)
5.	**Removing existing density (height)from VMCU-1**
6.	**Not enough multi-family** housing.
7.	**Watershed needs protection** as well as the ravine.
GROWTH SCENARIO B	
What do you like?	
1.	**Increased density** (1 dot)
2.	More **options for aging population to downsize & stay** in home community.
3.	Different options to work together as a community.
4.	Yes! **More multi-family housing**. And housing (condos/townhouses) that are family size **2-3+ bedrooms**. (1 dot)
5.	Does the "working forest" designation include recreational use, such as walking trails? It would be great to **add more rec space at this end of the village**.
6.	All **high density (6 story) zoning to multi-family zone**. Will support more affordable housing options.
7.	**UCB's** help focus development where the infrastructure and services already exist!
8.	**More mixed use and multi family housing**. Less single dwellings.
What do you *not* like?	
1.	Better suited land to expand housing – not a lot of trees there.
2.	Change the **Ulverston property** to low density multi-family.
3.	Density no matter what, isn't the way forward for Cumberland. Please **do "smart density"**. The character of the community is important. (1 dot)
4.	We would love a **grocery store** like a co-op.
5.	Please consider a **smaller scale plan** for the **Ulverston property**. Multiple 4-story buildings is too much! Please consider affordable housing for families. i.e. townhouses & row houses.
6.	Prefer A. **More mixed use downtown**.
7.	The "working forest" isn't a good use next to residential housing.

GROWTH SCENARIO A (Map)	
Area	**Comment**
From corner of Silecroft Road to Windermere Ave	Road was drawn. Comment: Make a **drop off road for CCS "Strathcona Building"**
Maple Street Holdings Property. PID 008-879-801	**New Playground**
Bottom of map, right side	**Extend the commercial to the big corner lots on Penrith.**
Corner of Bruce and Bevan	**Create new commercial area at this busy corner** to slow traffic/maintain _____ with traffic circle
Beyond Hope Road and Cumberland Road	**Allow STR here in R3**
Below Royston Road/corner of Union Road	**Mixed use high density**
Below Lindale Avenue (undeveloped land)	Park

GROWTH SCENARIO B(Map)	
Area	**Comment**
Undeveloped area left of Kendal & Kentmere	**New transportation corridor** – no more traffic through Dunsmuir or Kendal
In the balloon that says "in this scenario these properties are envisioned as Residential Infill.	**Yes (to residential infill)**
In the balloon that says "The land north of Kendal Ave is currently designated Agricultural. This scenario envisions it as Working Forest to better align with adjacent Properties	- No - Agree - 1 extra dot
Mixed Use area corner of Ulverston Ave & Royston Road	Please change to high density developable and **shift these businesses to the industrial lands.** 1 dot and comment YES
Below Royston Road /corner of Union Road	**Mixed Use High Density**

Appendix 2: Local Economy in Focus Workshop

May 30, 2024
Village of Cumberland Council Chamber
2675 Dunsmuir Avenue

Notes - Discussion Circle 1

Staff: Erik and Seamus

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- Lack of affordable places for a business to operate (***)
    - However, what is considered affordable varies depending on the type of business or type of space needed
- Cost to develop new commercial spaces is high, and is only increasing with rising costs of construction, interest rates etc.
- Streamlining the development approvals process would help businesses get started earlier/ higher chance of having them settle in Cumberland and be successful
    - Are there businesses that would like to be here but are not even trying due to limited spaces or lack of financial capital to purchase/improve/occupy a heritage building?
    - If the approvals process (variances, HAPs etc.) cannot be changed, are there at least opportunities to help applicants/businesses navigate the process? (guides, resources etc.) – to someone unfamiliar with the process it can be daunting and costly
- Seasonal nature of traffic to Cumberland hurts certain types of business – is there a way to attract year round forms of business so people are around and more likely to also stop into the more seasonal shops (bike shops etc.).
    - Reliance on tourism sector to bring people to town? More diversity in businesses and more people living around downtown could help

Key themes: lack of affordable spaces, high costs of development/construction, seasonal/reliance on tourism

Q2: What are the current strengths of Cumberland's economy?

- Lifestyle (friendly, walkable, arts/culture, outdoor recreation/ alternative vibe)
- Kid friendly (low median age, families want to be here and grow here)

- Diversity of businesses and a focus on local (lack of big box stores is a huge draw – "there should never be a Tim Hortons in Cumberland. That marks the start of the end."
- Residential density close to downtown – walkability, close to amenities, atmosphere
- Despite being a small municipality, there still is lots of available land
- Cumberland is a destination. It is not somewhere you drive through. If you are here, it is because you chose to be!
- Great local partnerships and community groups

Key themes: lifestyle, diversity of local businesses, destination, character/vibe

Q3: What is needed to strengthen the local economy further?

- Affordable housing
- Village support for businesses making development applications (streamlining process, removing requirements, providing support/clarity/resources)
- Removal of parking minimums for commercial uses
- More support for downtown businesses
- Business networking events/meetings (both formal and informal, much like this event itself) involving a broad base of perspectives and getting support from the village to make these sort of events happen
- More smaller scale mixed use – push the boundaries of where and how businesses can exist (spaces for startups, alternative business models)
- Figure out why people leave Cumberland to go work/shop and bring them to (or keep them in) Cumberland

Key themes: affordable housing, development approvals process, removal of requirements, support for business community, missing certain amenities (?)

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- NOT 3-stories – that is moving in the wrong direction. 4-stories (+?)
    - Height is relative and does not automatically mean a lack of heritage or character (do not negate the impact of innovative design)
    - Density is cheaper and increases walkability + supports the idea of having people living where business/commerce is (mixed-use)
- 4-stories AND additional density in lanes behind (it is does not have to be one or the other)
    - Opportunity for additional density on other streets too? (3rd, 4th?)
- Light industrial area changing to mixed-use makes sense @ Royston/Ulverston

Key themes: height/density welcomed, be bold, mixed-use

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- Connection (active transport corridors?) needed between service commercial, and areas chosen for density (be cautious of isolating areas)
- If we want to prioritize walkability, where do we put people vs. where do we put vehicles? Is a designated space for centralized parking a solution?
- Is there opportunity for more interesting mixed-use combinations? Can we put people in light industrial spaces or commercial service areas? i.e. Tin-town – why can't someone live above a climbing gym, an artist studio etc.

Key themes: walkability vs. parking, density, mixed-use

Q3: What would you change to the scenarios? And why?

- Be bolder?
- Zoning/ designated spaces specifically for accommodation?
- Push the idea of mixed-use further – can housing exist in industrial areas? Or adjacent at least… we need to view areas as neighborhoods not wastelands (*varied response to this suggestion*)
    - If housing was to exist in theses spaces, maybe it is in light industrial only, or an entire new category of housing (i.e. staff housing)
    - Must be within reason – residential use can consume other uses, which in the end only results in the loss of certain needed (but less pretty) uses, such as industrial and agricultural – once they are gone, hard to get them back

Key themes: housing, mixed-use, accommodation

Local Economy in Focus – May 30, 2024
Discussion Questions: Circle 2 Notes

Staff: Courtenay and Michelle/Vickey

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- Mountain biking (4 bike shops, events)
- Young families – childcare
- Remote workers – office space demand limited?
- Satellite offices
- Food/beverage struggling?
- Private recreation struggling?
- Increased interest rates
- Population increasing, why are discretionary spending ⬇
- Space availability low?

Key themes: Remote work arrangements, some businesses experiencing financial struggles, uncertain if have lack of space

Q2: What are the current strengths of Cumberland's economy?

- Biking, arts & culture, trail network
- Sense of community – food shed, community groups, connections
- History
- Walkability – can there be some car free areas/times?
- Character & scale
- Village
- Stores & businesses locally owned, no chains
- Proximity to highway
- Industrial land base – close to highway
- Ease of commute for remote workers
- Mix of services/businesses
- Night life/vibrancy/events
- Performance venues

Key themes: Village vibrancy, recreation, arts, culture and heritage, walkability, proximity to highway

Q3: What is needed to strengthen the local economy further?

- Overnight accommodation in Cumberland
- Additional highway access from Bevan
- Underground/supply/collection infrastructure
- Services local (no need to travel for services)
- Affordable housing for workers (Govt funded, required w/every development, arts & culture workers
- Housing diversity
- Improved transit scheduling
- Safe active transportation

Key themes: Housing options, affordable employee housing, transit and active transportation options, highway access from Bevan area, infrastructure

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- Growth boundary including keeping greenspace outside of it
- Service commercial on Cumberland Road
- Three stories downtown and mixed use extended behind Dunsmuir
- Concern on parking w/density downtown (four story)
- Medium density limit to three stories
- Consider impact of upzoning on land and opportunity for affordable housing
- Development friendly - inviting

Key themes: Growth boundary, Service Commercial on Cumberland Road, three storeys downtown and mixed use behind, development-friendly

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- Contains growth for walkability
- Industrial land and job opportunities close to town is an opportunity for more economic development
- Can developers use adjacent land for parking?

Key themes: Retains walkability, work opportunities close to the core

Q3: What would you change to the scenarios? And why?

- No heavy industrial in Morrison Creek (head water) and aquifer area – remove from map

- Infill & opportunity to expand infill outside growth boundary – for scale for developers – small lots to get density
- Bypass road from industrial area outside the village to remove pressure on Cumberland Road
- Four lanes on Cumberland Road
- Concern around traffic on Cumberland Road & Bevan – including people accessing landfill
- Bed cap (for parking management) does residential infill really add to downtown

Key themes: Allow infill outside of growth boundary to get more density, provide bypass to Bevan, more traffic capacity on Cumberland Road, manage parking

Local Economy in Focus – May 30, 2024
Discussion Questions: Circle 3 Notes

Staff: Karin

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- In-migration of talents into the community
- Remote work arrangements, resulting in more diversity in sectors
- Changing wage expectations, expectation of greater flexibility at work (lifestyle and cash)
- The vibrancy of Cumberland supports businesses
- Culture of supporting buying local
- Increase in gentrification / decrease in affordability
- Low vacancy rates, resulting in challenge to recruit and retain staff
- Empty lots / buildings in the downtown core waiting for redevelopment

Key themes: Expectation of more work flexible work environments and higher pay, low availability of affordable housing, redevelopment of empty lots/buildings in the downtown core slow

Q2: What are the current strengths of Cumberland's economy?

- Mostly local-owned businesses, no multi-nationals. This attracts new residents and visitors, creates the unique Cumberland vibe.
- Strong relationships between businesses and non-profit organizations, including financial ties
- Cumberland feels like community
- Numerous and diverse events are an economic driver, loved by locals but also attract people from the region and beyond.
- More events in Cumberland than elsewhere in the region.
- The quality of the water supply. Great for making beer.

Key themes: strong relationships between businesses and non-profits, strong sense of community, diversity of events,

Q3: What is needed to strengthen the local economy further?

- Need a strategy to protect the long term water supply as community grows and climate gets hotter and drier in summer
- We have to figure out how to retain the community feel as Cumberland grows and fills in
- Need to encourage using underutilized spaces
- Housing affordability crisis affects volunteerism – people who need to work two jobs have less leisure time to volunteer
- Need non-market housing. Private sector does not provide affordable housing.
- A regional housing corporation that raises funds, builds and manages non-market housing
- Growth requires more amenities, like schools, transportation options, transit, and infrastructure to support the growth.

Key themes: non-market housing, encourage use of underutilized spaces, retaining the community feel, ensure have amenities and infrastructure to accommodate growth

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- Support more density
- Service Commercial along Cumberland Road
- Encourage heavy industrial to move to Bevan Road area
- Density close to downtown.
- Multi-family housing in addition to infill.
- An urban containment boundary.
- Providing space for professional services off Dunsmuir Ave

Key themes: density, multi-family, urban containment, heavy industrial at Bevan

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- More housing is crucial. Especially more affordable non-market housing.
- Need access to Bevan area from the highway interchange.
- Density close to downtown is good
- Note sure about not including Cumberland Road properties into in-fill.
- Cumberland Road properties large, could become multi-family in a future OCP update, additional density there is not yet needed.

Key themes: density close to downtown core

Q3: What would you change of the scenarios? And why?

- Don't need more commercial heading east. Too far, a dead zone inbetween. Put Commercial mixed use with store fronts along First, Second and Third going up to Penrith and possibly Maryport to the north and to Derwent to the south. More interesting to have store fronts on side streets than on Penrith and Derwent. Commercial use is naturally spreading that way already.
- Consider more multi-family close to the school. Multi-family land use designation can encourage land assembly
- Make development processes easier for businesses.

Key themes: More multi-family close to community hubs, build out commercial density heading north on side streets

APPENDIX 3: OCP SURVEY 1

Closed

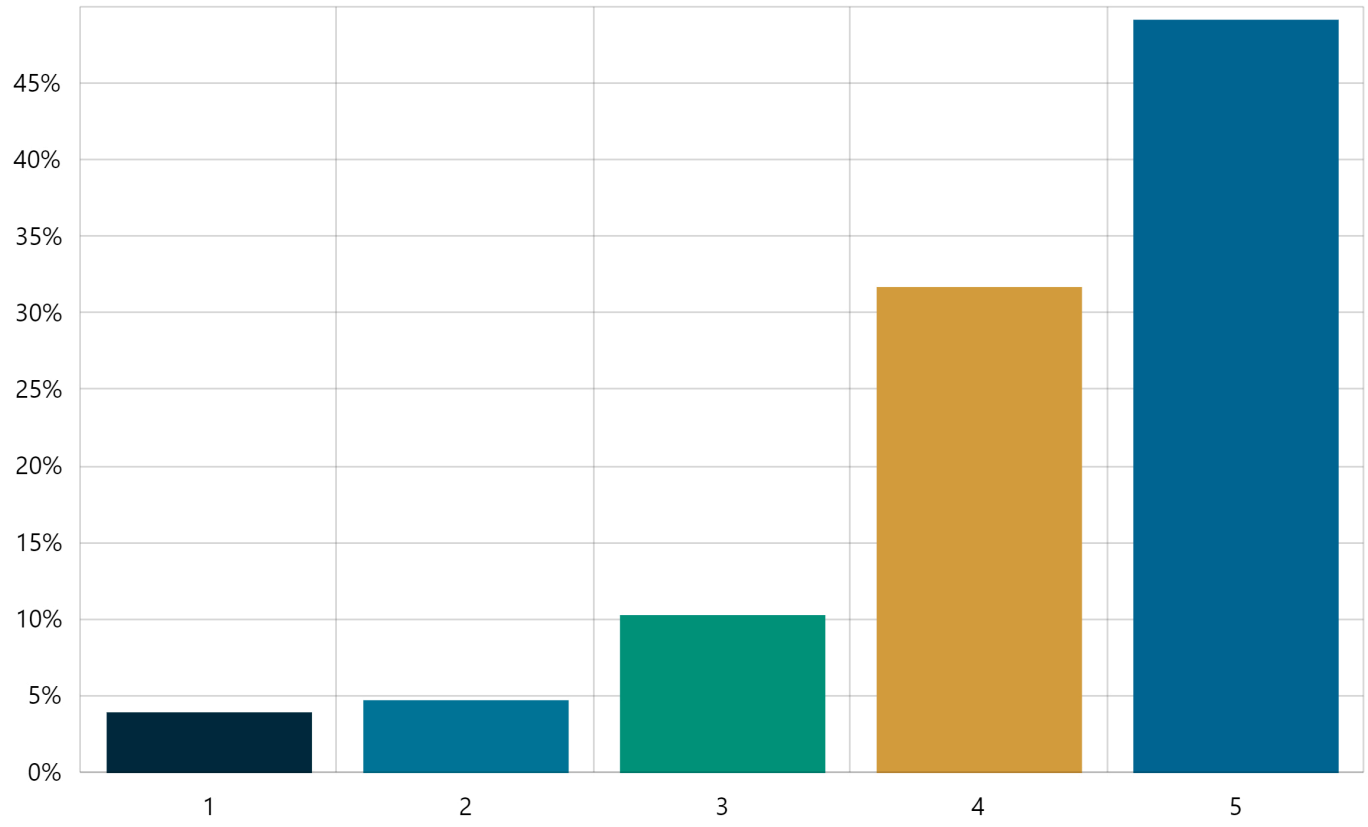
Goals
Official Community Plan Review

124 Contributors | **133** Contributions

Contribution Summary

1. Indicate your level of agreement with the ten OCP goals for Cumberland.

Rating | Skipped: 7 | Answered: 126 (94.7%)



1	2	3	4	5	Count	Weighted average
3.97% 5	4.76% 6	10.32% 13	31.75% 40	49.21% 62	126	4.17

2. If you do not agree with the ten goals, what would you add or change?

Short Text | Skipped: 94 | Answered: 39 (29.3%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
10% (4)	8% (3)	23% (9)	56% (22)	3% (1)

Tags



Tag	Percent	Count
reconcilition not top priority	10%	4
bike-able	8%	3
heritage preservation	8%	3
climate resilient community	5%	2
sustainable growth	5%	2
infrastructure	5%	2
walkability	5%	2
valuing ethnic communities	3%	1
fire prevention	3%	1
basic health care	3%	1
recreation	3%	1
playground	3%	1
health	3%	1
housing	3%	1
parks	3%	1
increase commercial tax base	3%	1

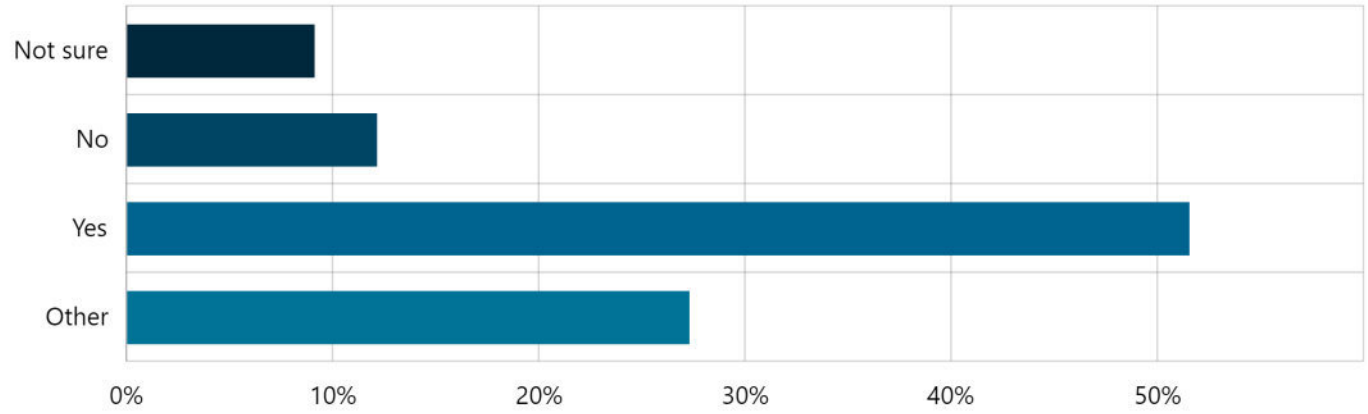
sustainable infrastructure	3%	1
quantitative metrics	3%	1
reduce sprawl	3%	1
green space	3%	1
land for future high school	3%	1
cap on population	3%	1
streets designed for people	3%	1
truly affordable housing	3%	1
recognition of settler history	3%	1
cultural integrity	3%	1
preservation of environment	3%	1
diverse housing	3%	1
business opportunities	3%	1
food security	3%	1
parks and healthy lifestyle	3%	1

Featured Contributions

No featured contributions

3. Do you support the proposed urban containment boundary?

Multi Choice | Skipped: 1 | Answered: 132 (99.2%)



Answer choices	Percent	Count
Not sure	9.09%	12
No	12.12%	16
Yes	51.52%	68
Other	27.27%	36
Total	**100.00%**	**132**

Question 3: Do you support the proposed urban containment boundary (UCB)?

Yes, but I would change:

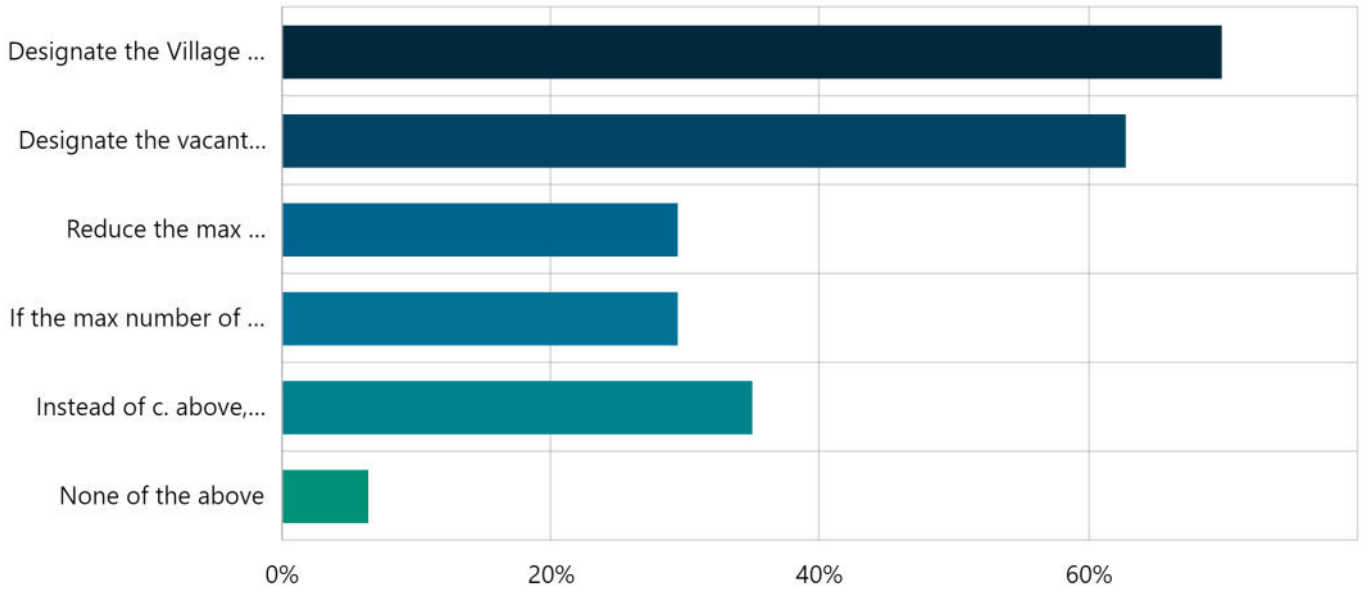
	Response	Key Words
1.	Change **west side mixed use to something lower density**. Makes no sense to have more people on the outskirts of the village.	No mixed use on West side of Coal Valley Estates
2.	map doesn't show commercial at Gas n' Go. Lots on Bevan/Wellington should not be marked infill if outside of the urban containment boundary; should be a proposed urban containment boundary. This is too big and should be done more slowly. Is there enough water? **Should end at Ulverston and run around Coniston to reiy Bruce**	Reduce area within UCB. End at Ulverston but include Coniston Crescent and Bruce Street
3.	This map is extremely small and difficult to read! From what I can see I would request no medium density multi-family on Ulverston - change to low density. I aslo **don't agree with orange mixed use to the west end**.	No mixed use on West Side of Coal Valley
4.	**Draw** the **boundary so it is west of the waste treatment ponds**.	Move UCB to west side of sewage lagoon
5.	Ensure there is **land set aside for an affordable housing project. Even if it means it has to be outside of the boundary.**	Ensure land set aside for affordable housing
6.	**Need a buffer between containment boundary and agriculture area**. Presumably agriculture refers to non-animal related farming and production?	Buffer to agricultural area
7.	I urge the powers that be **to move the boundary line above Camp Road back to protect the Hidden Ravine.**	No development west of Hidden Ravine
8.	**No development below the Kendal extension/west of Kentmere**.	No further development on Coal Valley Estates property
9.	The **eastern block of the trail network - behind current bmx and over towards the inland highway could be developed**. I want places to live. People from around the world will be moving here due to climate change. I would **expand residential infill**.	Include Eastern block. Expand residential infill.
10.	I would **include the already serviced lots in grey that are currently r3. The ones on Cumberland rd. Hope rd. And Mill st.**	Include large serviced lots in R3 / on Hope Rd and Mill St
11.	**Include Hope and Mill streets and the current "large lots" area**.	Include large serviced lots in R3 /on Hope Rd and Mill St
12.	**Some residential properties on the south side of the map look like they potentially fall within (or very close to) the natural floodplain of wetland/marsh/riparian/ beaverdam complex**. I understand the practicality of keeping residences at their current locations but accepting this as permanent residential infill will limit long-term potential and options for riparian restoration in this area.	No additional density close to / within buffers to wetlands.
13.	**Limit growth on Kendal**; ensure **adequate buffer on all sides of sewage lagoon (min 30m but ideally 50m +)**	No further growth on Kendal
14.	I think it is unrealistic to have no new development areas. Restrict development into the forest trails but **allow it between town and the dump.** This land is already severely impacted by humans	No additional density close to / within buffers to wetlands.
15.	**Add the large lots on Cumberland Road**. We need more housing and it is odd to leave them out while including all the lands way out by Union Road.	Include large lots on Cumberland Road

	Response	Key Words
16.	**Adding the large lots on Cumberland road.** The current boundary cuts them out for now good reason, but then includes the large lots way out on Union Road.	Include large lots on Cumberland Road
17.	**Include the large lots at the entrance to Cumberland**. Excluding them appears arbitrary and is not equitable for those residents.	Include large lots on Cumberland Road
18.	I'm **concerned by the large orange area behind camp road**	No mixed use on West Side of Coal Valley
19.	We should never ever ever allow new neighborhoods to clear cut the trees. It's not just sad it also raises our town's temperature. You can feel the difference if you go from near Gas n Go where there are trees in the residential neighborhood to one of the new neighborhoods that were clear cut. I rent a basement suite up there and walking home in 25C or hotter I actually feel sick by the time I get home because there isn't a single tree to get shade from.	Retain trees
20.	**Make it smaller to incentivize infill and medium density builds**. Right now there's more than enough greenfield here for our expected population growth in the next decade, which means business as usual: large single family homes.	Reduce area to incentivize infill and medium density
21.	Include **larger areas that will allow for more housing** .. Bevan Road lands ?	Increase area to allow for more housing
22.	**More multi family development opportunities** where possible	Increase multi-family land use designation
23.	I would **not support extending more housing past Kentmere** unless additional infrastructure (another road access in/out, adjusting parking and speed on Kendal, additional park space) is added.	No further development on Coal Valley Estates property
24.	If we're going to attract young families to Cumberland - we need cheaper housing. By limiting the boundary, we're limiting housing to infills / knockdowns.	Increase area to allow for more housing
25.	Northern two portions of Residential infill either inside boundary or changes to not be RI	Correct infill designation to match UCB
26.	I would **exclude ALL the interchange lands from inside urban growth boundary as it is not serviced**.	Exclude all Interchange Lands
27.	**Make sure slated development areas are connected to the rest of Cumberland**, not isolated as Coal Valley Estates is today.	Don't create isolated development areas
28.	too much development space in the park, greenways	
29.	I would like to better understand what multi family medium density is. My understanding of the proposed "medium density" development on Ulverston was multiple multi story apartment buildings, which seems like a lot more than medium density. I **agree with infill but I think multi storey buildings should be focused to downtown on dunsmuir**.	Focus multi-storey residential buildings on Dunsmuir Avenue, not Ulverston.
30.	**bring in the grey lots on Cumberland Road on the way into town**. Instead of gravel lots and light industry there it could be townhouse/apartment/low rise	Include large lots on Cumberland Road
31.	I think this is reasonable for now, but if the community continues to grow I think there will need to be though on **expanding the commercial zone on dunsmuir**. There is not a lot of space for further commercial development in the current model. I worry that this would make overhead costs high and adversely affect the character of businesses open in Cumberland. **Maybe the mixed use zoned area to the left of**	Expand commercial area on Dunsmuir

	Response	Key Words
	coal town estates could be a good place for some mixed use commercial development, but how will people get there?	Include commercial in mixed use at Coal Valley.
32.	Small parks in subdivisions add a lot of value and connection in the community. **Allow for commercial zoning (cafes etc) beyond downtown core** to allow for walking and biking to ammentities.	Small commercial nodes beyond downtown core
33.	No and I **do not support the new change on Ulverston rd. makes no sense to put apartments next to sewar and recycling depot**. Lookss like you are building the ghetto of our future.	Low density on Lot A, Ulverston Ave
34.	I am **concerned about the mixed use area on the western edge of the boundary**. I believe that area contains important, sensitive wetlands and I am extremely concerned about the environmental impact of development of that area.	No additional density close to / within buffers to wetlands.
35.	I would **stop building any new developments**. Let's continue to work with what we have. It's perfect the way it is	No additional development
36.	The **ravine/greenway and surrounding area should be removed from the urban containment boundary**. Let's protect that ravine!	No development around the Hidden Ravine

4. When thinking about future residential land use in the Village, select the potential land use changes that you agree with.

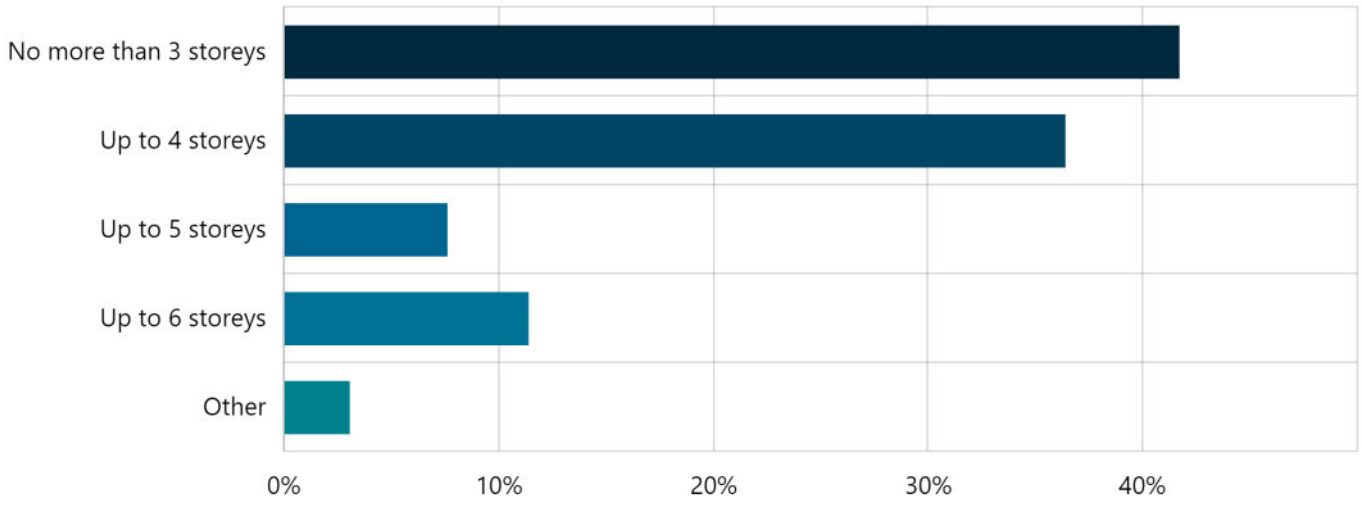
Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



Answer choices	Percent	Count
Designate the Village office, recreation and cultural centre properties as Mixed-Use Civic Facilities to permit future redevelopment of those properties to include residential units on floors above the civic facilities.	69.84%	88
Designate the vacant Village-owned property on Beaufort Avenue, across from the Cumberland Health Clinic, as Mixed-Use Civic Facilities. A possible future use under that designation would be non-market affordable housing.	62.70%	79
Reduce the max building height on Dunsmuir Ave between First and Fifth Street from 4 to 3 storeys. To make up for the loss in residential capacity on Dunsmuir, permit multi-family (condos or rental apartments) on the south side of Penrith and North sid	29.37%	37
If the max number of storeys, and thereby residential units, on Dunsmuir is reduced as per (c), permit multi-family (condos or rental apartments) on the properties on the south side of Penrith and north side of Derwent.	29.37%	37
Instead of c. above, keep the maximum building height on Dunsmuir Avenue between First and Fifth Street at 4 storeys but require the top storey to be set back to reduce the visual impact of new buildings on the Dunsmuir Avenue streetscape.	34.92%	44
None of the above	6.35%	8

5. The proposal is to designate a few of the larger properties in Cumberland as Medium-Density Multi-Family, permitting multi-storey residential buildings. What should be the maximum height permitted? Select your preferred option.

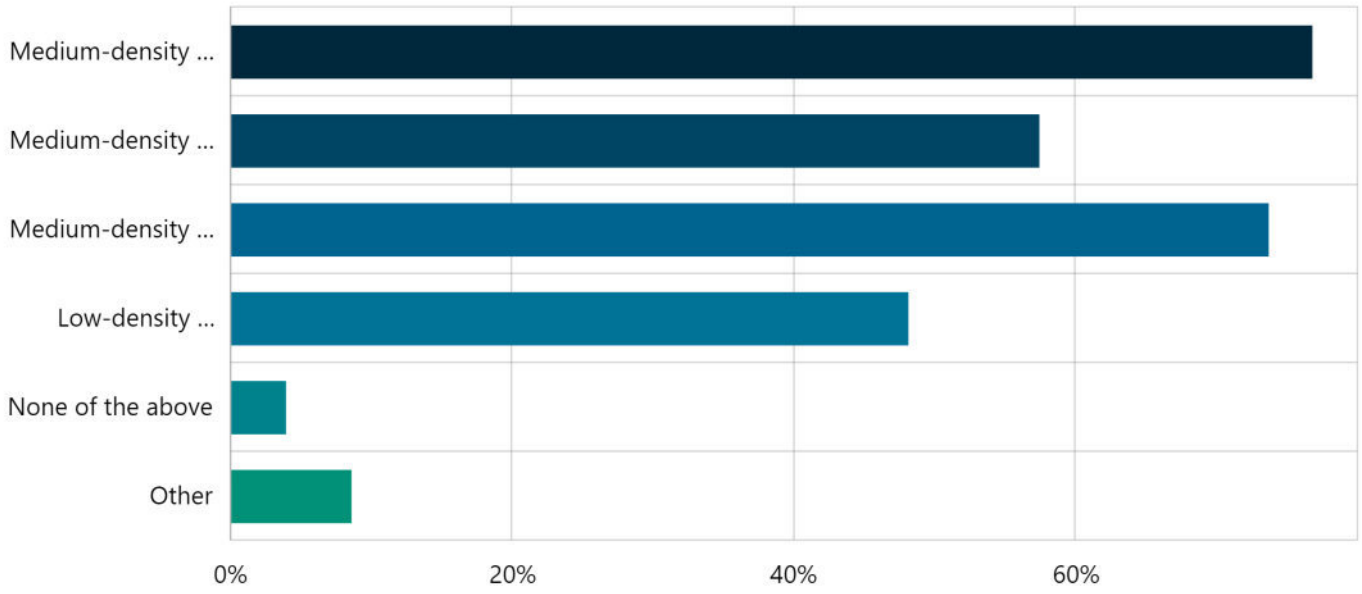
Multi Choice | Skipped: 1 | Answered: 132 (99.2%)



Answer choices	Percent	Count
No more than 3 storeys	41.67%	55
Up to 4 storeys	36.36%	48
Up to 5 storeys	7.58%	10
Up to 6 storeys	11.36%	15
Other	3.03%	4

6. Where would you like to see future multi-family residential land use? Select the locations that you agree with.

Multi Choice | Skipped: 4 | Answered: 129 (97%)



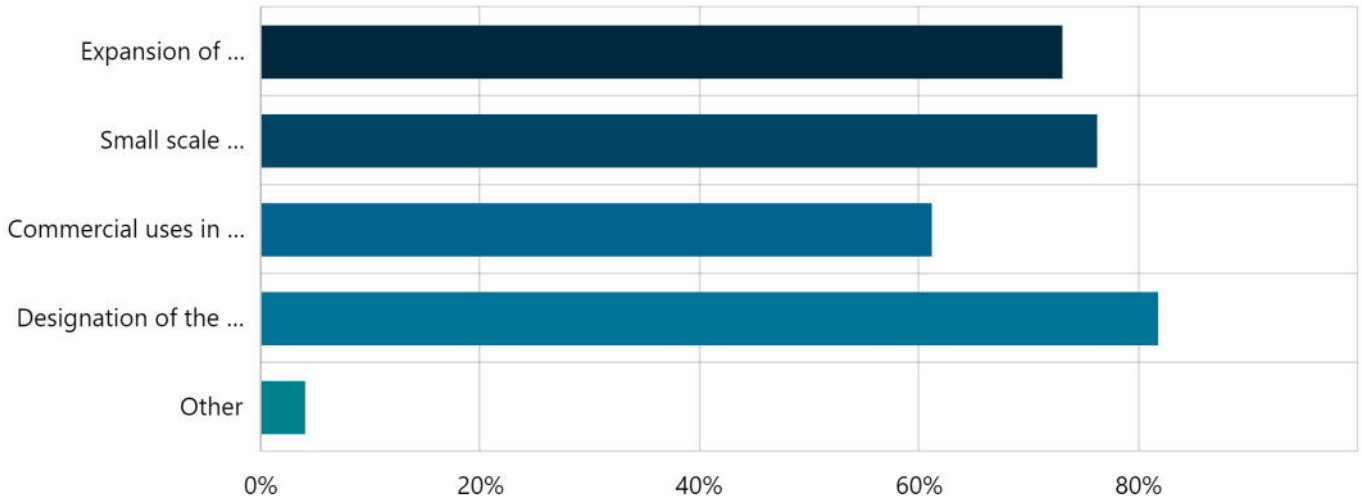
Answer choices	Percent	Count
Medium-density multi-family on the vacant property behind the firehall	76.74%	99
Medium-density multi-family at the east end of Ulverston Ave, close to Royston Road	57.36%	74
Medium-density multi-family for the seniors residences on Egremont and Penrith Avenue so additional units can be added to that site in the future	73.64%	95
Low-density multi-family behind the infill properties on Union Road	48.06%	62
None of the above	3.88%	5
Other	8.53%	11

Q 6: Where would you like to see future multi-family residential land use? Select the locations that you agree with. Other:

- Infill on Bevan/Wellington; Coal Valley remaining lands
- Old eastern block - tunnel canary/crazy Ivan area
- I would like to see a low density multi family designation along Cumberland rd where the grey areas are.
- If the height of the apartment buildings is limited to 3 storeys I think all these areas are great however I do not agree with any of the properties being permitted to have apartment buildings over 3 storeys as it will significantly impact the neighbouring residents and the form and character of Cumberland.
- Med density multi family for remainder of coal creek developments
- Medium-density multi-family behind the infill properties on Union Road.
- Fourplex 60*120 lots
- No. Just no. Keep the apartments limited and only ‘downtown’. Or you are just continuing the spread. Where in our OCO can we add to keepnour village vibe and stop new developments. We do t have a proper sewer or a school to put those kids in. Come on. You have to build a new school first.
- The growth model is unsustainable. People don't live here for mainland levels of density. Cumberland is already big enough.
- Allow 6 storey medium density multi family within urban containment as possible. Use setbacks to preserve heritage "feel" of Dunsmuir but let's densify by going up not out.
- I would remove all restrictive single family zoning from all areas of the village

7. Where should the OCP designate additional mixed residential-commercial properties for possible future development? Select all that you support.

Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



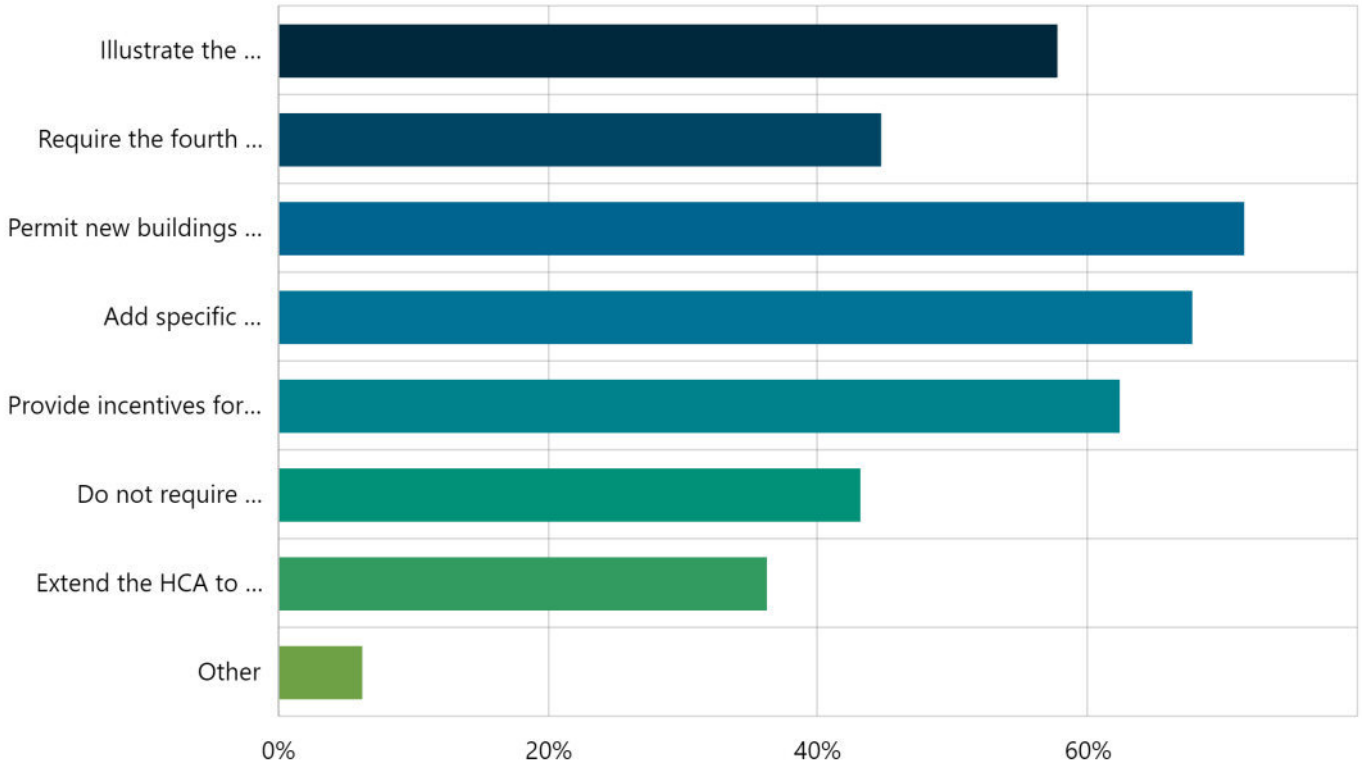
Answer choices	Percent	Count
Expansion of commercial uses adjacent to areas where it is already naturally starting to happen (i.e. from Dunsmuir Avenue up to Maryport on Second and Third Streets).	73.02%	92
Small scale “backyard” commercial uses off both sides of the Dunsmuir Avenue commercial lane (e.g. as already happening between Second Street and Third Street).	76.19%	96
Commercial uses in new areas abutting the downtown commercial core (e.g. east along Dunsmuir Avenue to Sixth Street, south on Second and Third Street to Derwent).	61.11%	77
Designation of the industrial properties on the north side of Cumberland Road, at the entrance to the Village, as Service Commercial. This would encourage future redevelopment with fitness studio, grocery store, light manufacturing, artist studio, etc	81.75%	103
Other	3.97%	5

Question 7: Where should the OCP designate additional mixed residential-commercial properties for possible future development? Select all that you support. Other:

- On Ulverston where application is on file should be live/work and it could be service commercial. Part of the heritage of the Village is industrial, then larger lots/acres then Village centre
- All properties along Royston Road, Cumberland Road, and Union Road
- Large lots on Cumberland Road
- Bulldoze all buildings and make 12 story office buildings and apartments. Remove all streets and make pedestrian walkways only. Ban all other forms of transport including cycling.
- Mixed use along Union road when redeveloped.

8. Select the possible changes to the Heritage Conservation Area (HCA) Guidelines that you support.

Multi Choice | Skipped: 3 | Answered: 130 (97.7%)



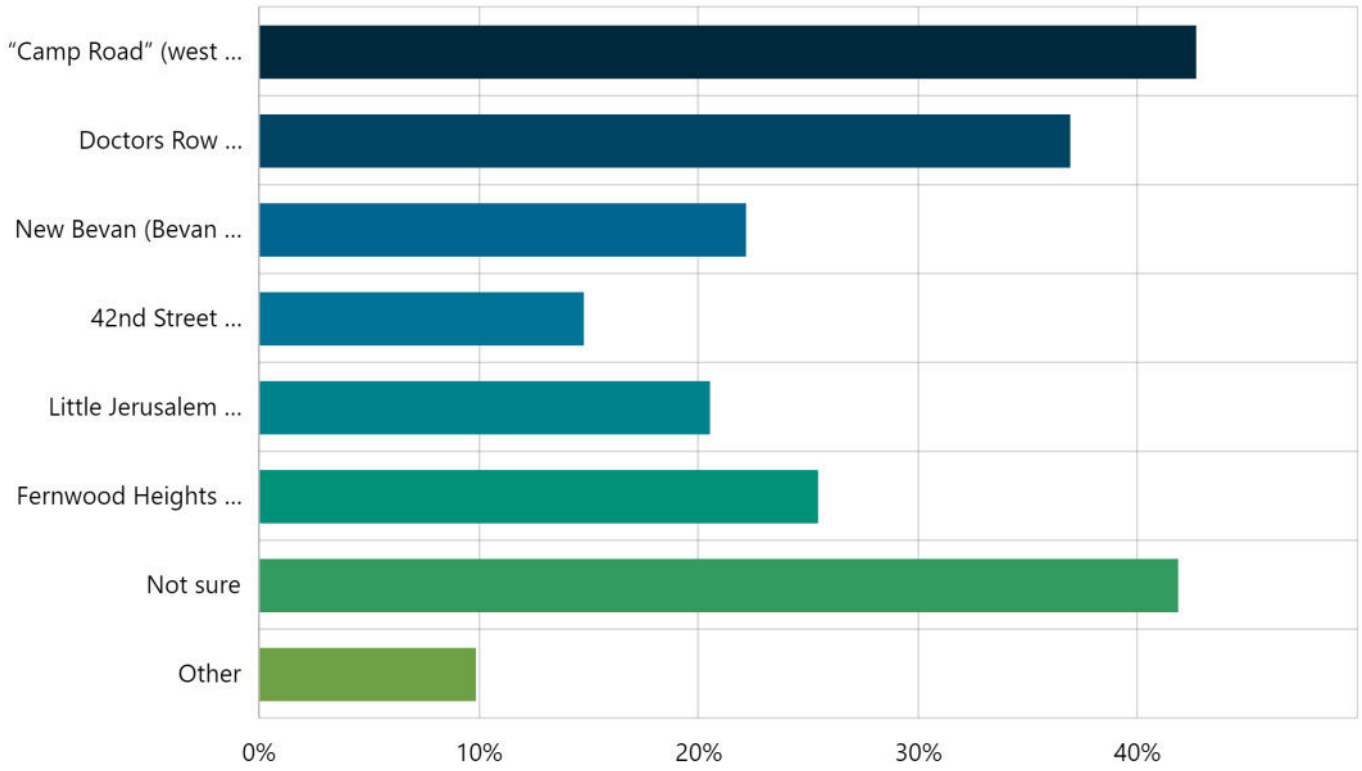
Answer choices	Percent	Count
Illustrate the guidelines to provide better guidance on design requirements.	57.69%	75
Require the fourth storey of new buildings to be set back to reduce its visual impact on the streetscape.	44.62%	58
Permit new buildings to be set back from the front lot line to allow for outdoor customer seating (but continue to permit parking only at the back of the lot).	71.54%	93
Add specific guidelines for key heritage buildings, such as the Big Store, Ilo Ilo, Masonic Hall, the Waverley Hotel, Biblio Taco, Riding Fool Hostel, etc, but not unduly restrict renovations.	67.69%	88
Provide incentives for protection of heritage buildings.	62.31%	81
Do not require additional on-site parking spaces when a new commercial tenant moves in an existing building within the HCA.	43.08%	56
Extend the HCA to include any lands adjacent to the downtown core whose OCP land use designation changes to mixed-use commercial.	36.15%	47
Other	6.15%	8

Question 8: Select the possible changes to the Heritage Conservation Area (HCA) Guidelines that you support. Other:

- No additional on-site parking should not apply to new buildings and developer pretends only one space needed.
- No added commercial along penrith or derwent as the roads cannot handle the traffic or even current parking
- The reason Cumberland has an interesting downtown is because people built what they wanted. Don't be overly prescriptive.
- Having a certain heritage esthetic to the Dunsmuir core is important however isn't everything. We've already seen new buildings blend in with heritage properties. Undue HCA guidelines handcuff redevelopment of older derelict properties. We need to reinvigorate the core as a priority.
- Please ensure parking spots are not taken away in development activities
- I believe it is too late. With the past fires, the booms and the busts, the foundational structure of these buildings need to be completely redone. To enforce "heritage" building plans will not promote growth and our town will continue to degrade and the changes will make renovations and rebuilds financially unviable.
- Rip them all down. They're fire hazards and mostly empty anyways
- Guidelines should limit building of monolith structures (e.g. proposal at Cumberland hotel) that impact charm of downtown.

9. Select the areas of Cumberland where you would support a new Heritage Conservation Area. See map for locations.

Multi Choice | Skipped: 11 | Answered: 122 (91.7%)

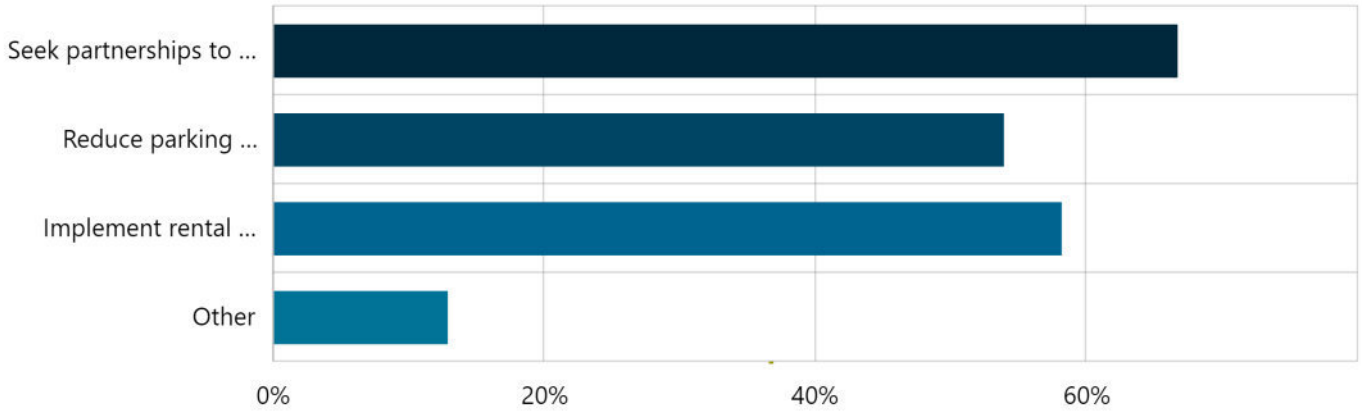


Answer choices	Percent	Count
"Camp Road" (west end of Dunsmuir Avenue)	42.62%	52
Doctors Row (Windermere Avenue across from Cumberland Lodge)	36.89%	45
New Bevan (Bevan Houses located in the blocks north of Dunsmuir Avenue between Sixth and Seventh Streets and up to Windermere Street)	22.13%	27
42nd Street (Cumberland Road, Primrose Street, Stockand Lane, Wellington Street, Hope Road, Mill Street and old part of Bruce Street)	14.75%	18
Little Jerusalem (properties south of Derwent and north of Allen Street between Second Street and Fourth Street).	20.49%	25
Fernwood Heights (Maryport Avenue between First Street and Third Street)	25.41%	31
Not sure	41.80%	51
Other	9.84%	12

Question 9: Select the areas of Cumberland where you would support a new Heritage Conservation Area. See map for locations. Other:

- I'd be keen for there to be incentives over restrictions for heritage conservation, and solutions for upgrading housing to be more efficient and built to modern standards, while maintaining the original character of the home
- No HCAs!
- Not sure how this would be implemented, most of the houses in these areas have already had significant changes
- Japanese and Chinese cemetaries on Union Rd. They are now Institutional so I don't know how those two designations coincide. Old townsites also.
- This is difficult. I would suggest that beauty and heritage with these properties is in the eye of the beholder. Many of the Camp road properties look like they should be torn down. Doctors Row properties contain more character in my opinion so I would lean towards that area. However, overall I would suggest not extending HCA to any other areas
- Not against these expansions of HCA but would want to give current owners in these locations a strong voice in this (primarily because it would seem to impose a lot of potential unexpected costs on current owners). Otherwise in favor of these expansions.
- None
- Just backfill them in. Too much flooding and bugs coming from them. Interfere with future pedestrian walkways
- Seems like this could be a significant cost adder to residents who already live in this area to make changes to their property.
- None, not necessary
- I do not support additional heritage conservation measures as they add to the cost of doing business.

10. Select which additional policies you support.
Multi Choice | Skipped: 16 | Answered: 117 (88%)



Answer choices	Percent	Count
Seek partnerships to add non-market housing to municipal properties in the future as part of a civic building replacement plan (e.g. Village office on ground floor with residential units above).	66.67%	78
Reduce parking requirements for non-market housing units based on criteria such as proximity to transit/alternative transportation corridors, and average vehicle ownership.	53.85%	63
Implement rental tenure zoning within multi-family zones to require a percentage of new units to be rentals.	58.12%	68
Other	12.82%	15

Below are additional housing policies proposed for inclusion in the new OCP to support more affordable non-market housing as well as more rental housing (Non-market housing is housing that can be rented or purchased below the going market price).

Question 10. Select which additional policies you support. Responses under "Other":

- Look at setting up a housing corp to build and manage non market housing
- remove barriers to residents owning and providing rental housing, such as tax breaks for rental housing in addition to primary residence, and rebates on rental home improvements
- Never reduce parking requirements. This is still a bedroom community servicing the valley. Everyone owns a car, which often means 2 per bedroom. We cannot wish it to be different, or remove parking stalls and expect fewer people to drive as a result.
- Allow larger lots with ability to have accessory dwelling units as rentals
- Do not haphazardly allow rentals to be built to meet the supposed need for rental housing. This will destroy the form and character of the neighbourhoods already in place.
- Not practical to reduce parking requirements when there is lack of efficient public transportation, cars still necessary for most residents to access medical, and other appointments outside the village
- Expand Urban Containment Boundary to include all residential lots currently in the community
- We need to find ways to support long term residents to buy rather than be locked into ever increasing rents. A two bedroom goes here for almost the same as Vancouver. If we don't get control of this very soon Cumberland will turn into Squamish where only remote workers can afford to live long term.
- Open up available land for modular home communities .. seniors /family / starter homes
- Would want above reduced parking requirements to only change contingent on actual improvements to transit/transportation corridors.
- Develop Co-op Housing opportunities
- Make a bylaw that allows the village to kick anyone that disagrees with the changes out of town
- Can't afford to reduce parking.
- strong policy language that enforces non-market housing on new developments, instead of "costs went up so we have to charge more" bait-and-switch

11. What lands, trail corridors, and sensitive ecosystems would you like to see protected in the future? Please describe.

Long Text | Skipped: 29 | Answered: 104 (78.2%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
17% (18)	3% (3)	7% (7)	71% (74)	2% (2)

Tags



Tag	Percent	Count
Eastern block trails	10%	10
bike path to Comox Lake	9%	9
forest west of Coal Valley Estates	6%	6
adjacent forested lands	6%	6
all wetlands and marshes	5%	5
all shown	5%	5
bike path into Courtenay	5%	5
Maple Lake and wetlands	4%	4
Teal Lake	4%	4
second growth forest north of Camp Road	4%	4
Middle Earth	4%	4
Little Pidgon Lake	3%	3
trail connecting Cumberland to Bear Bait Trail/dam	3%	3
Municipal Park at top of Kendal	3%	3
sensitive ecosystems	3%	3
bike trail to Comox Lake	2%	2

wetlands north of Maple Street	2%	2
More area around Maple Lake	2%	2
restoration of sewage lagoon wetlands	1%	1
Black Lake wetlands	1%	1
trail to Teal Lake area	1%	1
bike path from Parkway via Maple Lake to Cumberland	1%	1
BMX track	1%	1
the Cumberland forest	1%	1
Trails off Bevan Road	1%	1
proposed municipal parks	1%	1
additional wildlife corridors through Bevan Industrial lands	1%	1
Maple Lake to Cumberland trail	1%	1
Forested area above Allen Lake	1%	1
Wildlife corridor at Cumberland Road to wetlands	1%	1
wetlands south of Cumberland Road and west of Union Road	1%	1
cumberland creek and perseverance creek water sheds	1%	1
Old trees in watershed	1%	1
green buffer to highway to back of Union Road properties	1%	1
Wetlands along Colliery trail to China town	1%	1
area around dam and Puntledge River	1%	1
bike path to Coal Beach	1%	1
trail connecting Little Pigeon Lake	1%	1
Maple Lake and Morrison Creek headwaters	1%	1
large municipal park at Coal Valley	1%	1
bike path to Royston	1%	1
forest north of Coal Valley Estates	1%	1
bike paths	1%	1

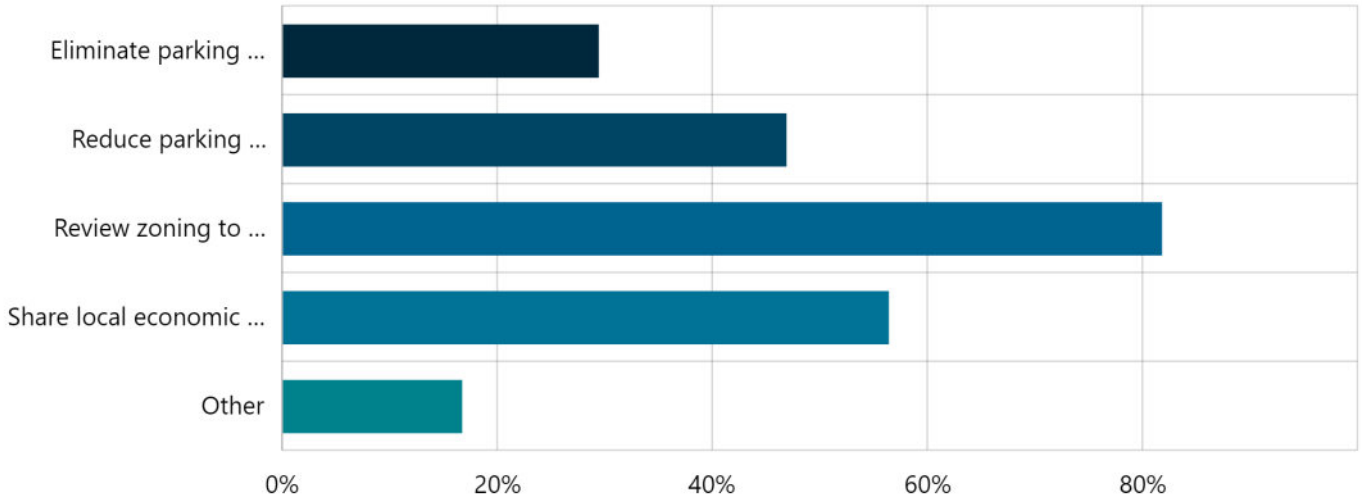
area at Ulverston and Royston	1%	1
expand Lake Park	1%	1
creek on Ulverston Lot A property	1%	1
entire watershed	1%	1
trail to Comox Lake	1%	1
bike path via Bevan to Puntledge River	1%	1
Ravine off Kendal	1%	1
Village owned property on Beaufort	1%	1
area around truffle shuffle trail	1%	1

Featured Contributions

No featured contributions

12. Select the OCP policy updates that you support.

Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



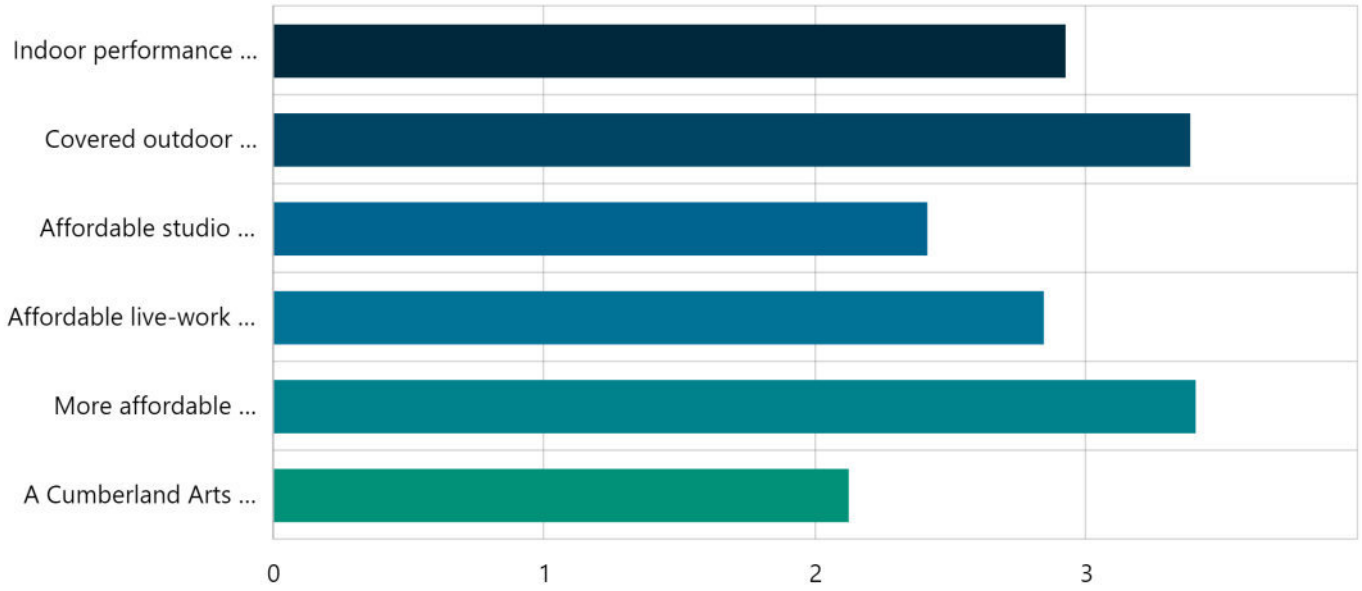
Answer choices	Percent	Count
Eliminate parking requirements for downtown commercial businesses.	29.37%	37
Reduce parking requirements for downtown commercial businesses.	46.83%	59
Review zoning to ensure it supports business development by permitting small spaces for start-ups, shared spaces for cooperatives, opportunities for live-work artist and artisan studios, a broad range of home occupations, and staff housing.	81.75%	103
Share local economic data that the Village collects such as number and types of business licences with the community.	56.35%	71
Other	16.67%	21

Question 12: Following are some ways the OCP can support local businesses. Select the OCP Policy Updates you Support. Other:

Comment	Topics	Key words
In addition to reducing parking requirements, **remove cash-in-lieu** for existing downtown commercial businesses. Make sure **all businesses have a licence**.	Parking	Remove cash in lieu Enforce business licence requirement
Put a **road around maple lake to the industrial park**. **Never reduce parking**. You can't get it back.	Industrial development Road network	Alternate road to Bevan Industrial area Don't reduce parking
If you want economic development then **reduce restrictions on development**. There is **no housing available for entrepreneurs** - they will not move to Cumberland to live in what is currently offered.	Development Housing	Reduce restrictions on development More housing
Dedicated bike lane to Courtenay :)	Bicycle infrastructure	Dedicated lane to Courtenay
We need to stop including parking requirements. We need to stop taking over so much space for vehicles when that space could be repurposed and much better utilized. Therefore, I support **eliminating parking requirements for commercial and reducing for residential**	Parking	Eliminate for commercial Reduce for residential
Not sure we can reasonably reduce parking requirements. Parking is already a problem downtown and those that live in the immediate area of businesses already have trouble parking at/near their homes. **Until other transit is *in place* (not planned), I'm not sure it's responsible to reduce parking requirements**. We need more (and **more frequent) transit, bike- and ski- friendly transit, and safe, comfortable bike routes** to other parts of the Valley. Or a big **parking lot at the edge of town with a shuttle**. :)	Parking Transit Bicycle infrastructure	Parking downtown difficult Parking at Village edge Need transit before reducing parking Safe bike routes
Consider **intercept parking areas east of the village**, connected to the downtown and the community forest by accessible trails. Open up commercial space	Parking	Parking area east of Village core

near intercept lot, support bikers by providing **more locations to lock bikes downtown**.	Bicycle Infrastructure	More bike racks downtown
Generally **eliminate parking requirements for commercial but retain ability to require for high traffic e.g. grocery**,	Parking	Eliminate for commercial Keep for high traffic uses (e.g. grocery store)
Please **don't let us become Coombs** - the CUB space small flex spaces thing just attracts unprofessional lower quality offerings.	Development	Keep high quality of businesses
No vehicles, no bikes. **Pedestrian only**	Pedestrians	Pedestrians only
signage rules that prohibit chains from moving into town and putting up their branding in a way that is garish and unbecoming of a small mountain village	Development	Signage rules to prevent chain stores
I am not sure what is to be done but these **choices don't seem to go far enough to address the issues** described above.	More solutions	More solutions needed
Could the **village install bike parking for staff and business customers**? So this wouldn't fall on individual businesses?	Bicycle infrastructure	More bike racks downtown (Village to install)
Continued **emphasis on industrial development**	Industrial development	Promote industrial development
If parking requirements reduced there must be **other options for visitors such as park and ride/bike** at entrance to Cumberland.	Parking	Offer other options, e.g. park and ride
Make Dunsmuir one way is only way I see that you can address the terrible downtown parking problem.how can you consider adding anything? Try to park there on a sat afternoon.	Parking	Make Dunsmuir one-way
None of the above.		
Eliminate single family zoning.	Housing	Eliminate single-family zoning

13. What is needed most to support local arts and culture? Rank the following: Required
Ranking | Skipped: 32 | Answered: 101 (75.9%)



	1	2	3	4	5	6	Count	Score	Avg Rank
Indoor performance space	25.97% 20	14.29% 11	15.58% 12	18.18% 14	12.99% 10	12.99% 10	77	2.92	3.17
Covered outdoor performance space	27.50% 22	31.25% 25	13.75% 11	7.50% 6	7.50% 6	12.50% 10	80	3.38	2.74
Affordable studio spaces	5.88% 4	22.06% 15	29.41% 20	20.59% 14	10.29% 7	11.76% 8	68	2.41	3.43
Affordable live-work housing for artists	17.57% 13	27.03% 20	14.86% 11	12.16% 9	22.97% 17	5.41% 4	74	2.84	3.12
More affordable housing	40.74% 33	11.11% 9	16.05% 13	8.64% 7	9.88% 8	13.58% 11	81	3.40	2.77
A Cumberland Arts and Culture Plan	13.64% 9	12.12% 8	15.15% 10	22.73% 15	16.67% 11	19.70% 13	66	2.12	3.76

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

14. Please add anything else that's needed but was missed from the list above.

Long Text | Skipped: 100 | Answered: 33 (24.8%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
21% (7)	12% (4)	18% (6)	42% (14)	6% (2)

Tags

No tag data

Featured Contributions

No featured contributions

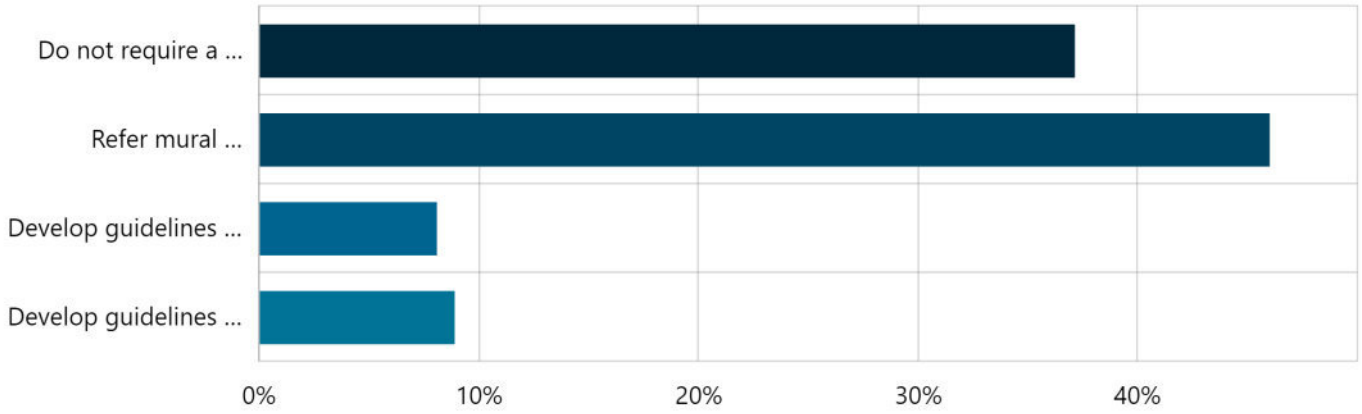
Previous question for context: Q13: What is needed most to support local arts and culture? Rank the following:

Question 14: Please add anything else that's needed but was missed from the list above.

- A **website or app** to help navigate all the cultural assets in the community.
- The list above doesn't include the history of the Village. Might want a **definition of affordable**. Might want to support people who need benches.
- A **regional theater/gallery** at the interchange.
- I think there is a heavy focus on arts here, but **we're missing a parallel focus on recreation and athletics**. In thinking about arts and culture, think more broadly about events, including sporting events.
- **More 'third places'** so artists have non-commercial spaces to meet, create, be inspired (even when raining). E.g. I'm grateful for the village square but outside of performances it's hardly an inspirational place to spend creative time, these spaces are best when desirable and worth visiting on their own.
- **Accessible year-round community youth art space**, rank #3 below arts and culture plan
- The arts are thriving as is.
- Supporting **small businesses that offer arts/lessons**. Give them Incentives rather than make it difficult ie. no TUPS
- **Affordable housing** should be the top 3 things on the list. It is the most important thing to promote diversity in the village.
- Would love a **theatre for indoor performances and movies** :)
- Why is "**More affordable Housing**" part of the Arts and Culture initiatives. I know that Affordable Housing is the buzz word that gets politicians elected, but seriously we need to look at the cost of infrastructure renewal and avoiding major property tax hikes before we bankrupt every homeowner in Cumberland. We urgently need this before we need indoor performing space... let's get rational for once.
- We need **more recreation facilities** as well.
- Since I moved to Cumberland in the 90's and attended a few auctions at the I-Lo I-Lo I always imagined that as a **multi use theatre space**. Drama, Music, etc. I am clearly not the only one who feels this way, but it's worth repeating. I am not aware of all the issues with this happening, but I hope it is a possibility as it is a great size and location, as well as the historical value. Opportunity!
- We also need **better recreation facilities** to keep people healthy.
- Support **performance space/ venue for more daytime and evening performances** (instead of night - after 9:00 (ie: the Waverly). The Wave is fantastic but there are so many young families in Cumberland - it is hard to attend all these amazing shows when you have to stay up so late, knowing you will be up in 5 hours to work or take care of kids! (Ie: the Queens in Nanaimo - shows start at 7 or 8!)

- I don’t know if you’re involved in everything but it’s so great how many **free outdoor events** there are in summer. It would be great if that cadence was kept up all year
- All great points but where to they live ? For sure **housing** !
- **Community Art Gallery including indoor performance space** for musical, theatrical and literary events.
- I **do not agree with the affordability options** for art and culture spaces or accommodation.
- It's tricky, is it the municipalities job to build spaces for businesses and individuals? I'm not sure.
- **a real theatre** is all you need.
- **New multipurpose space** appropriate for Council and performance. Redevelop village office block (do not keep old buildings, please, they are so ugly)
- **Already too many artist spaces on main Street**. A lot of them seem to be not really in use, just displaying their goods but not really open for viewing or business. Ther are other businesses that we need in the village.
- I wish there was a way to keep track of all the events in town that wasn’t Facebook (even those can be missed easily). **A central website/ calendar would be great for hosts to add their events** to promote, and for those wondering what to do on a Friday could check to see. It’s very disjointed at the moment and hard to keep track, especially if you aren’t on Facebook.
- Make the entire length of **Dunsmuir an interpretive dance studio**
- All of these **sound very expensive**, there are already great outdoor gathering spaces that include covered areas and places inside to have shows. I don’t agree with needing new performing areas, **focus on housing and mixed use commercial space with living above**.
- Often local staff are also part of the local cultural community, so **affordable staff accommodations** is important. Also allowing "creatives" to live in unconventional spaces, for example if music rehearsal/studio space were to open up along the light commercial strip on Cumberland Road on the way into town, there should be **allowed living spaces above the studios**. Musicians often keep late hours and make noise, so letting them do that in a place where they are not bothering residential dwellings would be good.
- **Indoor riding / skateboarding park** for winter riding
- **Let the tax payers vote on this**. This suvery is bot good enough
- **Convert one of the old properties on Dunsmuir for this purpose.**
- **Residents near the park should be notified when events are held**,
- Housing housing housing. **Affordable, non-market housing**, protected with covenants on title (no conversion to STR etc).
- ***A comment for Q15***: The only type of mural that I would want to see blocked is a giant advertisement/billboard style wall. Otherwise, let murals happen naturally without an approval process.

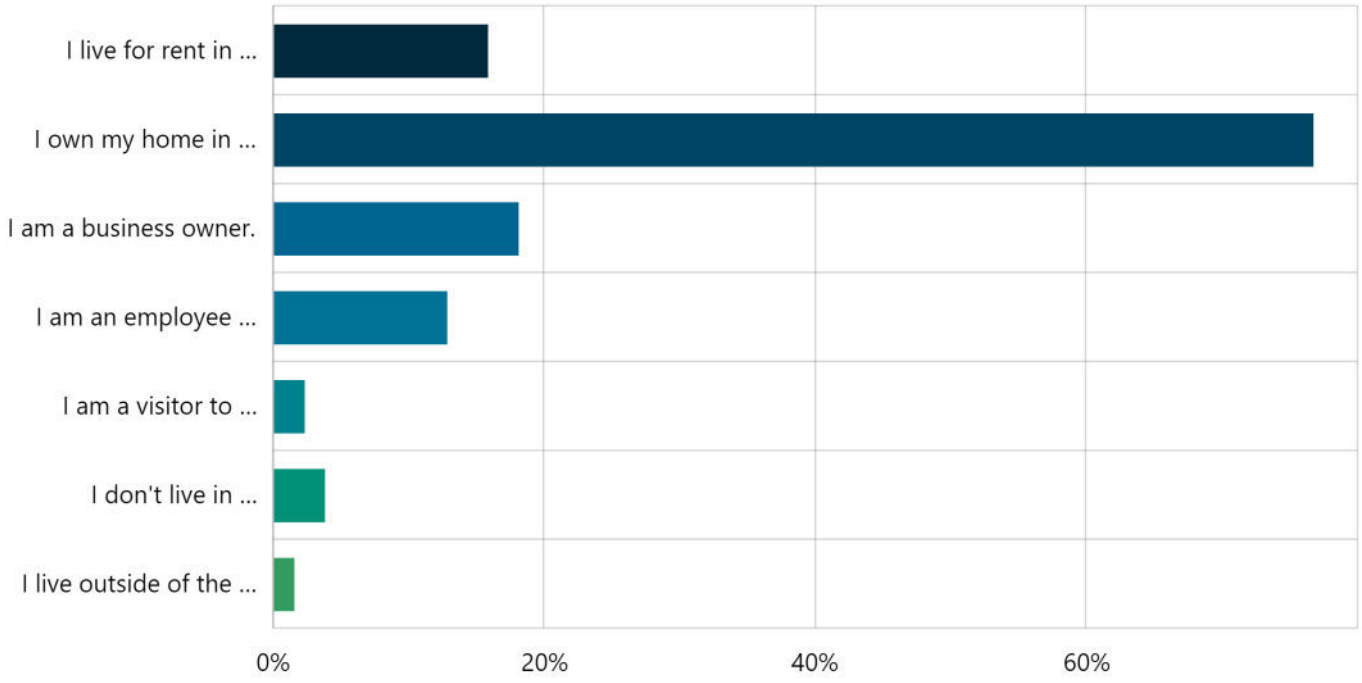
15. What is the best way to support mural art on commercial buildings in Cumberland? Choose one.
Multi Choice | Skipped: 9 | Answered: 124 (93.2%)



Answer choices	Percent	Count
Do not require a formal review and approval of murals, let property owners decide on the mural design.	37.10%	46
Refer mural proposals to a group or committee composed of local residents and artists.	45.97%	57
Develop guidelines and have Council review and approve murals.	8.06%	10
Develop guidelines and have Village staff review and approve murals.	8.87%	11
Total	**100.00%**	**124**

16. What is your connection to Cumberland. Select all that apply.

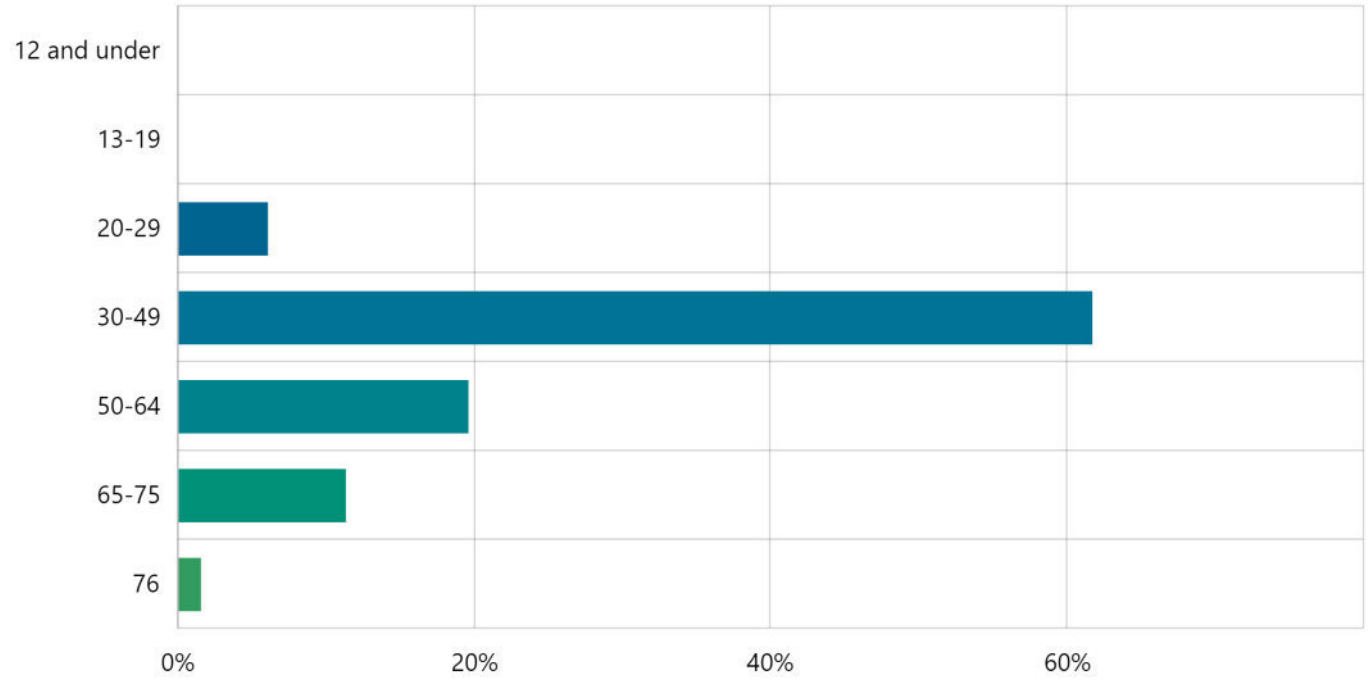
Multi Choice | Skipped: 0 | Answered: 133 (100%)



Answer choices	Percent	Count
I live for rent in Cumberland.	15.79%	21
I own my home in Cumberland.	76.69%	102
I am a business owner.	18.05%	24
I am an employee and work in Cumberland.	12.78%	17
I am a visitor to Cumberland.	2.26%	3
I don't live in Cumberland but live in another community in the Comox Valley.	3.76%	5
I live outside of the Comox Valley.	1.50%	2

17. What is your age group?

Multi Choice | Skipped: 0 | Answered: 133 (100%)



Answer choices	Percent	Count
12 and under	0%	0
13-19	0%	0
20-29	6.02%	8
30-49	61.65%	82
50-64	19.55%	26
65-75	11.28%	15
76	1.50%	2
Total	**100.00%**	**133**

18. Do you have any other comments?

Long Text | Skipped: 77 | Answered: 56 (42.1%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
25% (14)	14% (8)	34% (19)	25% (14)	2% (1)

Tags

No tag data

Featured Contributions

No featured contributions

18. Do you have any other comments?

	Responses	Key Words
1.	How much drinking/potable water does the Village have to provide for use in all the dwellings and industrial/commercial properties. Development needs to be thoughtfully planned and NOT just to develop because we can. Need to stop having pipes/gutters. Ditches cheaper/greener to maintain. We want to retain the character of Cumberland which is NOT cookie cutter. Need to ensure that with Dunsmuir development that having tall buildings do not create a wind tunnel nor cut off properties of sun and views.	Enough Drinking water to allow for growth? Ditches instead of pipes and gutters. Retain Cumberland's character. Do not create wind tunnel on Dunsmuir.
2.	I was concerned when I saw the modular homes being built in the wetland beside Royston Rd. I appreciate the area may not have been identified as wetland by the developer's environmental specialists, but I think a neutral, third party environmental specialist may have found it to be an important wetland area. Does the Village send developer reports out for third party review? If not, it might be a useful exercise to better understand and possibly challenge a report prepared for and submitted by a developer.	Important to have third party review of environmental reports for developments.
3.	A new facility is needed to operate the Cumberland Food Share. Ensure that there is property zoned and/or set aside for community services like the Food Share. Collaborate with School District and other partners to ensure new buildings are well thought out and ensure community needs are met. Multi-use buildings should be explored. The Fire Hall was a missed opportunity. It could have included shared space for search and rescue, ambulance, community services or residential apartments.	Ensure zoning permits for community services like a Food Share. Collaborate with School District. Explore multi-use buildings. Fire Hall could have included space for ambulance, search and rescue, etc.
4.	I do not agree with the intense densification of Cumberland. We do not have the water and sewer to provide service to so many new people. The property values have increased because of the ability to increase units. Where is the space for trees, natural infiltration of rainwater, areas for the animals that live among us like deer, space for noise buffering between developments and peaceful co-existing with more people? Does everyone need to live in small boxes in the future with no yards? Why isn't the trilogy land included in this OCP? Maybe spare us this OCP and leave our neighbourhoods alone. We already are diverse. Does every unique area have to have the flavour sucked out to become a homogenized suburb? We supposedly elected some environmentally conscious people. Not just tiny condo cheerleaders.	Disagree with densification. Concern about water and sewer, reduced tree cover, tiny condos, homogenized suburbs.
5.	The non-zoomable maps made getting a sense of the zoning changes challenging	Maps too small.

6. Parking is already a problem downtown and along some of coal valley estates. Coal valley should have had 2 parks built by the developer. Don't make that mistake again. Promote the industrial park by giving them a road that eliminates the Cumberland Road and Bevan road as the main access.	Concern about parking downtown. Coal Valley needs 2 parks built by developer. Alternate access to Bevan Industrial area.
7. The OCP survey is biased to achieve preconceived goals. The emphasis on density will result in a lower quality of life in the Village. The regional landfill is not even mentioned and expansion plans there will make it an unbelievable eyesore and source of contamination - not to mention restricting land use for 500m around it. The Village has plenty of land and an urban containment boundary drawn tightly around the existing Village core will simply strangle any innovative housing solutions and force more and more people into a small space. The natural environment and green space will suffer - this isn't the way to house livestock let alone people.	OCP survey biased toward density, resulting in lower quality of life. Landfill expansion will be an eyesore. Urban containment boundary will strangle innovative housing solutions. Natural environment will suffer.
8. Keep growth contained to reduce sprawl, but after that give property owners freedom to do what works best for them, don't over regulate, and micromanage everything.	Contain growth but do not overregulate property owners.
9. I realize that there has to be growth but a huge part of the charm of Cumberland is the size/ small community. I like the idea of capping the area that can be built to avoid sprawl (and to preserve natural areas) but also worry about too much density (parking, crowding, roads, schools, medical, recreation services, swimming spots, trails, restaurants...). I see so much building and development in the Comox Valley and really worry about how busy it is going to get. Most people want to live here because it is small and not crowded. How can we preserve this?	Difficult balance between avoiding sprawl and too much density and crowding. Don't want it to become crowded.
10. Please please please reconsider Lot A Ulverston as medium density. It is not at all suited to that density due to the proximity to the sewage facility, industrial lands, and a water table that will not permit any underground parking. Do not allow the commercial developer to dazzle you with their lofty promises to rectify the housing shortage at the expense of every neighbour that lives in the surrounding areas.	Do not put medium density on Lot A Ulverston.
11. Some questions on this survey seemed very specific (e.g., development/residential infill proposals) while others (e.g., about land protection/conservation) were pretty "free form" and general. I think people could use more time to fill out this survey. Perhaps extend the deadline and advertise some more. How will the results be evaluated? This survey doesn't seem terribly accessible. Is a minimum number of responses required to consider it a valid source of engagement?	Some questions specific, others very general. Extend deadline to allow more time to complete. Concern re how results will be evaluated.
12. More rentals please	More rentals.

13. Your proposed Urban Containment Boundary is not logical and should include the large lots along Cumberland road. It makes no sense to exclude those, but then include all of the lands way out at Union Road. This is not consistent with your own stated objective of the boundary, which is to encourage density close to the core.	UCB should include large lots on Cumberland Road and not include lands at Union Road.
14. Thank you for allowing the community to be engaged in these plans!	Thank you for engagement.
15. I guess my "constructive criticism" would be on behalf of my elderly parents. They are told there will be consultation on projects like the public works yard on Union Rd. and if these surveys are what we're calling consultation, you are leaving some people out. They were told there would be consultation and then they heard what was happening. Maybe they need to be invited to have their say, I don't know. I would hope that the people some of these ideas affect the most, would have more of a say in how things might be planned. It can't just be a numbers game, because the people truly affected aren't being included always. Because they are older they might now reach out sometimes, which doesn't help either I realize. If this town is getting bigger we need to be thoughtful about what the end result will look like, and preserve what drew people here (other than housing prices). Cheers	People more directly affected by a proposed development should have more say. How are elderly people being consulted?
16. We need more housing in Cumberland and I support expanding the Urban Containment Boundary to include all existing residential lots.	Expand UCB to include all existing residential lots.
17. Stay progressive Cumberland - LETS SAVE THE TREES - Get that tree bylaw going :)	Implement tree protection bylaw.
18. Lowering the height from 4 storey to 3 storey downtown while rezoning property behind the fire hall and at the east end of Ulverston to allow 4 storey buildings seems backwards. Putting the highest density residential property bordering the lowest density residential property will negatively affect the community forever. Parking is already a problem and if we're going to reduce requirements for new development there needs other options like improved transit and or bike lanes to Courtney.	Keep 4-storey buildings to the downtown core. Parking a problem, need better transit and bike lanes.
19. I think having smart development is important that considers more green space/parks within the Kendal development area. Bike lane out of town on 4th/Cumberland rd.	More parks in Kendal area. Bike lane along 4th St/Cumberland Rd.
20. I'm so worried about the new money coming in. The houses all along the Kendal neighborhoods are huge and disgusting and have no trees or nature or anything. It feels like the antithesis to Cumberland and I can't believe it was ever allowed. The people up here call Dunsmuir "the ghetto" - I've heard them! It's so upsetting to think that we will allow more of these neighborhoods and fill this lovely town with people like that. Why was this clearcut huge house neighborhood ever approved? My jaw dropped the first time I saw it after spending two weeks biking around the rest of town exploring. It's so upsetting. I unfortunately live here because when I got here there were a couple dozen places on AirBnB and only 3 rentals available so I didn't have a choice.	Don't like big house neighbourhoods with no trees like along Kendal.

21. Well done on the work and efforts .. hoping this will come into place and allow for open minds for new housing proposals.	More housing proposals.
22. Thank you to all who are working on these updates-- it is so needed and so appreciated!	Thank you. Updates needed.
23. Looks like a lot of thought has been put into this. Generally I support any well thought out plan for our community, I love progress and thoughtful change/improvement.	Like a well-thought-out plan and thoughtful change.
24. I personally would not purchase commercial space in Cumberland as the rules, timelines and processes for renovations are too slow and financially unviable as a small business owner.	Regulations and timelines for renovations of commercial spaces are too slow.
25. Good work, I appreciate everything you're doing.	Thank you.
26. I would like to see more focus on ecosystem connectivity in the OCP. Cumberland has the opportunity to support the large carnivores that live and travel around our community. Adopting a pogram such as Wildsmart could benefit both the residents and the local wildlife.	More focus on ecosystem connectivity.
27. There is a lot of residential waste being dumped in our community. We should consider how to address this. A good portion appears to be renovation and construction waste.	Concern over dumping of residential waste.
28. Your team has done an amazing job with the OCP so far, and all the maps that you share with the public are very helpful. I like almost all the purposed changes, especially expanding the commercial zone to Penrith and Derwent. Thanks for reading all these surveys :)	Thank you. Like expansion of commercial area to Penrith and Derwent.
29. Additional park zoning west of the Kendal development area. increased utilization of industrial space along bevan with commuter trails and protected green space	More park in Kendal area. Commuter trail along Bevan Road and protected greenspace.
30. I have lived in cumberland for 30 years and don't like some of the changes. #1 i don't like the new building on dunmuir that was built beside the king george. If there was ever a building built on the property beside ilo-ilo its height and design should be very specific to the character of cumberland.	Don't like new building on Dunsmuir next to King George. Take care to integrate tall buildings on vacant lots, e.g. on lot next to Ilo Ilo.
31. Thank you!	Thank you.
32. Please, no more single family suburban style development for a while. Make sure new development is connected to the rest of Cumberland through walking/biking/transit options. Consider the possibility of a tiny home site as an additional option for lower cost housing. Thanks	No more single-family suburban style development. Connect new development with walking trails and transit. Tiny home site.

33. The parking situation in the village core has greatly changed since the development of the condos and although many are in walking distance, many are just a bit to far outside of walking for groceries etc especially considering our annual weather. It seems as though many days on route to work or to make a stop at one of our local businesses, the lack of parking spots is becoming a deterrent to actually utilizing the local businesses. Many people that come from out of town to enjoy day use tourism, have a tougher time finding spaces to park to come and enjoy. We would love to see, residential multi family buildings have to provide parking spots rather than using our precious handful for guests, that are already now half gone. That's our only complaint of recent developments. As home owners, we were required to develop our places to park. In the core shopping area, this is even more important. Also, thank you for trying to protect our important wild places.	Lack of parking a deterrent to support local businesses. Multi-family buildings have to provide parking spots. Protect wild spaces.
34. I feel strongly that the Village should not spend tax dollars on cultural events or lifestyle products (EVs are not yet proven a good investment) and leave it solely to material infrastructure (so a theatre yes - art no; jobs yes - DEI no).	Don't spend money on cultural events or lifestyle products, spend it on infrastructure.
35. I would like to see coal hills estate finished. There should not be mixed use land behind the houses there.	Do not expand Coal Valley Estates further.
36. It feels like Wild West! The developers are winning and seem to be able to do whatever it takes to build. Even if this affects local establishment businesses and residents. The local deforestation in this village is intense. Need more education of the value of living with trees as we move into heat domes and air pollution. Sound pollution of Cumberland of has increased by 100%. We are losing the people in this village who make it special and paving a new road for incoming residents from higher markets such as Vancouver. We have an opportunity to build a unique sustainable community. Let's not follow the fast builds and quick money design. Let's be the role model and make the changes to be successful and sustainable to this beautiful ecosystem	Concern about local deforestation. Need to retain more trees. Build a sustainable community.
37. There are a number of commercial spaces sitting empty downtown. There must be some way to encourage these spaces to be used and open all 4 seasons.	Encourage occupancy of empty commercial spaces downtown.
38. Can we try to avoid developments with giant houses and a million cars on the street? Kendal has no character. Prefer multi family over this kind of sprawl	Avoid developments with giant houses and lots of cars. Multi-family over sprawl.
39. Village staff in the building/development are difficult to deal with. They follow the rules rigorously without any discretion, unless they are working with a large building company that they like.	Building/development staff difficult, follow rules unless working with large developers.

40. Make it easier for individuals to build/renovate by making the staff and inspectors easier to work with. Many residents refuse to build below market housing without a contractor because they don't want to risk interacting directly with the village. This will create housing density especially at the lower end of the market.	Make it easier for individuals to build or renovate.
41. Excited to see what comes out of this! Thanks for all the hard work :)	Thank you.
42. Is sad that a small group of individuals are doing their best to ruin what was a nice peaceful village.	A small group are ruining our nice peaceful Village.
43. Please consider tax impacts when implanting new parks etc. and the impact the multi storey buildings will have on existing Cumberland residents. I moved to the Village for its small town vibe and I understand the challenges around housing however I would be very disappointed if this changed significantly and I think would be extremely unfair to residents who already live and love Cumberland for what it is if huge multistorey developments start popping up all over town, focus the multi storey to downtown where there is already taller buildings.	Consider tax impacts when creating new parks. Consider impacts of multi storey buildings on existing residents. Keep multi-storey buildings downtown.
44. I don't think transportation is addressed in OCP, but if it is, the bus service between communities needs to run more frequently, but with smaller vehicles. I rarely ride the bus with more than a handful of people, but we all have to wait a long time for the next bus.	Need more frequent transit.
45. I do not support the proposed redesignation of the Ulverston property in the OCP to medium density permitting 4 storey apartment buildings. This is too far out of keeping with the surrounding neighbourhood. I strongly urge Council to change the designation to low density permitting row and town houses and focusing on affordable homes for families.	Oppose 4-storey apartment buildings on Ulverston property. Permit row and townhouses as affordable homes for families.
46. Love that you are pro actively engaging the local and valley communities in this survey.	Thank you for engagement.
47. I don't think we should be pushing so hard to introduce so much new housing. Increasing the size of Cumberland so much will loose a lot of the character and charm that everyone loves. If new housing is to be approved, hold developers to a high standard in the OCP and with planners to include greenspace, unique house designs with a west coast style (not cookie cutter), and preserve trees and natural green space on lots.	Concern about increased density and loss of character of Cumberland. Hold developers to a high standard, include greenspace, designs with a West Coast style, preserve trees.
48. Thanks	Thank you.
49. We need to do something about the downtown buildings that are falling apart. Allow the sales to go through and let the new owners develop them they way they need to, in order to enhance our once lovely village.	Concern about downtown buildings that are falling apart.
50. There was a lot of mention of reducing parking requirements but the fact is that we need MORE parking badly! It's not realistic to think that most people can walk or bike everywhere when most shops/doctors/etc are in Courtenay.	Need more parking.

51. Thank you for your hard work and intentionally including the community! We frequent Cumberland almost daily as we are just outside the Village boundary and it's our closest "urban" centre. We lived there for 4 years but seeked a larger place with extended family. We still see ourselves as Cumberland community members and appreciate the opportunity to engage in the community plan.	Thank you for engagement.
52. Park and ride/bike development at entrance to Cumberland. Small shuttle service to lake and other key zones within Cumberland. Parking limitations in downtown core but visitors to community need to park somewhere. See other destination towns for reference. Bike rack requirements on commercial and civic development.	Park and ride/bike area at entrance to Cumberland. Shuttle service to lake. Adequate parking for visitors. Require bike racks for commercial and civic developments.
53. More green spaces around the village; there are too many cars in town; planting trees so we can have shade lined streets; Encourage bikes on town; discourage plastic water bottles by keeping our water excellent; fruit trees and vegetable plots on unused village property (people can rent the space from the village).	More greenspaces. Too many cars in town. Plant street trees. Encourage bikes. Discourage plastic water bottles. Fruit trees and vegetable gardens on unused Village property.
54. My family and I love Cumberland exactly the way it is. We see the value that this village offers. We enjoy the Cumberland lifestyle immensely and are passionate about keeping the Cumberland vibe.	Like Cumberland the way it is.
55. Embrace development and new businesses. The mid island is growing and young people are seeing a vibrant town to call home. Cumberland can be that place, but plenty of older residents resist new development to cling to "the way things used to be". We need to embrace new development and encourage new businesses downtown. Having empty store fronts helps no body.	Embrace new development and new businesses. No empty store fronts.
56. I do not agree with zoning north of Kendal agriculture land. What are you expecting to do with this? This land does not have the appropriate growing conditions, water resources or shade coverage for livestock. Someone with no experience determined this or you choose this so it wouldn't be developed. I am sorry, but since the land has been cleared it is not useful for anything else besides development or letting the current trees become a forest again.	Don’t need agricultural area north of Kendal. Use for development or allow to forest to regrow.
57. Well done. Please keep this moving!	Well done.

58. I strongly support the urban containment boundary and would love to see better traffic planning. I would like to reduce through traffic by using ideas such as Vancouver's Slow Streets inititive https://vancouver.ca/streets-transportation/slow-streets.aspx https://vancouver.ca/streets-transportation/neighbourhood-traffic-management-program.aspx https://vancouver.ca/files/cov/slow-streets-traffic-calming-upgrades-supplemental-design-guide.pdf?_ga=2.200772589.2102260190.1600899193-618042759.1593045123 For example in Cumberland we don't have to pedestrianize 3rd, all we have to do is close the road at 3rd and penrith to through traffic. that would reduce traffic volume in the surround blocks and greatly improve the pedestrian/walking experience at a very low cost to the village. 3rd and Allen would be another intersection where that could work well.	Support UCB. Better traffic planning. Create slow streets. E.g. close 3rd and Penrith and 3rd and Allen to through-traffic
59. Having lived in a city with suburban sprawl issues, I would highly encourage the village to move away from single family zoning. In addition, I would recommend adopting Step 4 of the Zero Carbon Step Code, build sidewalks throughout the village to encourage pedestrian commuting, and expand safe and separated active transportation corridors (shared paths and separated bike lanes)	No more single-family zoning. Implement Step 4 of Zero Carbon Step Code. Build more sidewalks.

APPENDIX 4: OCP SURVEY 2

Closed

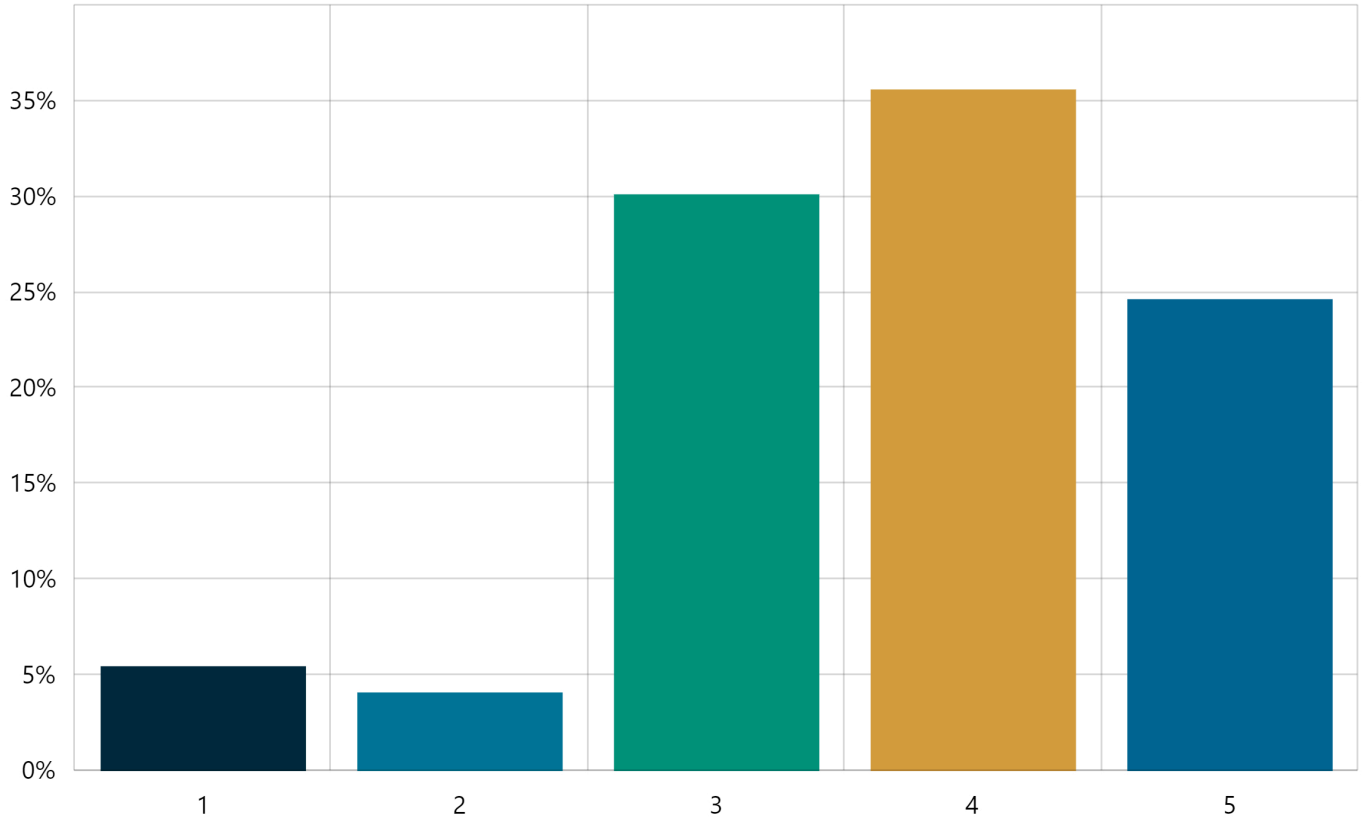
Survey 2
Official Community Plan Review

72	78
Contributors	Contributions

Contribution Summary

1. Indicate your level of agreement with splitting the existing single industrial land use designation into Light and Heavy Industrial.

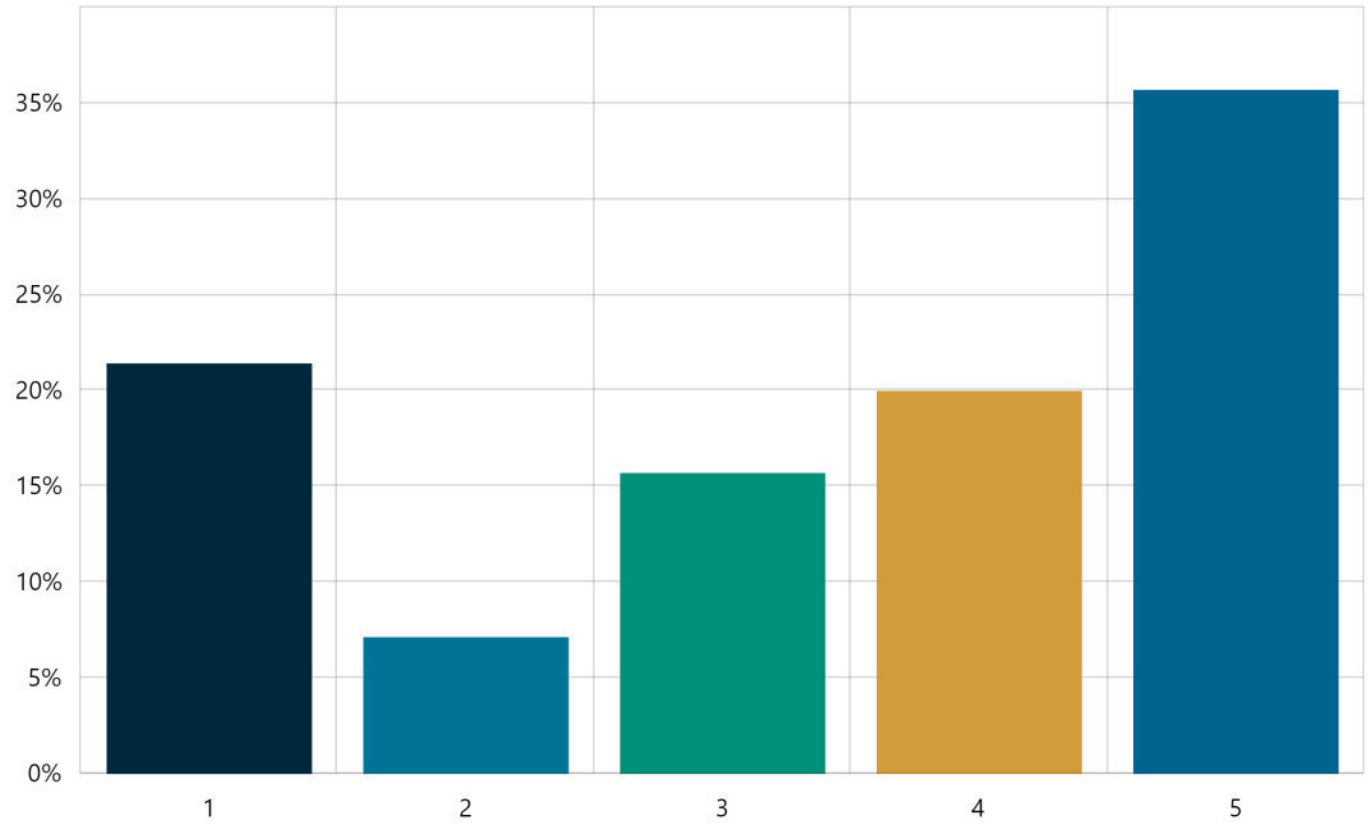
Rating | Skipped: 5 | Answered: 73 (93.6%)



1	2	3	4	5	Count	Weighted average
5.48% 4	4.11% 3	30.14% 22	35.62% 26	24.66% 18	73	3.70

2. Indicate your level of agreement with keeping the "Agricultural" land use designation on the property north of Coal Valley Estates.

Rating | Skipped: 8 | Answered: 70 (89.7%)



1	2	3	4	5	Count	Weighted average
21.43% 15	7.14% 5	15.71% 11	20.00% 14	35.71% 25	70	3.41

3. Is there another area that should be designated “Agricultural”?

Long Text | Skipped: 57 | Answered: 21 (26.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

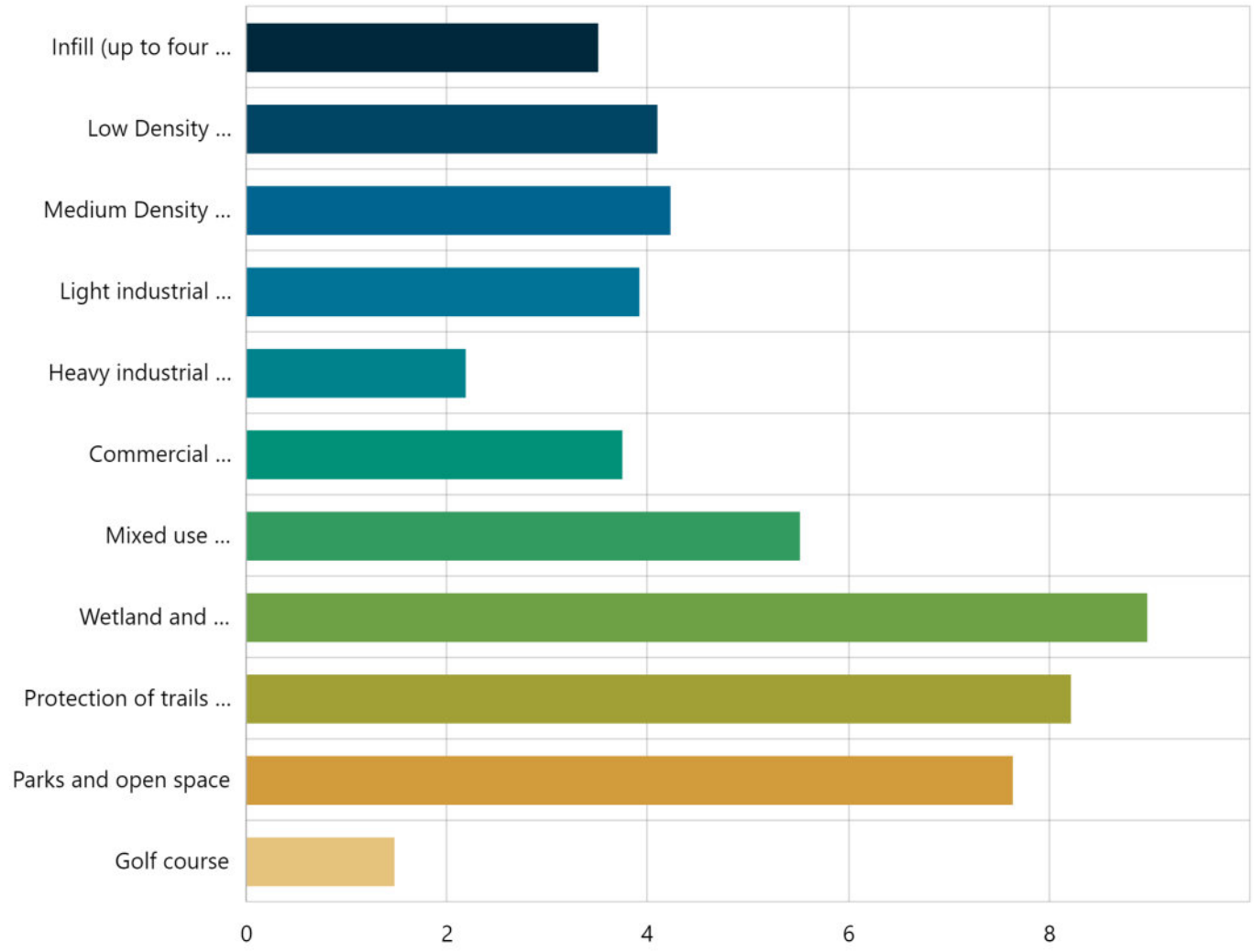
No featured contributions

3. Is there another area that should be designated “Agricultural”?

	Responses	Key Words
1.	Still need to identify the areas that need to provide agriculture protection to lands outside.	Identify agricultural buffers
2.	Most of that land is not agricultural. It fails Geotechnical testing because the coal mine areas have not collapsed yet.	Land is not agricultural.
3.	Could the area earmarked for heavy industry be better used for agriculture, with the area north of Coal Valley Estates remaining undeveloped?	Keep area undeveloped. Use area designated heavy industrial for agriculture.
4.	Probably but not sure where	Not sure.
5.	No	No.
6.	Very little of the Cumberland area is naturally suited to agriculture - but modern forms such as greenhouses or hydroponics can be situated anywhere. Teal Lake lands could be used (outside of setback from landfill)	Teal Lake lands outside of landfill setback.
7.	Who and what will they grow here? I think it was ear-marked for cannabis when it was first legalized but the interest has waned. Build housing, we need housing - even if it is by the landfill.	Need housing in that area.
8.	I’m assuming this does not preclude greenhouse style business from opening in the light industrial areas?	Also permit greenhouses in light industrial areas
9.	Sure, but is it actually being used for this at the moment?	Sure.
10.	Nope! This doesn't seem like a realistic area for agriculture.	No.
11.	Any area better suited to growing things	Area better suited to growing
12.	I don't know, but this area is forestry, not agriculture, I am confused at this designation.	Not sure.
13.	Unsure	Not sure.
14.	There are no suitable areas to do agriculture in the area unless it is greenhouses.	No suitable areas unless greenhouses used.
15.	Minto area	Minto area
16.	Not sure of specifics but this would be a good goal in general if there's another appropriate area.	Need to identify appropriate area.
17.	I'm sorry to shoot this down without a good alternative, but this seems like a strange place for greenhouses and livestock. I like the purposed containment boundary idea, but long-term, this seems like one of the only areas that Cumberland could realistically expand into if the containment boundary needs to be revised.	Area needed in long run for growth.
18.	I am not familiar with the property or what would be appropriate for agriculture. Is it ALR land?	Not sure.
19.	Possibly in the industrial area. We need more food to be produced locally to support a growing population!	In industrial area.
20.	I don’t know enough about the requirements of agricultural land to comment	Not sure.
21.	North of Kendal should not be agriculture land. It makes no sense looking at the land. Consider closer to Royston rd.	Royston Road area

4. What do you think should be the priorities for the Interchange Lands? Rank the following in order of priority.

Ranking | Skipped: 10 | Answered: 68 (87.2%)



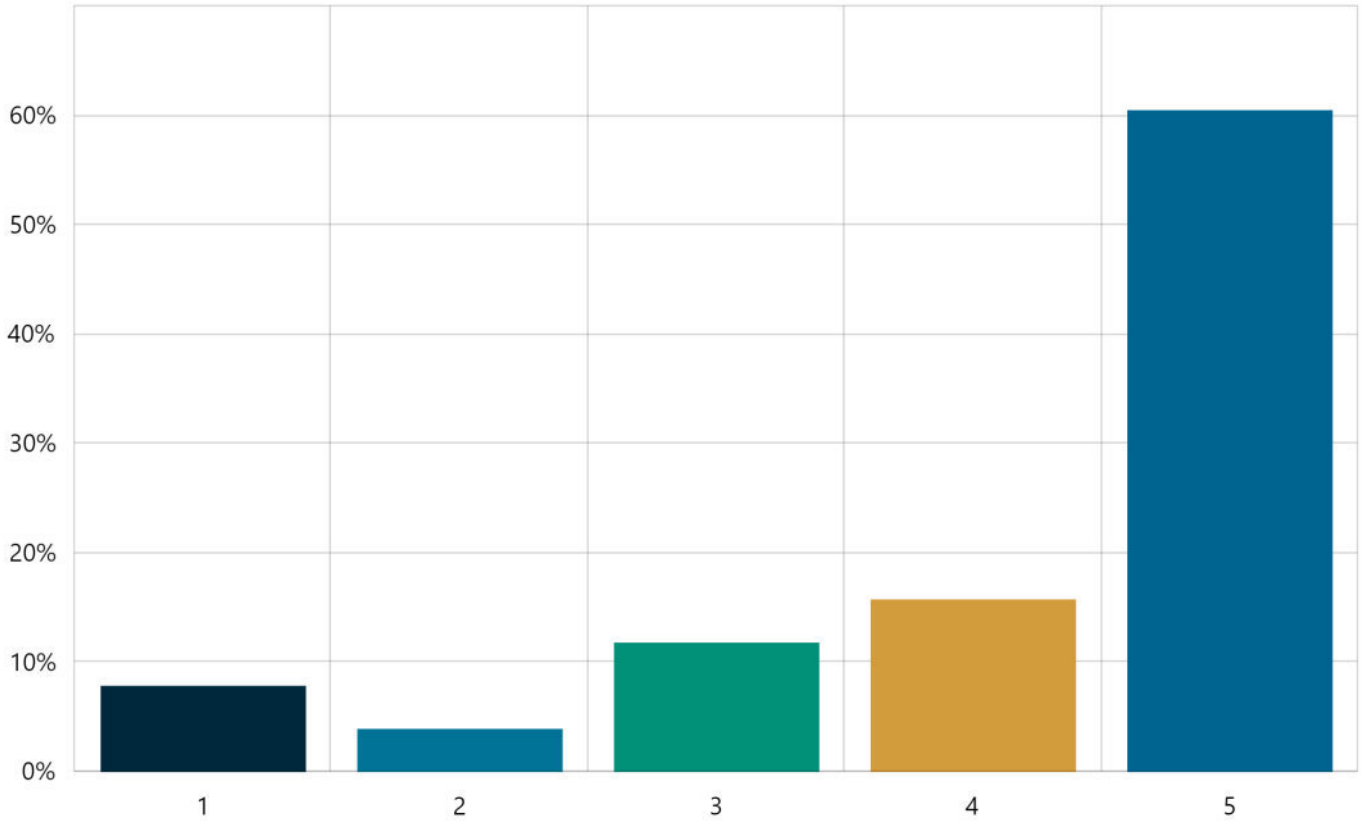
	1	2	3	4	5	6	7	8	9	10	11	Count	Score	Avg Rank
Infill (up to four units) residential development	5.13% 2	2.56% 1	5.13% 2	15.38% 6	12.82% 5	23.08% 9	15.38% 6	2.56% 1	7.69% 3	10.26% 4	0% 0	39	3.50	5.90
Low Density Multi-Family develo	2.33% 1	4.65% 2	2.33% 1	27.91% 12	18.60% 8	18.60% 8	2.33% 1	11.63% 5	9.30% 4	0% 0	2.33% 1	43	4.09	5.53

pment														
Medium Density Multi-family residential development	11.36% 5	0% 0	6.82% 3	13.64% 6	20.45% 9	13.64% 6	13.64% 6	9.09% 4	6.82% 3	2.27% 1	2.27% 1	44	4.22	5.48
Light industrial development	6.67% 3	4.44% 2	8.89% 4	13.33% 6	15.56% 7	0% 0	11.11% 5	11.11% 5	20.00% 9	8.89% 4	0% 0	45	3.91	6.09
Heavy industrial development	2.78% 1	8.33% 3	5.56% 2	5.56% 2	5.56% 2	2.78% 1	0% 0	8.33% 3	8.33% 3	36.11% 13	16.67% 6	36	2.18	7.89
Commercial development	6.82% 3	9.09% 4	9.09% 4	2.27% 1	4.55% 2	18.18% 8	4.55% 2	22.73% 10	11.36% 5	11.36% 5	0% 0	44	3.74	6.23
Mixed use (commercial and residential development)	5.88% 3	9.80% 5	7.84% 4	27.45% 14	15.69% 8	9.80% 5	21.57% 11	0% 0	1.96% 1	0% 0	0% 0	51	5.51	4.65
Wetland and sensitive ecosystem protection	60.32% 38	12.70% 8	4.76% 3	7.94% 5	1.59% 1	1.59% 1	6.35% 4	4.76% 3	0% 0	0% 0	0% 0	63	8.97	2.32
Protection of	14.52% 9	46.77% 29	16.13% 10	3.23% 2	8.06% 5	1.61% 1	1.61% 1	3.23% 2	4.84% 3	0% 0	0% 0	62	8.21	3.00

trails within that area														
Parks and open space	3.23% 2	20.97% 13	50.00% 31	1.61% 1	8.06% 5	9.68% 6	0% 0	0% 0	1.61% 1	4.84% 3	0% 0	62	7.63	3.63
Golf course	2.94% 1	0% 0	2.94% 1	8.82% 3	2.94% 1	0% 0	8.82% 3	5.88% 2	2.94% 1	2.94% 1	61.76% 21	34	1.47	9.06

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

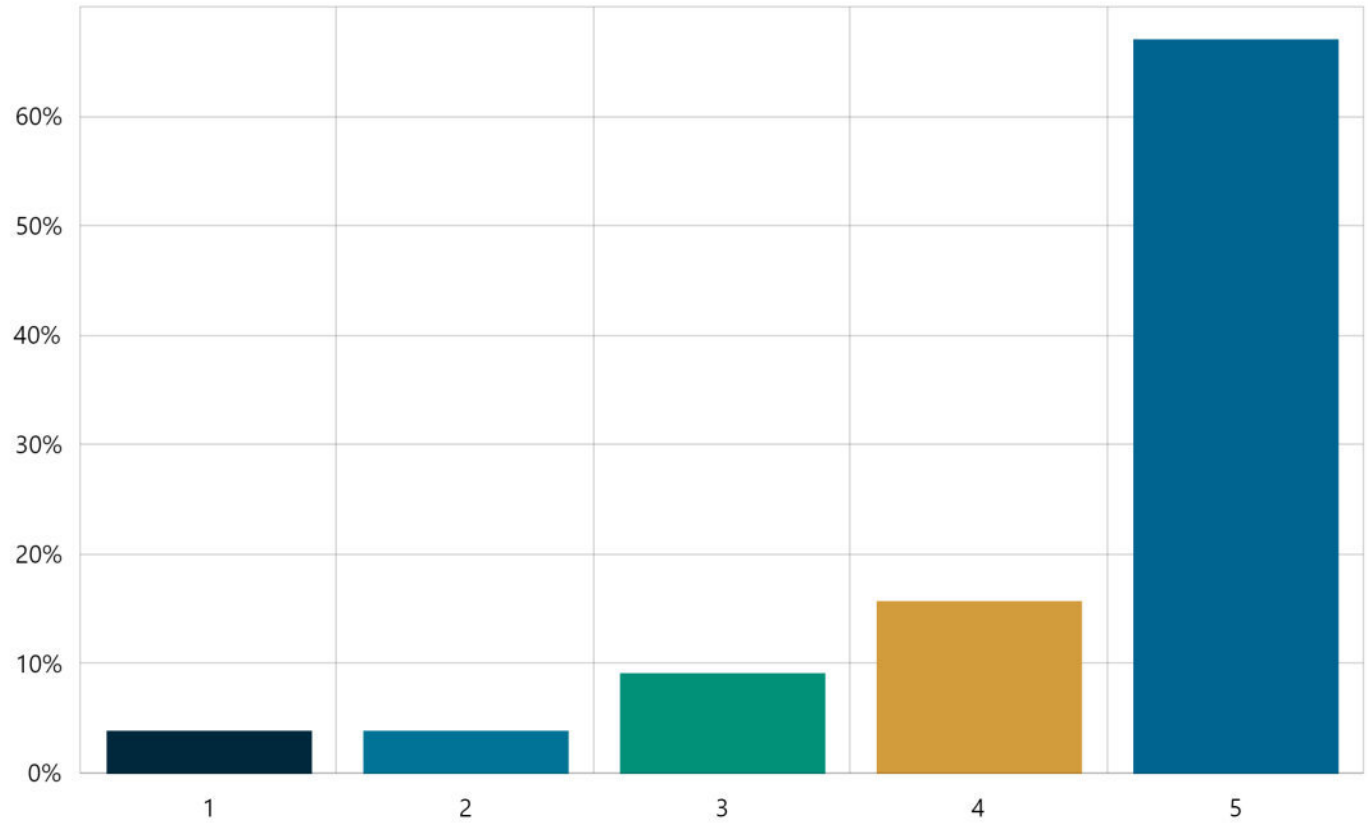
5. An urban containment boundary to contain new residential growth within the Village core.
Rating | Skipped: 2 | Answered: 76 (97.4%)



1	2	3	4	5	Count	Weighted average
7.89% 6	3.95% 3	11.84% 9	15.79% 12	60.53% 46	76	4.17

6. Strong environmental development permit area regulations (more specific options on this in the next question)

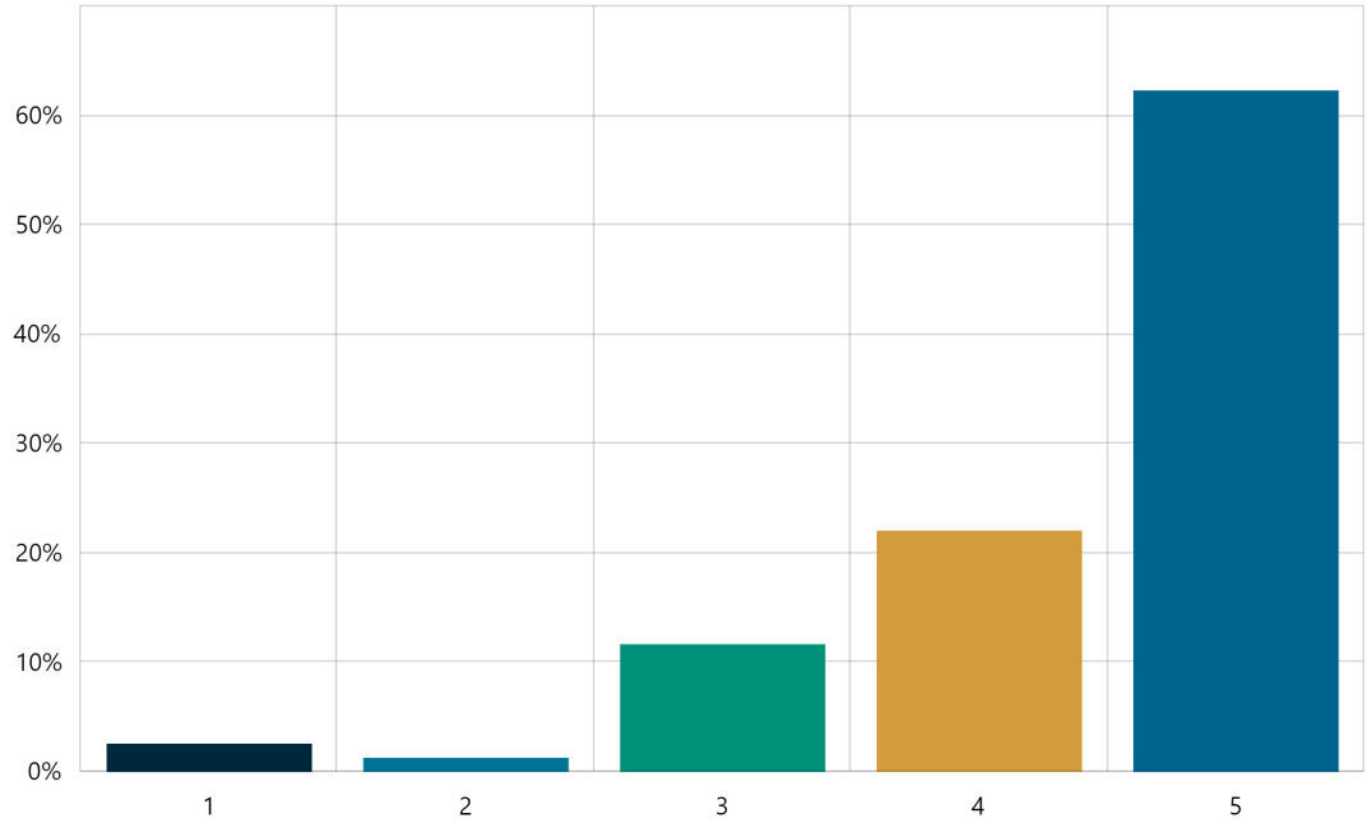
Rating | Skipped: 2 | Answered: 76 (97.4%)



1	2	3	4	5	Count	Weighted average
3.95% 3	3.95% 3	9.21% 7	15.79% 12	67.11% 51	76	4.38

7. Strong water conservation requirements

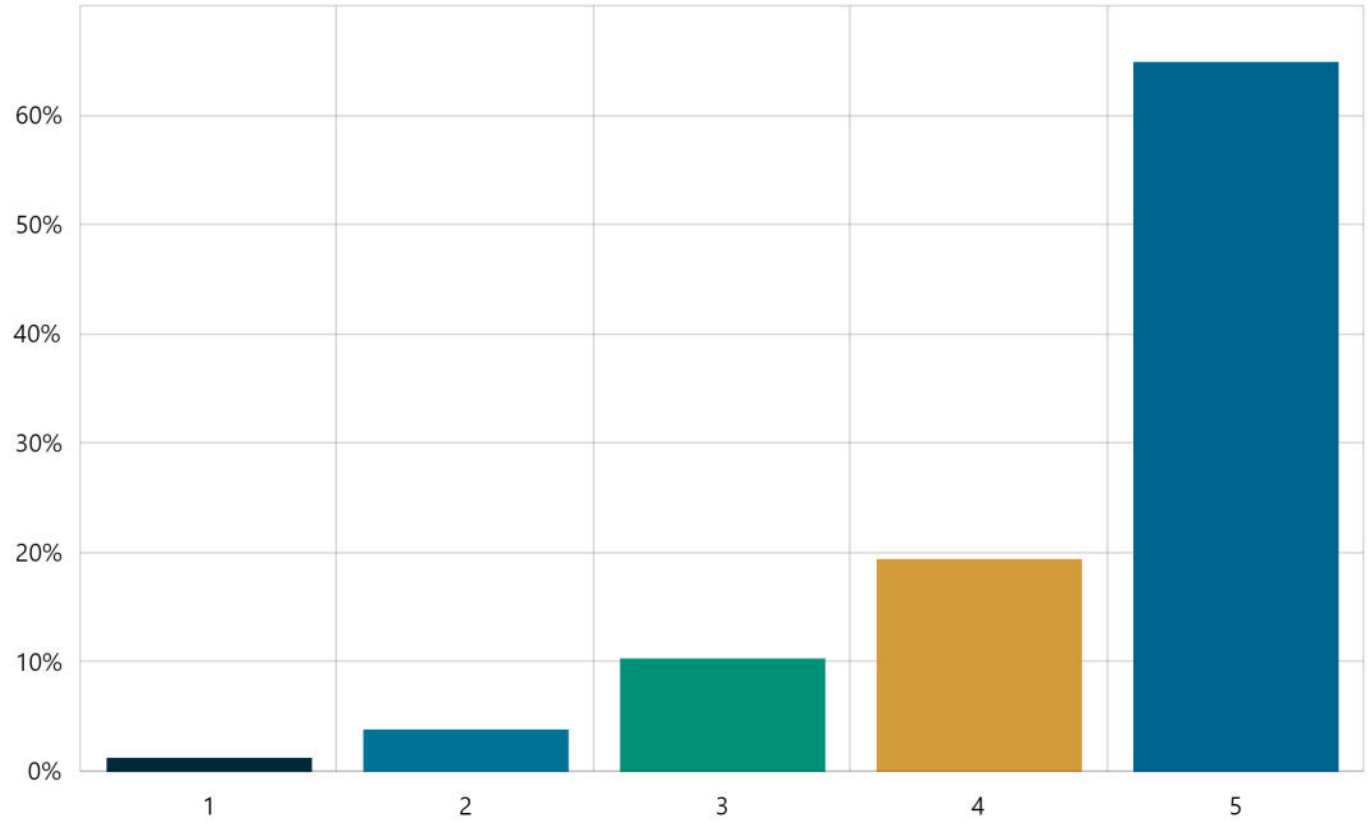
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
2.60% 2	1.30% 1	11.69% 9	22.08% 17	62.34% 48	77	4.40

8. Stormwater management that supports green infrastructure to manage rainwater

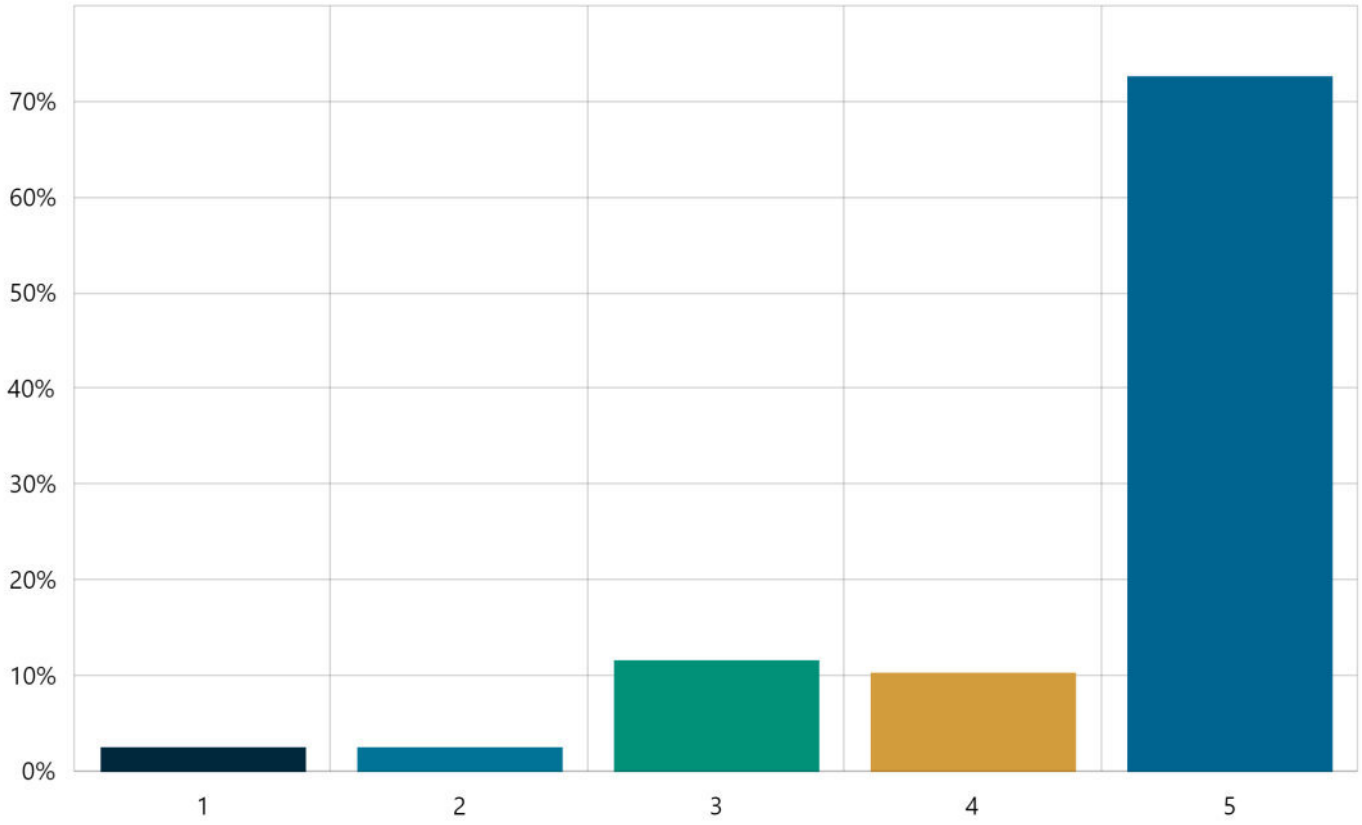
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
1.30% 1	3.90% 3	10.39% 8	19.48% 15	64.94% 50	77	4.43

9. More parks and greenspaces

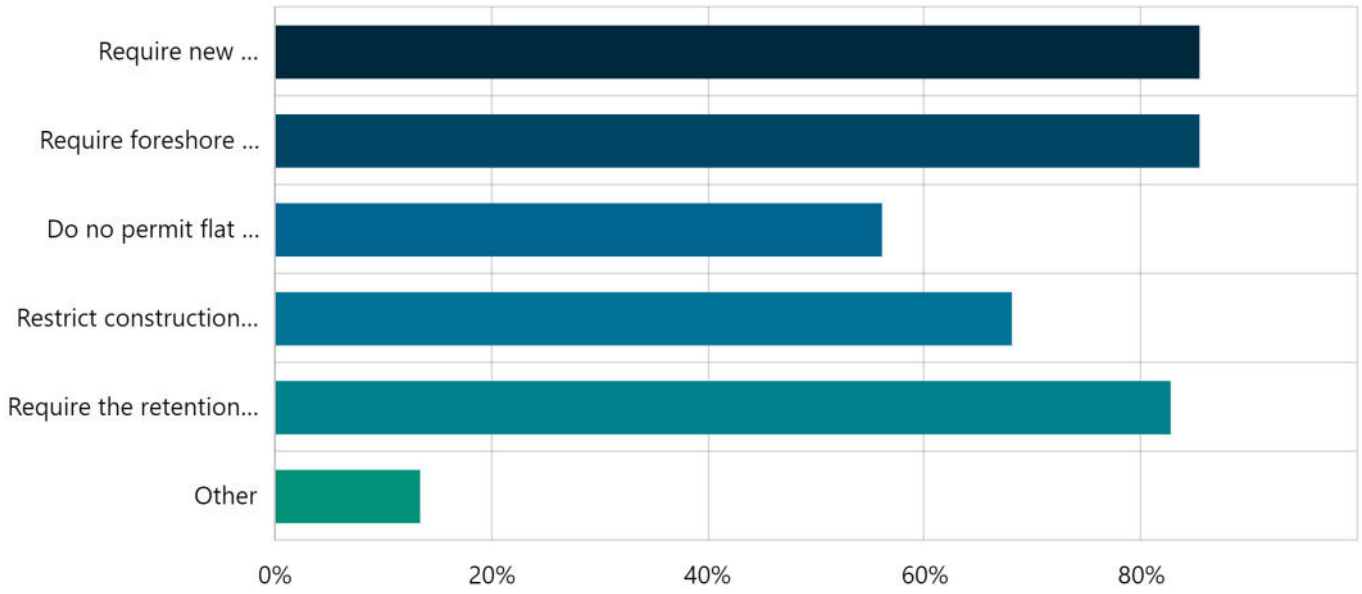
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
2.60% 2	2.60% 2	11.69% 9	10.39% 8	72.73% 56	77	4.48

10. The OCP could add the following regulations to further strengthen DPA #1. Select the regulations that you would like to see added.

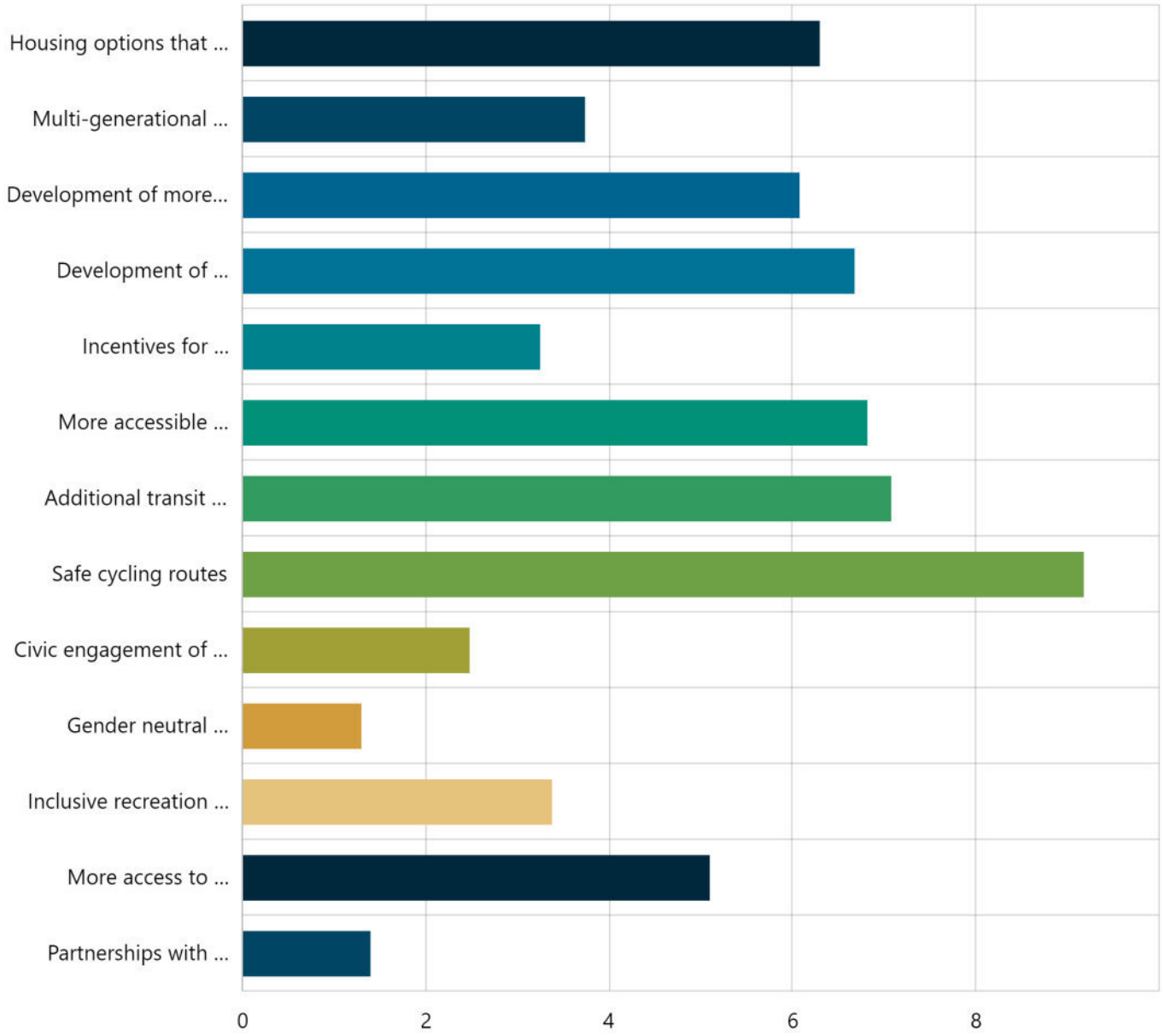
Multi Choice | Skipped: 3 | Answered: 75 (96.2%)



Answer choices	Percent	Count
Require new developments to work with natural site conditions and constraints (site adaptive planning).	85.33%	64
Require foreshore protection on Comox Lake to use greenshore principles whenever possible, as confirmed by an engineer	85.33%	64
Do no permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection on Comox Lake.	56.00%	42
Restrict construction on sleep stopes	68.00%	51
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	82.67%	62
Other	13.33%	10

11. Please identify your top 7 initiatives.

Ranking | Skipped: 8 | Answered: 70 (89.7%)



	1	2	3	4	5	6	7	8	9	10	11	12	13	Count	Score	Avg Rank
Housing options that allow for ageing in	23.81% 10	14.29% 6	9.52% 4	21.43% 9	9.52% 4	11.90% 5	9.52% 4	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	42	6.29	3.52

place																
Multi-generational housing	7.41% 2	11.11% 3	14.81% 4	14.81% 4	22.22% 6	18.52% 5	11.11% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	27	3.73	4.33
Development of more rental housing	22.50% 9	15.00% 6	20.00% 8	17.50% 7	7.50% 3	5.00% 2	12.50% 5	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	40	6.07	3.38
Development of affordable non-market housing	23.26% 10	34.88% 15	0% 0	16.28% 7	4.65% 2	13.95% 6	6.98% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	43	6.67	3.14
Incentives for accessibility and universal design in housing	8.70% 2	4.35% 1	21.74% 5	21.74% 5	26.09% 6	8.70% 2	8.70% 2	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	23	3.24	4.13
More accessible public facilities and	15.22% 7	15.22% 7	19.57% 9	15.22% 7	19.57% 9	6.52% 3	8.70% 4	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	46	6.81	3.63

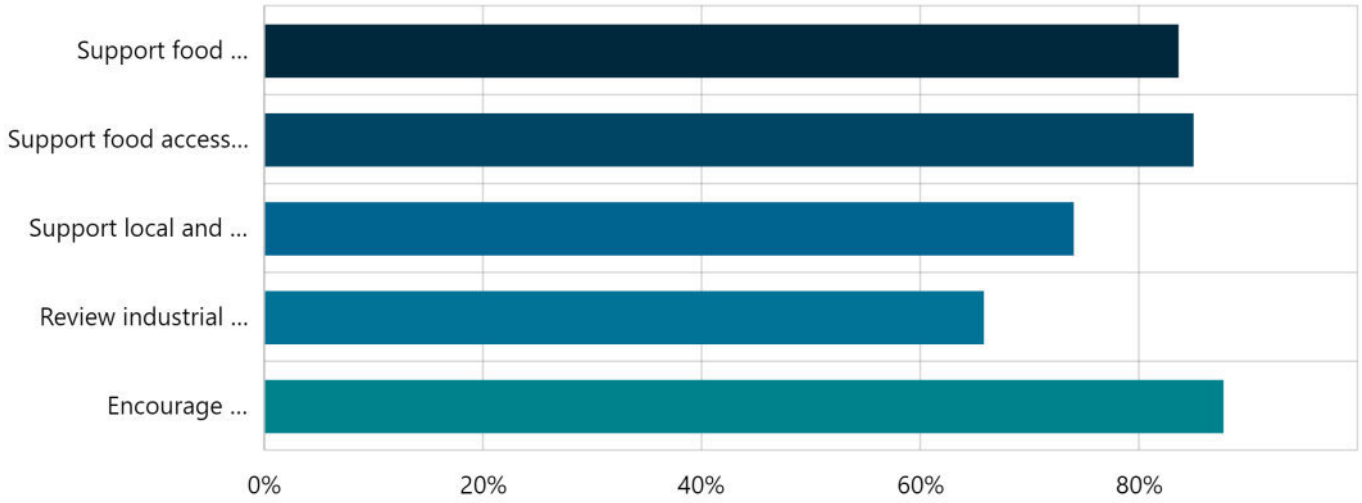
sidewalks																	
Additional transit route connections into Courtenay	8.33% 4	33.33% 16	18.75% 9	4.17% 2	6.25% 3	14.58% 7	14.58% 7	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	48	7.07	3.69
Safe cycling routes	36.84% 21	12.28% 7	22.81% 13	12.28% 7	7.02% 4	1.75% 1	7.02% 4	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	57	9.17	2.74
Civic engagement of a diversity of people and ages	5.26% 1	10.53% 2	5.26% 1	10.53% 2	21.05% 4	31.58% 6	15.79% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	19	2.47	4.89
Gender neutral public bathrooms	0% 0	10.00% 1	10.00% 1	20.00% 2	20.00% 2	10.00% 1	30.00% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	10	1.29	5.00
Inclusive recreation programs for a broad ran	3.85% 1	0% 0	15.38% 4	15.38% 4	23.08% 6	30.77% 8	11.54% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	26	3.37	4.92

ge of participants																
More access to greenspace for people of all abilities	8.33% 3	11.11% 4	22.22% 8	13.89% 5	16.67% 6	19.44% 7	8.33% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	36	5.09	4.11
Partnerships with organizations that support equity-seeking groups	0% 0	0% 0	8.33% 1	8.33% 1	16.67% 2	16.67% 2	50.00% 6	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	12	1.39	5.92

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

12. Select the OCP policy updates that you support.

Multi Choice | Skipped: 5 | Answered: 73 (93.6%)



Answer choices	Percent	Count
Support food security as part of regional emergency planning	83.56%	61
Support food access programs, such as the Cumberland Food Share program	84.93%	62
Support local and regional food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.	73.97%	54
Review industrial zones to support food processing and post-production facility uses	65.75%	48
Encourage community gardens close to or within multi-family residential developments	87.67%	64

13. What other initiatives and policies could the Village support to encourage local food production and increase food security in Cumberland?
Long Text | Skipped: 61 | Answered: 17 (21.8%)

Sentiment

No sentiment data

Tags

No tag data

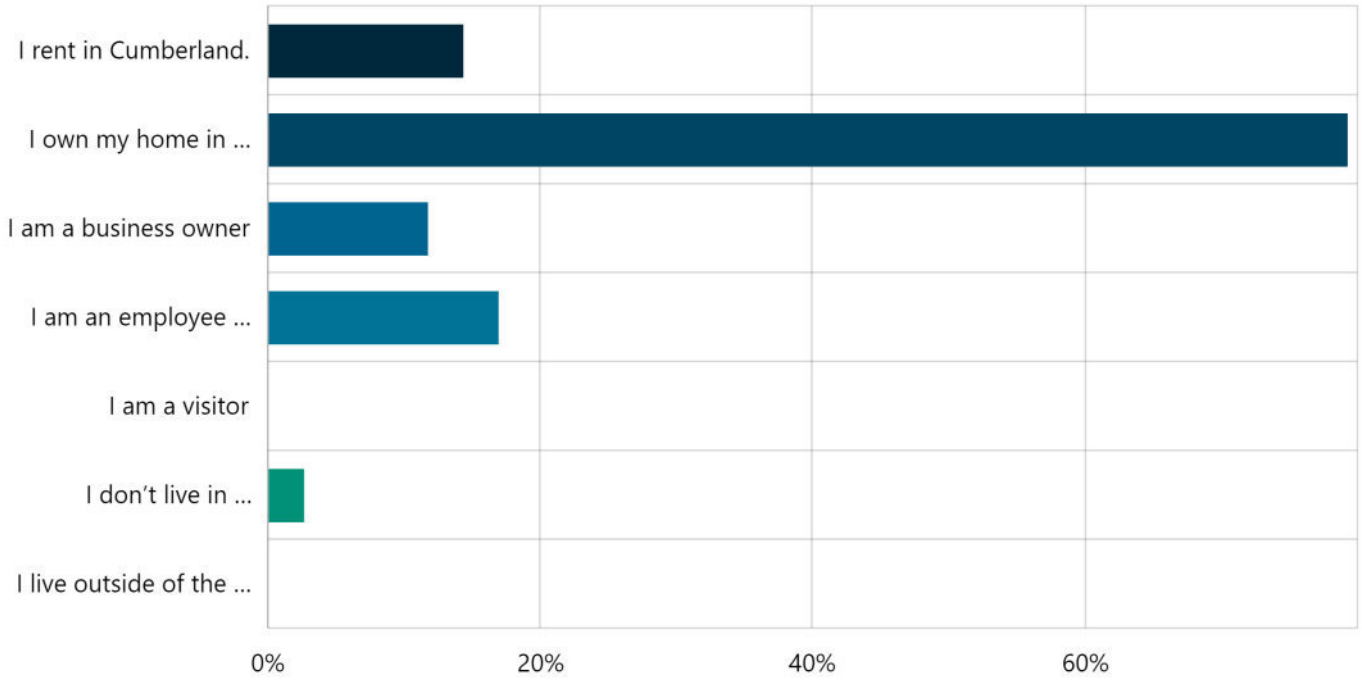
Featured Contributions

No featured contributions

3. Is there another area that should be designated “Agricultural”?

	Responses	Key Words
1.	Still need to identify the areas that need to provide agriculture protection to lands outside.	Identify agricultural buffers
2.	Most of that land is not agricultural. It fails Geotechnical testing because the coal mine areas have not collapsed yet.	Land is not agricultural.
3.	Could the area earmarked for heavy industry be better used for agriculture, with the area north of Coal Valley Estates remaining undeveloped?	Keep area undeveloped. Use area designated heavy industrial for agriculture.
4.	Probably but not sure where	Not sure.
5.	No	No.
6.	Very little of the Cumberland area is naturally suited to agriculture - but modern forms such as greenhouses or hydroponics can be situated anywhere. Teal Lake lands could be used (outside of setback from landfill)	Teal Lake lands outside of landfill setback.
7.	Who and what will they grow here? I think it was ear-marked for cannabis when it was first legalized but the interest has waned. Build housing, we need housing - even if it is by the landfill.	Need housing in that area.
8.	I’m assuming this does not preclude greenhouse style business from opening in the light industrial areas?	Also permit greenhouses in light industrial areas
9.	Sure, but is it actually being used for this at the moment?	Sure.
10.	Nope! This doesn't seem like a realistic area for agriculture.	No.
11.	Any area better suited to growing things	Area better suited to growing
12.	I don't know, but this area is forestry, not agriculture, I am confused at this designation.	Not sure.
13.	Unsure	Not sure.
14.	There are no suitable areas to do agriculture in the area unless it is greenhouses.	No suitable areas unless greenhouses used.
15.	Minto area	Minto area
16.	Not sure of specifics but this would be a good goal in general if there's another appropriate area.	Need to identify appropriate area.
17.	I'm sorry to shoot this down without a good alternative, but this seems like a strange place for greenhouses and livestock. I like the purposed containment boundary idea, but long-term, this seems like one of the only areas that Cumberland could realistically expand into if the containment boundary needs to be revised.	Area needed in long run for growth.
18.	I am not familiar with the property or what would be appropriate for agriculture. Is it ALR land?	Not sure.
19.	Possibly in the industrial area. We need more food to be produced locally to support a growing population!	In industrial area.
20.	I don’t know enough about the requirements of agricultural land to comment	Not sure.
21.	North of Kendal should not be agriculture land. It makes no sense looking at the land. Consider closer to Royston rd.	Royston Road area

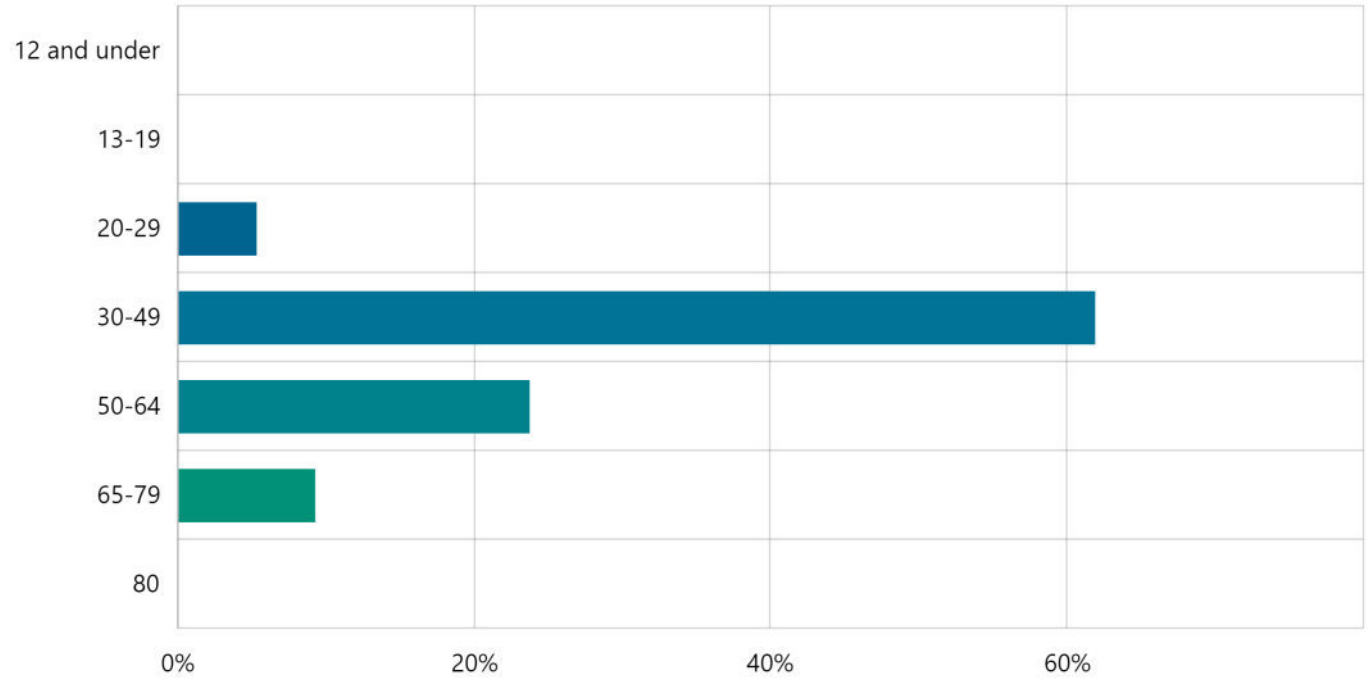
14. What is your connection to Cumberland? Select all that apply.
Multi Choice | Skipped: 1 | Answered: 77 (98.7%)



Answer choices	Percent	Count
I rent in Cumberland.	14.29%	11
I own my home in Cumberland	79.22%	61
I am a business owner	11.69%	9
I am an employee working in Cumberland	16.88%	13
I am a visitor	0%	0
I don't live in Cumberland but live in another community in the Comox Valley.	2.60%	2
I live outside of the Comox Valley.	0%	0

15. What is your age group?

Multi Choice | Skipped: 2 | Answered: 76 (97.4%)



Answer choices	Percent	Count
12 and under	0%	0
13-19	0%	0
20-29	5.26%	4
30-49	61.84%	47
50-64	23.68%	18
65-79	9.21%	7
80	0%	0
Total	**100.00%**	**76**

16. Do you have any other comments?

Long Text | Skipped: 62 | Answered: 16 (20.5%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

16. Do you have any other comments?

	Responses	Key Words
1.	I want my industrial land on Cumberland Road to remain Heavy Industrial. Over the years, I have had to pay a portion of the cost to create the boulevard and maintenance. The investment I have done in my business and property is of significant value and part of my retirement plan. Industrial belongs close to the Highway! Changing to Service Commercial would lower the value of my property.	Keep land on Cumberland Road Heavy Industrial.
2.	I do not agree with the lands on Royston or Cumberland Road or by Small Road/Grant changing from Industrial nor the one commercial on Cumberland Road Mini Storage is being changed to Industrial. Cayet lands not owned by a single owner. Leave industrial as was now. What input have owners had with planner? How can some of the interchange lands be included in urban containment boundary? Should have senior housing by Pharmasave. So easy to walk to Dunsmuir, no huge hill. Ensure sufficient water and sewer. Really need to keep industrial close to highway. The Village cannot afford to build a road by Maple Lake. The Village needs to realize we can't afford unlimited increased in taxes. We need to ensure enough water not just for dwellings but commercial and industrial as well. For people to retain trees for Village canopy, it costs to water so don't limit more. The industrial properties have had to physically pay money for entrance trees, etc and more than once.	Keep lands on Royston, Cumberland Road, Small and Grant Roads industrial. Keep Mini-Storage commercial. Leave Cayet lands industrial. Why are some interchange lands included in UCB? Senior housing by Pharmasave. Ensure sufficient water and sewer. Keep industrial close to highway, can't afford a road by Maple Lake.
3.	I would like to see Cumberland protect and enhance the Perseverance Creek Corridor. Water needs to be released from Cumberland's water system, [the series of lake from Steven's Lake to Henderson Lake] into Lower Perseverance Cr from May until the fall rains start. Every year, Streamkeepers do what we can to rescue stranded coho, rainbow and cutthroat trout fry, but thousands die every year. Water conservation measures, such as shutting off the Bike Wash Station during this period would allow a minimal amount of water to be released into the creek to refresh refuge pools for wild life.	
4.	We need to protect our water supply and stop giving it all away for free, even though that constitutes a "draw" for visitors to Cumberland. Using good drinking quality water for things like washing bikes seems unnecessary when we could create safe, clean rainwater collection where feasible. I would love to ride my bike to work in Courtenay part of the year, but after last summer doing so, it really is not safe on the connector. Drivers are aggressive and uninformed (so are some cyclists). Education and clearly marked cycling infrastructure is very much in need. Cheers	
5.	We need more housing options for owners and renters that isn't expensive single family homes. Incentives for medium density multi family might encourage more affordable options.	

6. Keep cumberland's population down. I believe the population has already stretched its limit.	
7. I hope the Village reconsiders prioritizing enforced DEI initiatives. It is very condescending and expensive. Especially when you are allowing DEI to be used as tradeoffs to allow more harmful initiatives (multiple cannabis stores for one). These do not balance out the social score.	
8. I don't want to see the OCP designate the industrial lands as industrial UNTIL we have a report showing that industrial land is going to be a net positive financially for the village over the 50-100 year term. The only reason the village pursued industrial land development was to broaden the tax base and to remove burden from residential tax payers. If the cost of maintaining all the roads and underground services once they come due for maintenance/replacement is more than what the village will make in taxes, then we should NOT proceed. What is the point?	
9. Would love to see a Tree Protection bylaw in Cumberland to protect mature trees within Village boundaries and outside of the Community Forest.	
10. GO TEAM!	
11. Fix the roads and infrastructure before proceeding with any further housing projects	
12. For accessibility; it is extremely important that roads are repaved for villagers in wheelchairs! Not all of our streets have sidewalks and some that do are also in bad repair (ie Penrith between 1st and 2nd) so wheelchair users are restricted to areas they can safely navigate.	
13. In re to the multi housing behind the firehall : A small stream and animal corridor behind Primrose Street should not be disturbed Buildings should be 2 stories Buildings should be set back from Primrose at least as far as the firewall to keep from casting shade, with a green space to beautify, and to still allow some mountain view for residents already here Community garden would allow outdoor activity for new owners in this housing.	
14. No designated cycle routes around Cumberland. That just creates friction with motorists. A 30 or 40kph max speed limit is needed. I cycle kids to the school almost everyday and the speed differential of people driving to work is incompatible with a 8 year old on a bike. Lowering the speed limit from the Gas and Go in should have been a question in this survey. It may not be popular but I would be interested to see the outcome of a poll.	
15. The burgandy lot on ulverston rd looks like it misclassified? They need ti rezo e for those apartments- did you slip one past the residents who oppose that? What is going on	
16. I think water is going to be a major issue moving forward, so we really need to consider what is sustainable for quality of life in a small village. How much more development is sustainable given our current water capacity/reservoirs. If we grow more food we will need more water. To do that we need to have incentives for water conservation and collecting such as subsidizing rain water barrels.	

APPENDIX 5: **Submissions to the OCP Review**

2023 09 24

OCP Review – 3041 Royston Road

Hi Karin,

I am submitting this email to assist in the process to update Cumberland's Official Community Plan.

It is my opinion that the OCP designation for 3041 Royston Road could be significantly improved upon from its current designation of Manufactured Home Park (MHP) to Multi-Family Residential.

Issues of housing unit affordability, increased cost for both rental and home ownership, and building maintenance are a very real struggle for Canadians.

In the press, it seems many observers make the claim units 'cannot be built fast enough' for many years to meet even current demands and obviously they need to be situated and built 'well enough' to harbour a great quality of life for all neighbourhood residents.

It is my opinion that 3041 royston road OCP designation should be changed from 'Residential' to Multi-family Residential (preferred) or Mixed Use.

This subject property 3041 Royston Road has all the important site components required for a successful higher density designation. Available municipal water and sewer, great road access and a bus stop at the property, making it a truly 'fully serviced' site. This location has a long, adjacent direct boundary contact with the very large I-REC, 'recreation' zoning and 'greenway', very beneficial for many future residents to conveniently enjoy.

My proposed increase of density for 3041 Royston Road would not strain existing traffic corridors, as Union Road is the least used automobile entrance / exit into Cumberland. Upon the corridor improvement of Dunsmuir (the reasonable assumption of bike lanes on Dunsmuir Avenue, east of the Village Park), new residents of 3041 Royston Road would both culturally and economically contribute to the prosperity of the Heritage Village Core.

New federal funding are being made available to assist in the design and construction of Multi-Family Residential developments. These new implementation strategies include 'net zero', universal access, affordability as principal ideals. The new funding strategies help to lower the already optimized construction costs of Multi-Family Residential zoning directly benefiting the new, future resident. These same strategies are not available for the current MHP zoning or for single family homes. This new funding project will considerably lower the unit and maintenance cost, ultimately benefiting the future Cumberland resident.

I hope you now agree that a change in OCP density zoning for 3041 Royston Road to a Multi-Family Residential OCP designation would allow for more affordable and enjoyable development to benefit a greater number of Cumberland Residents.

Sincerely,

[redacted]

2023 10 03

OCP Input- Zoning Change: 3041 Royston Road

To whom it may concern:

I am writing in regards to a change in zoning for 3041 Royston Road. As a long-time resident of Cumberland, I am aware of the many challenges the Village faces, not the least of which is creating affordable housing options.

The property in question presents one of the last remaining opportunities to skillfully tackle the housing issue while also creating a larger funding base to help address the failing infrastructure.

Road access along with proximity to greenways, recreational lands and sewage treatment all make this site a desirable location for densification.

A change in zoning from Mobile Home Park to **Multi-Family Residential** or **Mixed Use** at 3041 Royston Road would follow a national trend to construct MFR dwellings while allowing more residents to enjoy and contribute to the great quality of life Cumberland is known for.

Adding a commercial component in the case of a Mixed Use designation would allow for easy access of amenities outside of the downtown core, which is often congested (especially in the summer). Cumberland residents would benefit from more services, made easily accessible by bike lanes, without needing to drive into Courtenay or Comox.

I will take this opportunity to also point out that **areas zoned Residential Infill would benefit from an increase to 3 dwellings** (instead of the 2 currently allowed) to further meet densification goals. A third dwelling on a property could help accommodate single people or couples who may require less space to live (as compared to a family with kids). Solutions like tiny homes appear to be viable in this regard.

Thank you for considering these changes in zoning to meet the growing needs of our community.

[redacted]

2023 08 17

Possible idea for limited housing

Hello Council. [redacted] As one voice in the employer side of this Village, I can tell you with certainty that if we do not make brave steps to work on our housing issue, I do not know who will be making the food, or serving the customers in another 3? 5? 7 years….?

Between current market pricing, building code requirements, bylaw intricacies, mortgage rules and insurance, there is no one group to blame. Municipalities are backed into a corner when it comes to making all these groups happy, covering your own liability concerns, while responsibly governing for the people of the village. I understand the struggle is real, and I am sure there are more challenges that I do not know.

While I sympathize with the concerns that any new initiative may bring, I think that we have to be brave, and find a way to make room for more folks for longer term housing.

Let me be clear, this is not “affordable housing” or “discount housing” this is housing for folks who want to work and live in this village and pay a reasonable rate for same.

I bumped into one councillor recently who was unaware of one brave (my perspective) bylaw that has addressed this in a BC community in a creative way.

Valemount has been overrun with construction workers due to the TransMountain pipeline construction. The need to house workers was so severe, they came up with an interesting plan:

https://www.cbc.ca/news/canada/british-columbia/rvs-permitted-valemount-1.6143814#:~:text=A%20new%20policy%20now%20in,structure%20is%20allowed%20per%20lot.

While I understand that the temporary use permit has restrictions on length of application (4 years), it is a good step to get this potential ball rolling, while developing a long term bylaw that could embrace similar solutions as a longer term solution. (The established bylaw could still contain some sunset timelines which would stop it from becoming a forever answer).

I know the downsides, not limited to: complaints from neighbours, increased sewage/water/garbage use. I get the complications. There are plenty of reasons to avoid this idea and continue to think we are “working” on the problem.

If we wait for higher levels of government to fix it, it will be a long wait.

I would suggest that Cumberland needs to follow Valemounts lead, and be brave. Don’t let the lawyers steer the decision, allow some kind of “release of liability” if required, to assuage the concerns.

There are a million reasons to say no. Let’s find the ways to say yes.

I understand the ADU bylaw was created for the same densification objective, and that is great. It is obviously a slower process, which requires a hefty capital input to accomplish.

This opportunity I am suggesting would allow some folks who want to stay in their homes to make some revenue to allow them to do that. How many pensioners with homes would appreciate another $700-$1000 income a month (after the “hookup” costs are paid off).

Key points:

Any structure that is on a private piece of property needs to be connected to: Water, electricity, and sewer. These services would need to be permitted and inspected by the village.

Timelines for property owners to be able to re-coup these expenses need to be considered so they can see ROI on the investment. (This could cost a minimum of $4000, and maybe many times more than that.)

I understand that “tiny homes” do not meet inspection criteria… is there a way to put “at your own risk” on these structures? (Just keep the inspection and permit aspect for the “connection”)

With strict behaviour rules, permits can be revoked and eviction notices can be served if issues arise from these rentals.

With a (proposed as Valemount did) $650 a year licence cost, there would be increased income to the village.

My grandparents generation were able to come to Canada, and cut down trees, make a log cabin, stuff the cracks with moss, and grass, on a dirt floor and survive their first winter with a hearth and chimney, or if they were well off, a wood stove. Then the process of adding rooms on the log house was incorporated as the family grew.

While I completely understand the process of improving the building code, to make sure our citizens were safe over time, and avoided house fires, etc. I think that the pendulum has swung so far the other way, it is making it so there are only a few options. 1) be part of the small group of folks who can own a house, 2) think about a smaller community where you may be able to afford to buy 3) stay where you are and accept deteriorating options, 4) a tent in the park.

Why have we come so far in 3 generations to this place? How can we move this in a positive direction?

I have no idea if this will work, or if there is a better idea, but please, think about it, and let's try something.

I have BCC'd this to a few very smart villagers who may want to contribute to my idea… please feel free, even if you disagree. Or forward it on to others who you think would like to have their say...

Ya Cumberland!

[redacted]

3284 Third Street

Project Summary

We are excited to present our proposed development project located at 3284 Third Street, the corner of Third and Penrith. Our vision is to transform the existing two-story residence into a vibrant and sustainable commercial multifamily project that integrates into the fabric and character of the community. This transformation addresses the growing demand for a diversity of residential and commercial spaces, while preventing urban sprawl.

Project Rationale

Downtown Cumberland is growing and expanding down Third Street with the addition of Carbon Hair, Cooks, TruGreen, Gravity Garage and now the Community Urban Bazaar. The addition of these commercial spaces is exciting as they provide visual interest, drawing people in and enhancing the overall liveliness of the neighborhood. Additionally, they foster a sense of community, making the area more attractive and engaging for residents and visitors alike. Adding a commercial and residential unit to the corner of Third Street and Penrith will allow this vibrancy to grow, in a seamless way. Corner lots are ideally suited for integrating these types of missing middle developments into existing neighborhoods. In fact, this intersection and the surrounding neighbourhood already feature a diverse mix of VCMU-1, PA-1 and RM zoning as well as historical commercial properties such as the old Hungarian Bakery to the North. Conversely, constructing a purely residential building on this site would effectively impede the natural expansion of commercial space along this road.

Increase Walkability

Walkability experts recommend including commercial space on the ground floor of multi-family developments, in or near the downtown core, because the commercial space attracts pedestrians and makes the area more vibrant and interesting. To illustrate this, consider the difference between walking down Dunsmuir Ave versus Penrith Ave. The commercial space and related social activity on the main street creates a more interesting and dynamic place to walk.

Supporting and Expanding Local Businesses

An increase in the local population due to multifamily developments can support local businesses. More residents mean more customers for local shops, restaurants, and services, contributing to the economic vitality of the municipality. In addition, this project will introduce new local commercial opportunities that will bolster the economic landscape of the neighborhood.

Foster a Diverse and Healthy Community (Council Strategic Priority)

Multifamily developments diversify housing options in primarily single-family home municipalities by increasing housing density, introducing a greater range of housing options, and offering more affordable entry points into the housing market, thereby fostering a more inclusive community. Multifamily developments can also attract a diverse group of residents, including young professionals, seniors, and families. This diversity can enrich the social fabric of the community.

Utilize Existing Infrastructure

This multifamily development utilizes existing infrastructure, avoiding significant investments in new roads, utilities, and public services. The Village of Cumberland acknowledges the linear asset

replacement costs associated with typical subdivisions exceed its financial capacity (Councillor Therrien Report, June 2023). In-fill development, unlike subdivisions, increases tax revenues without escalating replacement costs. Consequently, the Village Council supports analyzing long-term servicing costs of different development patterns during the OCP review. It is likely that the updated OCP will prioritize this type of compact, in-fill multifamily development over urban sprawl for financial reasons.

Preserving Green Spaces & Climate Change Mitigation

Building upward in multifamily developments preserves green spaces and tree cover, as opposed to sprawling single-family home developments that remove the surrounding forest. In-fill development preserves natural habitats, reduces urban sprawl, lowers carbon emissions by minimizing commuting distances, optimizes resource use, and enhances energy efficiency contributing to climate change mitigation.

Summary

By integrating multifamily developments thoughtfully, municipalities can maintain the charm of single-family home areas while fostering a more diverse and inclusive living environment for residents. They can preserve green spaces, promote walkability, and support local businesses, fostering an environmentally friendly, socially connected, and economically vibrant community.

Teal Lake *- a community for the future*

Cumberland BC

We are pleased to present a Vision for a complete community development in the Teal Lake neighbourhood of the Village of Cumberland. A place that balances respect for the native landscape and waterscape, with homes suited to the post-pandemic nature of living and working, an abundance of passive recreation, an opportunity to age in place, and a mix of housing styles and densities. Housing that pragmatically responds to the urgent need for increased housing supply in the Village and the Comox Valley. Built in a location that is efficient to service and can reinforce the heritage, arts and culture of the Village Core.

The Cumberland Housing Gap

The need for new housing options in the Comox Valley, including in Cumberland, remains urgent and acute. The Regional Growth Strategy speaks to ensuring a diversity of housing options to meet evolving demographics and needs. The Cumberland Official Community Plan (OCP) vision is for housing to be available to all income level and for housing to be attainable.

Cumberland's 2021 census population of 4,447 is roughly midway between the low and medium population projection of 4,000 to 4,700 in the 2014 OCP for this point in the plan. Since 2011, population growth has averaged just under 3% annually. At 3% growth, the OCP estimated a demand for 1,000 housing units from 2014-2030. The OCP housing demand estimate is based on 3.1 people/unit, and a mix of about 60% single detached units (inc. secondary suites and coach houses), and 40% multi-family.

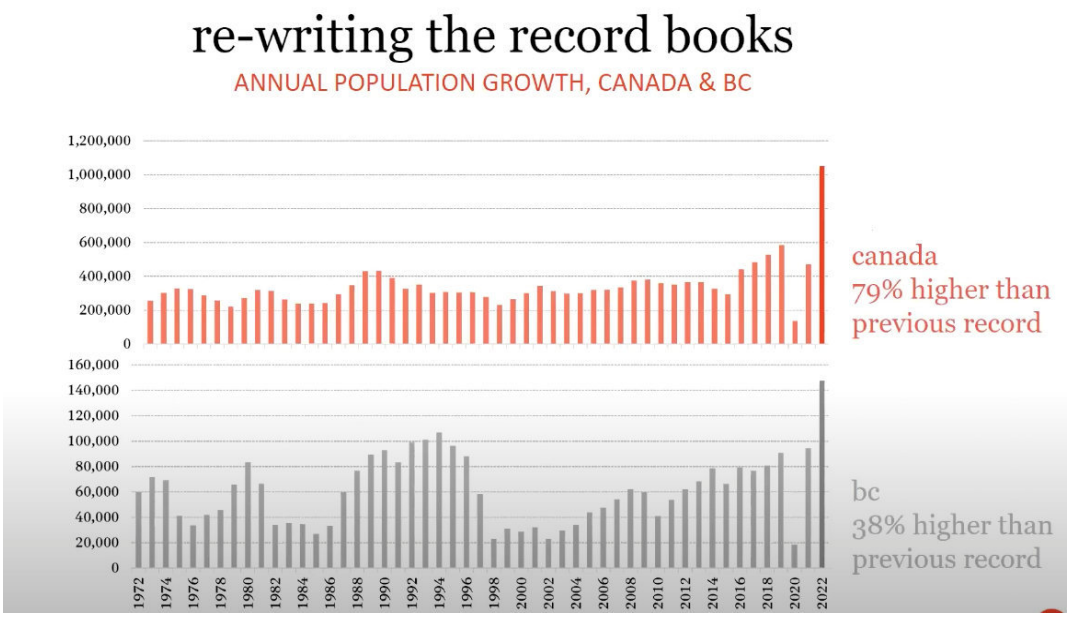
However, the OCP anticipated that nearly 2/3 of the supply for new units outside of the existing core would come from the Interchange Lands, a project that has been moribund for years with no discernible future. As a result, the unrealized residential development opportunities fall to four sites according to the OCP, with a total potential of 530 single detached units, which already is less than the anticipated demand of 600 units to 2030. 210 single detached units have been started in Cumberland in 2014-2022. So, looking forward from today, if the OCP figures hold, there are only 320 potential lots to meet an estimated demand of 410 units out to 2030.

In multi-family, we estimate about 200 units have been built from 2014 to 2022, leaving 200 more to be built to meet 2030 demand, with potential supply outside of the existing core of about 500 units, all in the hands of one developer in Coal Valley Estates.

With this significant tightening of single detached supply, and a lack of competitive supply for multi-family, it is not surprising that Cumberland is experiencing some of the same dramatic rises in housing prices as the rest of the Comox Valley: single family prices up 60% over the last 5 years, apartments at 68%, and townhousing units up 71%, all according to the Vancouver Island

Real Estate Market Statistics as of April 2023[1]. Anecdotally, similar rises are happening in Cumberland. This is simply a matter of too little supply to meet long-term demand, aggravated by too little supply to meet near term demand. We believe the 2030 housing demand is significantly under-estimated by the OCP as actual average unit occupancy in Cumberland is 2.3 people / unit according to the 2021 Census, compared to the OCP estimate of 3.1, or about a 25% gap.

Furthermore Canada, and BC along with it, in 2022 have just experienced the highest population growth in five decades. Over 1 million Canadians were added to the population last year, the first time in history. Almost all of that has been from immigration, which the federal government continues to support and expand. Virtually every jurisdiction in Canada has experienced an impact from that increased population and housing demand; if not directly, then indirectly.



1 Source: Rennie Intelligence, April 26, 2023 Webinar: https://www.youtube.com/watch?v=wQm_6n8Z2WI

The tight housing market in Comox Valley and Cumberland is affected by this general robustness in the BC housing market, particularly outside of the metropolitan cores, in response to national and international demographic and financial forces. The evidence is growing that one response to the pandemic is a demand to work-from-home, and for home locations outside of the metropolitan cores. Communities like Cumberland become obvious choices for lifestyle and health reasons, if there is an opportunity to live here.

[1] Vancouver Island Real Estate Board, April 2023 Market Statistics, Zone 2 Comox Valley Single Family, MLS, $797,000 compared to $498,000 5 years ago. Apartment Zone 2: $405,900 in April 2023 compared to $241,300 five years ago. Townhousing Zone 2: $559,500 in April 2023 compared to $327,000 five years ago.

The Teal Lake Opportunity

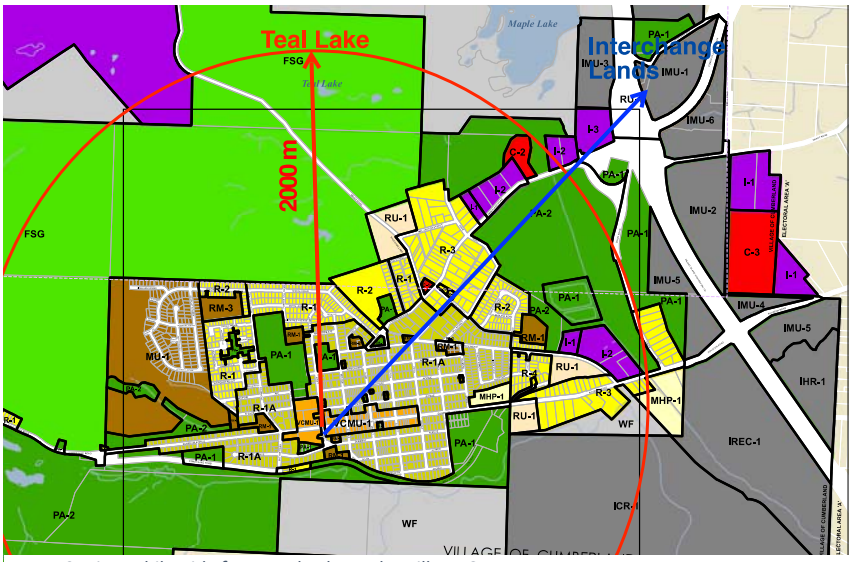
Teal Lake Properties Ltd. own a 100 ha (+/-) site on Bevan Road strategically located between the existing Village core and the Village's industrial employment centre. The lands are efficient to service with access, water and power already at the site, off of Bevan Road. Sanitary service is being studied in the same corridor, or it could be provided on-site. Drainage will be contained on-site. In this sense the Teal Lake site is fully consistent with the Official Community Plan (OCP) goal to direct growth and development in areas already serviced by existing infrastructure.

The site is currently designated in the OCP as a Working Forest, Greenway and future Park. The FSG zoning for 84% of the site allows residential as a principal use, but not currently at densities anticipated by the OCP for urban serviced lands.

Deleted: FGS

The commercially viable forest was harvested approximately 10 years ago. Rather than limit the primary future use of these lands to silviculture with a 60-100 year return cycle, we propose that the Teal Lake lands be put to more immediate community benefit, consistent with many of the goals of the Official Community Plan. Through comprehensive site planning, we can better protect and conserve many of the environmental attributes of the site, but at a scale that is more consistent with the market demands. We see the site supporting jobs, a variety of housing for all incomes, an active lifestyle community built around a network of multi-use paths connecting to the on-site lakes and off-site to the Village Core and broader community.

Teal Lake by bicycle or car is a closer, and possibly a safer, route to the Village core (e.g. First and Dunsmuir) than the Interchange Lands on the east side of the Island Highway. Over time development at Teal Lake will build the opportunity both in the Village Core and at Teal Lake.



2 A 5-10 minute bike ride from Teal Lake to the Village Core

The attached Concept Plan is intended to start a conversation toward a comprehensive plan for Teal Lake. We take as our starting point the following goals.

Teal Lake Community Goals

- Public access to a new Teal Lake Nature Park
  - Approximately 20% of the 100 hectare site preserved for park use
  - Active park area of approximately 5 hectares
  - Connected within and beyond the Park by multi-use path system

- Housing Diversity and Affordability
  - Mix of secondary suites small and large lot housing, coach housing, ground-oriented townhomes and apartments, congregate care
  - 0.5 acre estate lots located within steeper areas of the site, with houses clustered near local access roads, preserving lands in natural state at the rear of lots
  - Secondary and coach accessory dwelling units encouraged on estate lots
  - Higher density ground-oriented single-detached, manufactured, duplex and townhousing located adjacent to Bevan Road where services are closest and transit option most viable
  - Congregate or seniors supportive housing southwest of Bevan Road ???
  - Apartment housing near a community focal point on Bevan Road
- Employment
  - Approximately 15% of the area set aside in the northwest quadrant for employment use. Initially, we propose be gravel extraction to establish more viable industrial building footprints, to be replaced over time with a range of light industrial or office uses as demand warrants
  - Work-from-home options to be encouraged in all new units as well as in accessory building provisions on large lots, and in the community focal point

- Third Place
  - From day one have a defined entry to the community, developed as a conscious third place beyond home and work, serving as a community meeting place and anchor.
  - 

3 The Shed Coffee and Pizza House, Cypress Village Pop-up
  - Initially it may be in part a sales centre, and in part a community centre. Recent 'pop-up' space in Cypress Village of West Vancouver is a good example of the potential. A public gathering place bringing the convenience of oven-fired pizza and a coffee stand, bike wash and repair, local art, public washrooms, hiking and biking launch spot, along with display and gathering spaces; all in a beautiful natural setting.
  - Modest in size, it would supplement and not compete with the Village Core



Connectivity for an Active Lifestyle

- A continuous network of multi-use paths (some paved, some not) paralleling the major local road loop, extending the length of Bevan Road, and linking to a trail loop around Teal Lake and then extending to biking/walking trails to the south and west.
- Routes would be built from day one to be e-bike friendly, as well as suitable for casual walkers and conventional bikers or strollers. The route in Pacific Rim National Park provides a good inspiration.

Connected to the Natural Landscape

- As well as conserving 20% of the site for public park access in a central Teal Lake Park, there would be other conserved lands around pond and wetland areas in the development area.
- Achievement of Village standards for 30% urban tree canopy can be assured through an active on-lot tree retention program as development progresses, within the conservation areas, and in roadway landscape buffers

Deleted: replanting

- The passive path system will not only act as a link for cyclists and pedestrians but as greenway connectors for local wildlife, separate from the road system.

Supporting the existing and future OCP

It is our firm belief that many of the most important goals of the Village of Cumberland as expressed in policy documents can be supported at Teal Lake.

It can extend the Cumberland multi-use trail network for mountain bikers, hikers, trail runners at arrange of abilities, while adding the e-bike users to that active life-style mix.

Consistent with the 2-phase approach to wastewater treatment upgrades, a Teal Lake development can advance the Phase 2 goals of higher level treatment, removing pharmaceuticals, adding wetland and habitat restoration and enhancement, and adding new recreational trails.

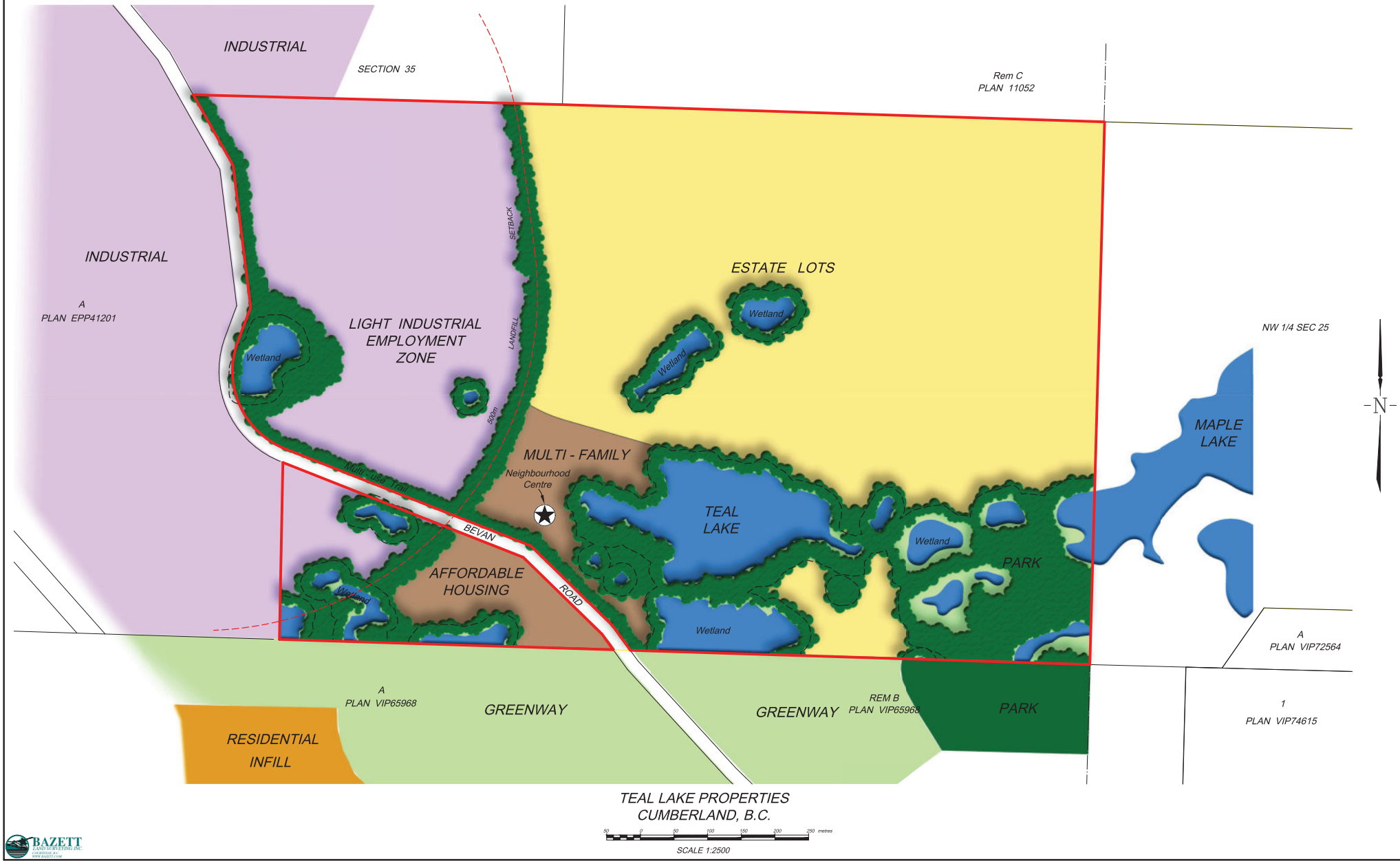
Like the rest of Cumberland, Teal Lake can be a great place to live, work and play, celebrate local arts and culture, with a small village feel that attracts a younger generation with a passion for community well being and health through active lifestyles. It will do so through ensuring a diversity of housing options within Teal Lake to meet evolving demographics and need. At the same time it will add a new level of protection and stewardship of environmental sensitive areas within the site. It will encourage a sustainable, resilient and dynamic local economy that supports entrepreneurial spirit, in no small measure by providing a range of housing options at both modest and upper end of the housing scale.

It will contribute to an accessible, efficient and affordable multi-modal transportation network. Building on the infrastructure at the site's door-step, it will ensure an affordable, effective and efficient delivery of municipal infrastructure and services.

It will add to Cumberland's reputation as a mecca for outdoor recreation, an unmatched quality of life and living natural corridors. It will honour the values of diversity, creativity and hard work that make Cumberland a vibrant community. Housing will be consciously available and attainable for all income levels.

We are excited about the Teal Lake opportunity for Cumberland and its potential to be a true community of the future. We look forward to a robust discussion with the Village on how to best get there through the Official Community Plan update

Teal Lake Properties Ltd.



BAZETT
LAND SURVEYING INC.
CAMPBELL RIVER
CUMBERLAND

C1180 Arley Sketch V3.dwg
Mar 20, 2024

BAZETT LAND SURVEYING INC.
2080 CLIFFE AVENUE
COURTENAY, B.C. V9N 2L3
PH. (250) 334-3451
WWW.BAZETT.COM

FILE:C1180

Karin Albert
Senior Planner
Village of Cumberland

July 30, 2024

Dear Karen (and members of the Advisory Planning Committee),

We are writing to provide our input on the Official Community Plan (OCP) update as it relates to the impacts it will have on our lot located at 2844 Bruce Street. Based on the information provided in the OCP survey, we understand that the Village is proposing to designate our lot a “Residential Large Lot” and to have it fall outside the Urban Containment Zone (see Figure 1 below).

As the owners of 2844 Bruce Street, we are formally requesting the following:

- To designate our lot as “Residential Infil”, and
- To designate our lot within the “Urban Containment Boundary”

What is our objective?

- We would like to subdivide our lot into two lots, both of which would meet the current requirements of the R-2A zoning.
- In casual conversations with planning staff at the VOC over the past few years, we had been informed that this was a reasonable request based on context and precedent set by recent approvals on our street.

What is the rationale for our request?

- Subdividing our lot into two lots is consistent with the neighbourhood lots sizes across the street on Mill Street and up and down Bruce Street;
- There are services (water and sewer) to our lot that would accommodate a subdivision (confirmed by Village staff);
- A sidewalk is planned for Bruce Street (confirmed by Village staff); and
- Our lot is close to the Village core and the bus stop on Cumberland Road; objectively speaking our lot is more in the “village core” than many of the neighbourhoods proposed to fall within the Urban Containment Zone.

What is our preference for our neighbourhood?

- Include all of the R3 lots in our neighbourhood within the Urban Containment Zone with the Residential Infil designation.
- At a minimum, include our lot and those along Bruce Street to Cumberland Road (See Figure 2 below) within the Urban Containment Boundary and designate them as “Residential Infil”. These lots are already smaller and consistent with infill residential.

Sincerely,

[redacted]

Figure 1: Location of 2844 Bruce Street

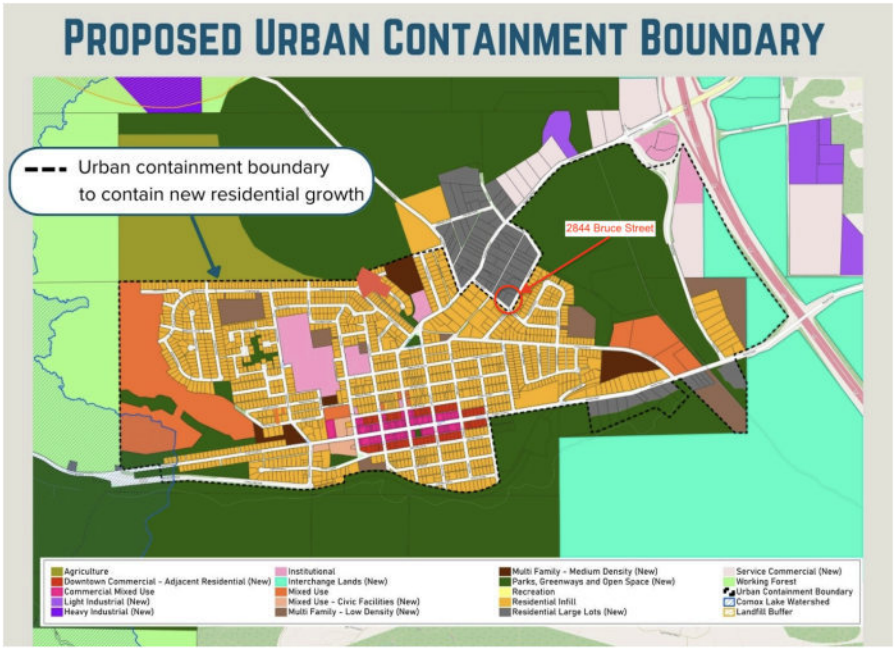


Figure 2: Suggested changes to Urban Containment Boundary



2024 08 16

Project Summary - 3330 Egremont Street

Hi there,

If it is not too late, we would like to submit a proposal for consideration during the OCP land use designation process.

We have been Cumberland residents for over a decade, we are invested in our town and we care about how it grows. We've recently pooled resources to buy a property at 3330 Egremont, where we see potential for servicing Cumberland's high demand for rental units.

We would like to propose the property be considered for medium density zoning. Currently, the lot is large enough to be subdivided into three lots. When Cumberland meets provincial requirements for SSMU development, the lots would allow 4 units each. However, a new land use designation and zoning would allow for more efficient use of this space and a more viable construction project.

Our vision is to transform the existing residence into a vibrant and sustainable multifamily project that integrates into the character of the community and provides long-term rentals. This transformation addresses the growing demand for a diversity of residential spaces, while preventing urban sprawl.

Project Rationale

Multifamily developments diversify housing options in primarily single-family home municipalities by increasing housing density, introducing a greater range of housing options, and offering more affordable entry points into the housing market, thereby fostering a more inclusive community. Multifamily developments can also attract a diverse group of residents, including young professionals, seniors, and families. This diversity can enrich the social fabric of the community.

Utilize Existing Infrastructure

This multifamily development utilizes existing infrastructure, avoiding significant investments in new roads, utilities, and public services. The Village of Cumberland acknowledges the linear asset replacement costs associated with typical subdivisions exceed its financial capacity (Councillor Therrien Report, June 2023). In-fill development, unlike subdivisions, increases tax revenues without escalating replacement costs. Consequently, the Village Council supports analyzing long-term servicing costs of different development patterns during the OCP review. It is likely that the updated OCP will prioritize this type of compact, in-fill multifamily development over urban sprawl for financial reasons.

Preserving Green Spaces & Climate Change Mitigation

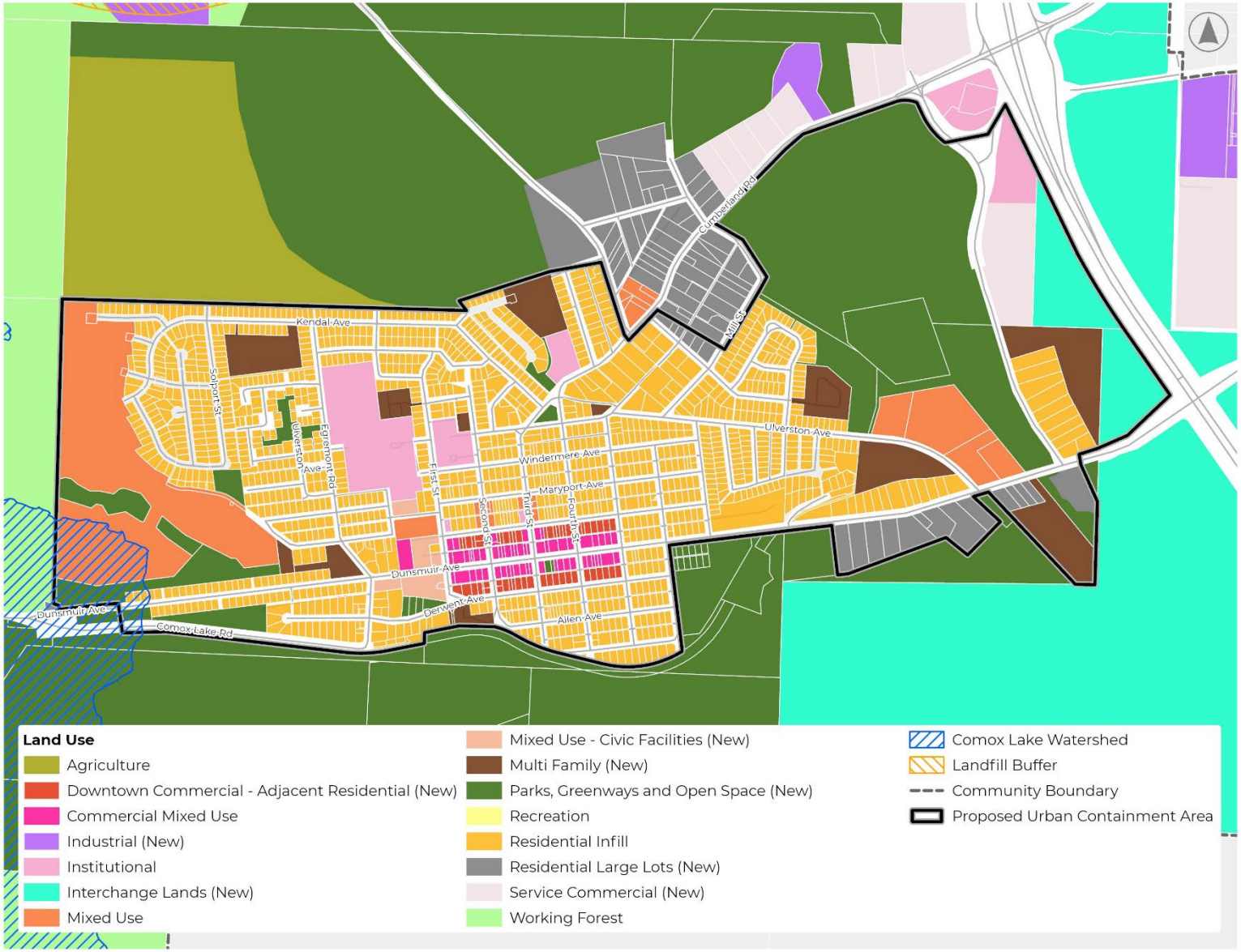
Building upward in multifamily developments preserves green spaces and tree cover, as opposed to sprawling single-family home developments that remove the surrounding forest. In-fill development preserves natural habitats, reduces urban sprawl, lowers carbon emissions by minimizing commuting distances, optimizes resource use, and enhances energy efficiency contributing to climate change mitigation.

SUMMARY

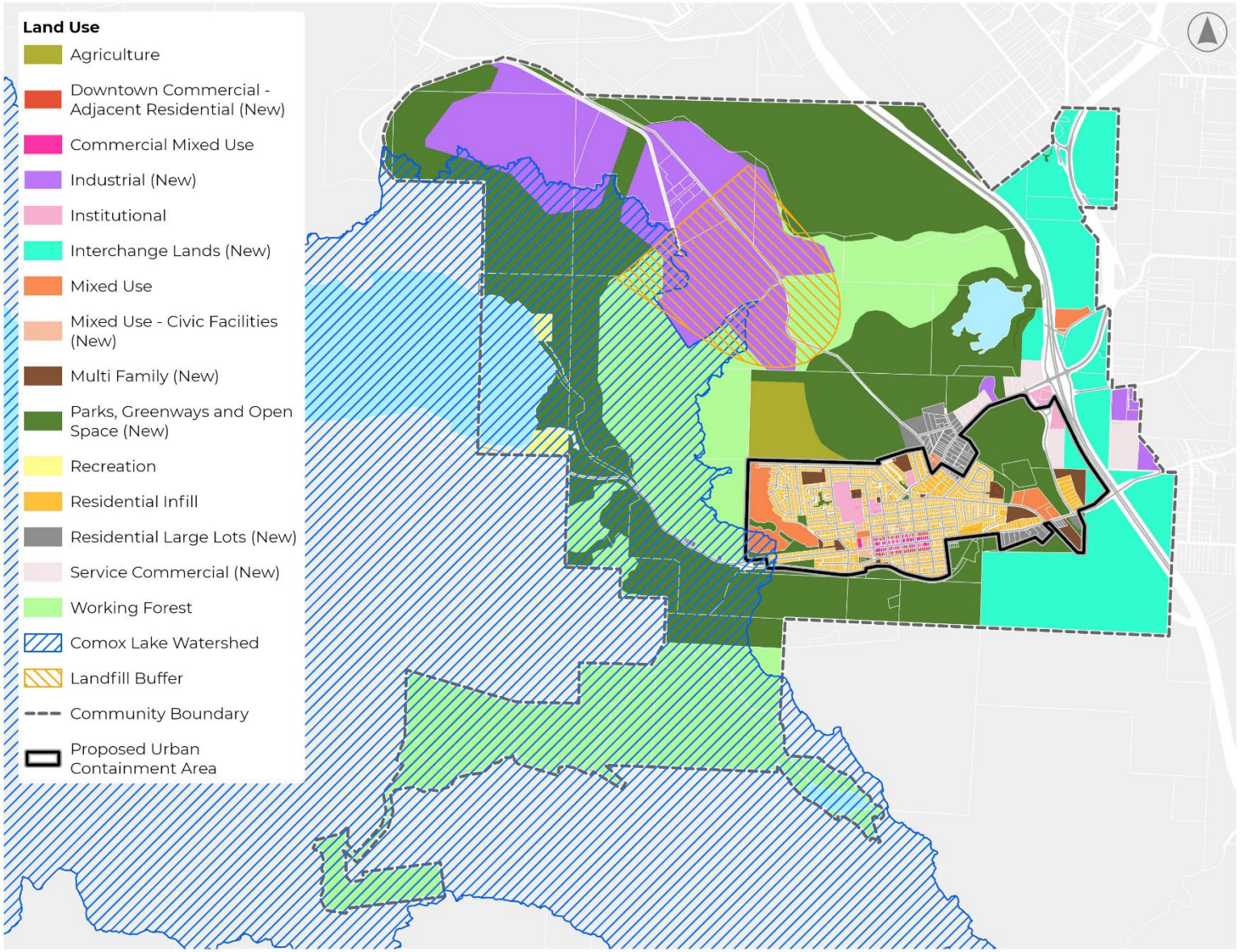
By integrating multifamily developments thoughtfully, municipalities can maintain the charm of single-family home areas while fostering a more diverse and inclusive living environment for residents. They can preserve green spaces, promote walkability, and support local businesses, fostering an environmentally friendly, socially connected, and economically vibrant community.

Attachment 2: Proposed Future Land Use Maps

Village Core



Entire Village



DRAFT Cumberland OCP Land Use Designations

OCP Land Use	Intent
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.
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.
Downtown Commercial – Adjacent Residential	This designation is intended to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units.
Industrial	This designation is intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses. It is permitted where appropriate and impacts to the natural environment can be mitigated. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and commercial uses, industrial development will be designed and implemented to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
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. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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 shall protect wetlands and sensitive environments, include parkland, maintain connectivity with recreational trails on adjacent lands, and provide a vegetated buffer to the highway.

OCP Land Use	Intent
Mixed Use	The mixed-use designation is intended to promote.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 and or/ free-standing commercial units.
Mixed Use – Civic Facilities	This designation is intended for a mix of the following land uses: civic, commercial, multi-family, institutional, cultural, and public open space.
Multi-Family Residential	This designation is intended to allow for a variety of multi-family residential uses such as: • Townhouses • Multi-plexes • Apartment buildings
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.
Recreation	This designation primarily includes land adjacent to Comox Lake. The intent of this designation is to encourage low impact recreational uses that serve the local and regional area.
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.
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
Service Commercial	This designation is intended for uses such as business operations centres, small scale manufacturing and processing and related storage and handling of materials, retail, goods and equipment, caretaker units, private recreational facilities/fitness centres, mini-storage, and grocery store.

OCP Land Use	Intent
	Where located within the urban containment boundary, this designation can also include live/work artist studios.
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. The intent is that subdivision of land within this land use designation will be primarily for environmental conservation and appropriate recreational purposes.
Changing Designations	
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.
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
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.
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.
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.

The Corporation of the Village of Cumberland
Committee of the Whole Meeting Minutes

November 4, 2024, 4:30 p.m. CLOSED Portion
November 4, 2024, 5:30 p.m. OPEN Portion
Council Chamber, 2675 Dunsmuir Avenue

Council Present:	Mayor Vickey Brown Councillor Neil Borecky Councillor Sean Sullivan Councillor Troy Therrien Councillor Nick Ward
Staff Present:	Kevin McPhedran, Director of Community Services Courtney Simpson, Director of Development and Bylaw Services Andre Duinkerke, Chief Financial Officer Rachel Parker, Corporate Officer

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1. Call to Order at 4:30 p.m.

Mayor Brown called the meeting to order at 4:30 p.m.

2. Closed Portion

Ward/Sullivan

THAT the Committee close the meeting to the public pursuant to Section 90 of the Community Charter to consider:
(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
Carried Unanimously

3. Recess

The meeting was opened to the public at 5:45 p.m. with a brief recess.

4. Call to Order at 5:30 p.m.

Mayor Brown called the meeting to order at 5:46 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

5. Agenda

5.1 Agenda for Committee of the Whole meeting, November 4, 2024

Ward/Therrien
THAT the Committee approve the agenda for the November 4, 2024 Committee of the Whole meeting.
Carried Unanimously

6. Delegations

None

7. Reports

7.1 Community Events and Bookings Policy No. 15.1 3

Staff presented the policy and asked for Council feedback on referrals to Council, new major events, and review of existing regular events by Council.

Discussion took place on the proposed policy including, that any extra costs incurred by the Village would be charged to the organizer, reviewing existing events and terms on a regular basis, whether there is capacity for new major events and ways to give staff direction on criteria to approve major events, not approving new major events unless a existing space opens up, prioritizing not for profit events and events that partner and benefit the community, managing impacts of events and community use of park space, criteria for which events should come before Council.

Borecky/Therrien
THAT the Committee recommend that Council direct staff to bring forth recurring major events shortly after a new council.
Carried Unanimously

Discussion further took place on wages for staff for Sunday events when not regularly scheduled in the summer.

Staff advised on the difficulty in scheduling summer events due to different and changing scope of events, multiple events can be held at one time in the park, and events scope change from year to year, and applications are not received at the same time.

It was noted the importance for staff to evaluate suitability of an event as proposed in the policy, and that impacts on parks and facilities should be considered in context of the cumulative impacts of other events, particularly on field use.

It was noted that events using the Wellington Colliery Trail impact neighbourhood use. It was also noted that park fees for commercial uses, including preschools, seem quite low considering level of use and cost of restoration efforts. Staff noted that this review is part of the phase 2 review of the parks fees bylaw and that staff are working to guide use of parks with preschools.

Ward/Therrien
THAT the Committee recommend that Council direct staff to assess and analyze the commercial event fees for events that require a park use permit.
Carried Unanimously

It was noted that the Comox Valley Regional District has a major event package that takes into consideration of management of offsite public spaces. Discussion took place on off-site parking management and safety, and changing the assessment process for submitted traffic management plans, and requiring traffic marshals or having staff enforce parking. It was noted the difficulty in imposing fees as every event is unique.

7.2 Official Community Plan Review – Complete Communities Assessment

The Committee received the presentation on the Complete Communities Assessment that will flow into the Official Community Plan through implementable policies.

Discussion took place on the residential area along Cumberland Road north of Bevan Road and likelihood of redevelopment and request to apply complete community criteria to that area. More detail on the appendix on infrastructure costing was requested. Discussion took place on financial and non-financial incentives to housing development and use of housing accelerator fund for infrastructure planning and pre-servicing investments.

Discussion on fire flow options in Kendal Avenue area, including looping water mains and sprinkler use, which is assessed at subdivision and building permit. Discussion on future phases of Coal Valley Estates and if the small-scale multi-unit housing regulation apply with the comprehensive development area, and that the CDA does not limit increasing density, and whether it impacts the definition of units for the development.

Discussion took place on the various planning documents and recommendations and how to prioritize, integrate, and implement, and if recommendations overlap. Staff noted that for the Official Community Plan review, the current OCP, housing plans were reviewed, and that for community consultation

questions were not asked that were addressed be previous plans. Noted that plans can be listed for Council orientation.

Discussion took place on the "Daily Needs" section, key policy direction of supporting shoulder season tourism development and whether support of tourism necessary depending on activities.

The deadline for feedback on land use designations for the OCP review was asked.

7.3 Official Community Plan Review – Phase 2 Public Engagement and Policy Directions

Discussion took place on whether to incentivize Penrith and Derwent blocks for future commercial. Staff noted that the intent is to encourage office and professional services that do not add to vibrancy of Dunsmuir Avenue into these areas, which also could utilize heritage residential buildings. Fourth Street was not recommended for this use based on transportation needs for the arterial corridor. Discussion also on expanding commercial uses accessed in alleys. Discussion on whether to provide feedback on land use designations now or to wait until after next round of consultation. Staff advised best to have Council direction through this meeting.

Discussion on Interchange lands (Cayet) within the proposed Urban Containment Boundary (UCB). Staff advised a land use planning process will look at these lands comprehensively.

A correction was made to the designation of lots along Bruce Street now in the UCB to "Residential Infill". It was noted that if a parcel is under an acre, provincial regulations will apply.

Discussion on the Royston Road parcels designated Residential Large due to adjacent wetland, and historic landfill contamination.

Discussion on consultation and cost of lower density is higher taxes.

Discussion on request for different land use designations for individual lots, including multi-family designation for 3330 Egremont and Teal Lake, and the difficulty in redesignating some lots but not others without fulsome neighbourhood consultation. It was noted under current regulation that the lot could have up to eight units if subdivided.

Discussion on alleys width and surfacing for commercial areas, and to maintain narrower and permeable surfaces for pedestrian use in residential areas.

Brown/Therrien
THAT the Committee of the Whole recommend that Council direct staff to bring back a review of the alleys portion of the Transportation Master Plan.
Carried Unanimously

Discussion on external review of proposed murals, which will come back with options.

Discussion on the land use designation of the automotive garage at 4693 Cumberland Road under a temporary use permit, and requirements to upgrades the traffic intersection if permanently designated and associated costs to do so, and that a redesignation could open up to any commercial use at that location.

Discussion on changing the designation of parcels designated Manufactured Home Park on Royston Road to multi-family.

Further discussion on 3330 Egremont Road parcel, the fee of an OCP/Zoning amendment application and retainer for legal review.

7.4 Council Meeting Schedule for 2025

Discussion on holding the June Village Hall at Village Square.

Therrien/Borecky
That the Committee direct staff to bring forward a change to the video policy to live stream Committee of the Whole meetings, including Financial Plan workshops, but not retain the recording.
Carried Unanimously

8. Question Period

Questions were received on:

- Special events policy and consultation and use of No. 6 Heritage Park
- Official Community Plan infill and diversity of multi-family housing and options for different designations.

9. Closed Portion

The closed portion was deferred to a future meeting.

10. Adjournment

The meeting was adjourned at 8:57 p.m.

_____
Mayor

_____
Certified Correct by Corporate Officer

The Corporation of the Village of Cumberland
Advisory Planning Commission Minutes

April 10, 2025 at 4:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

Members Present:

Genevieve Burdett (chair)
Ryan Camp
Matthew Ishoy (secretary)

Regrets:

Debbie Bowman
Jason Ross

Staff:

Courtney Simpson, Director of Development and Bylaw

Guests:

None

The chair called the meeting to order at 4.03pm

1. Approval of Agenda

Moved by: Camp
Seconded by: Ishoy

THAT the agenda for the March 13, 2025 meeting be approved / be approved.

Carried Unanimously

2. Minutes

Moved by: Burdett
Seconded by: Camp

THAT the minutes of the March 13, 2025 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None

4. New Business

4.1 Zoning Bylaw Review Project

Notes:

- **SSMUH**
  - For the new OCP map currently draft, the grey area (large lot residential) around Cumberland Road should be included in urban containment boundary so that SSMUH applies. There is concern that these serviced lots will just get developed as low density estates.
  - Consider what to do with lots over 1 acre to encourage density without additional subdivision costs (currently you would need to subdivide 1 acre lot to meet SSMUH requirements).
- **Heritage**
  - Reduce time/cost barriers to renovate heritage properties
  - Reduce min height requirements for ground floor to ceiling height in VCMU (currently 14.8ft). Height is not in line with other downtown properties on older buildings, and results in oddly high ceilings.
- **Bevan Industrial Lands**
  - In draft OCP map. one corner of industrial lands is in drinking water watershed. Ensure it is not developed.
  - Review wildlife corridor. Will it work for wildlife to follow it?
- **Interchange Lands**
  - Agree with plan to revert to large lot residential, although we do not want large lot residential, on balance this seems like a good plan for the Zoning Bylaw update.
- **Other**
  - Social cohesion DPA guidelines for higher density developments, Port Moody and Esquimalt as example with requirements for things such as lobby seating, multipurpose rooms, courtyards and community gardens.

5. Next Meeting

The next meeting of the Advisory Planning Commission will be held on Thursday, May 8, 2025 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 5:30p.m.

COUNCIL REPORT

REPORT DATE: 8/18/2025
MEETING DATE: 9/2/2025

File No. 6480-01 OCP Project Documents

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Official Community Plan Review – Draft Bylaw 1230

PURPOSE

The purpose of this report is to present the draft Official Community Plan (OCP) Bylaw 1230 to Council and provide an overview of the key changes.

If Council would like to direct any changes to this draft that will be reflected when the bylaw is presented for first reading, this can be done through a resolution. Further changes may be recommended by staff based on upcoming public engagement.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
November 4, 2024	Recommendations for OCP updates presented to Committee of the Whole. No resolutions were passed.
July 24, 2023	THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023. THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multi-family and include that information in the Official Community Plan review.
April 11, 2023	THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023.

BACKGROUND

The draft OCP bylaw updates the OCP Bylaw 990, 2014 to bring it up to date and respond to the needs of a growing community. The updates are informed by the 2024 Complete Communities Assessment, the 2024 Cumberland Housing Needs Report, feedback from K'ómoks First Nation, feedback received from the community during phase 1 and 2 public engagement, and input from the Advisory Planning Commission, the Heritage Committee, the Accessibility and Inclusion Committee and the Homelessness and Affordable Housing Committee. The staff report presented at the November 4, 2024 Committee of the Whole meeting (item 7.3 p. 137) further summarizes

the process leading up to the development of the draft OCP. That report also introduces recommendations for key updates to the existing OCP.

The following highlights the key updates and changes in the draft OCP bylaw.

Vision and Goals (p. 25 – 31)

The new vision statement expresses the desire for a healthy natural environment, the importance of continuing to foster the sense of belonging residents feel in Cumberland, the commitment to reconciliation with First Nations and the respect for diversity, equity and social inclusion. Food security, keeping growth within the limits of infrastructure capabilities, site adaptive development and climate action are also key elements of the vision.

The draft OCP identifies twelve goals, four foundational and eight complete community goals and describes each (p. 26). The vision and goals guide the OCP objectives, policies, development permit area guidelines and heritage conservation area guidelines in the remainder of the document.

Climate Actions (p. 33 – 39)

The draft OCP bylaw places policies on climate change and the natural environment at the beginning of the land use directions section, as these policies underpin many of the policies and actions in the sections that follow.

The Climate Change section is entirely new, replacing what is in the current OCP with the new greenhouse gas reduction targets, the climate change mitigation and adaptation goals and actions drawn from the 2024 Climate Action Plan (p. 35 -38).

Natural Environment (p. 40 – 47)

Protection of the natural environment remains a priority for the Village. The objectives and policies in this section were largely retained. A diagram and additional policy were added under the Views and Landscape Character heading to guide the protection of valued views from the Village to the surrounding landscape (p.43 - 45).

A new subsection containing Urban Forest Policies was added (p.43).

The natural environment policies are supported by *Map B: Active Transportation Corridors, Parks, Trails and Conservation Lands*. 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.

Map B also shows an area of land southeast of the Village that contains recreational trails as well as sensitive aquatic and terrestrial ecosystems. Not necessarily the entirety of the area, but the values they contain were identified as a priority for future protection within municipal or regional parks and/or within conservation lands by the community.

Built Environment

Land Use Designations (p. 48-51)

This section contains a table which lists the land use designations and their development intent. The land use designations are shown on *Map A: Land Use Designations* of the draft OCP bylaw.

Key changes to the land use designations are:

- Change of the land use designation of the industrial properties along Cumberland Road to **Commercial** to enable future rezoning to a commercial zone that provides opportunities for the location services and retail-oriented uses that require loading areas, large areas for storage and handling of goods and equipment and can generally not be accommodated in downtown spaces. The recent and ongoing development of the Bevan industrial area ensures there is additional area within the Village for heavier industrial uses.
- Addition of a **Freshwater** designation to be able to zone the surface of the water and restrict structures on Comox Lake and Maple Lake in particular.
- Change to the development intent of the **Interchange Lands** to express the desire for a planning process to determine future use while protecting wetlands, sensitive environments and recreational trails on the lands.
- A new **Mixed-Use Civic Facility** designation that allows for redevelopment of Village-owned properties with mixed institutional, commercial and residential use developments. For example, this would allow for future redevelopment of the municipal hall property to include residential and commercial components.
- Update to the development intent of the existing **Mixed-Use** designation to specify that where it occurs close the downtown commercial core, that is on Derwent and Penrith avenues between First and Fourth streets, this designation is to enable professional service to locate off Dunsmuir Avenue, possibly through adaptive use of a heritage home. The intent is that by providing this additional option for the location of professional services, more space opens up on Dunsmuir Avenue for uses that animate the street, such as restaurants and retail shops.
- A new **Open Spaces, Parks and Greenways** designation which consolidates the former Greenway designation with the Parks designation.
- Changing the previous Recreation designation to **Recreational Residential**. The designation now only encompasses the area containing the recreational cabins at the west end of Comox Lake. Formerly, a portion of the Interchange Lands was also included in this designation.
- A larger **Residential Infill** area to include the additional area within Cumberland where the provincial Small Scale Multi-Unit Housing regulations apply, permitting up to four units. The land use designation applies to residential properties under 4050 m2 which are located within the urban containment boundary.
- An update to the development intent of the **Multi-Unit Residential** designation (name changed from Multi-Family Residential) to clarify that multi-unit residential is intended to absorb some of the projected population growth. The current OCP states: There is no identified need to expand multi-family land use over the term of this OCP". This land use designation has an upper limit of 160 units per hectare. This is the density permitted on the Second Street Affordable Housing Project. Higher density land uses would have to apply for an OCP amendment.
- Deletion of the **Agricultural** designation. As most areas within Cumberland, the area designated Agricultural in the current OCP does not have the types of soils needed for conventional farming without considerable efforts to build and enrich the soil. Instead of designating a specific area, the draft OCP includes policy to support urban agriculture and

community gardens in many Village zones. A policy has also been added to review permitted uses in industrial zones to include non-soil based agriculture (p. 88).

Policies for Amendment Applications (p.53)

The draft Bylaw adds a few items to the list of desirable amenity contributions such as contributions to the Affordable Housing Reserve Fund, conservation of heritage resources, and public EV charging stations.

Future Housing Demand (p. 55-57)

As per the new provincial requirement, this new section provides information on 5- and 20-year housing demand and how the draft OCP is meeting that demand.

Growth Management Objectives (p. 57)

The draft OCP establishes an urban containment boundary for residential growth. This new containment boundary is intended to:

- Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
- Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.
- Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
- Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.

Housing (p. 59-62)

This section has been updated with most recent (2021) census data. Housing policies include additional policy on housing diversity, rental housing, and non-market housing as per discussions with the Homelessness and Affordable Housing Committee. The non-market housing policies include policies to explore a non-market housing component as part of future redevelopment of civic properties and more rental tenure zoning; reduce parking requirements for non-market housing; and seek additional transit connections into Courtenay.

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

Heritage Conservation (p. 63-68)

The updated introduction to this section includes an acknowledgement of the K'ómoks First Nation's traditional territory and their peoples' early presence in the area that is now Cumberland.

An updated Heritage Conservation Area, as shown on *Map L: HCA-1 Heritage Conservation Area*, has been extended to include the lands designated for mixed use on the south side of Penrith Avenue and the north side of Derwent Avenue abutting the commercial area along Dunsmuir Avenue.

The current OCP also designates those lands for mixed use. The Zoning Bylaw review is exploring to pre-zone those lands to facilitate the integration of commercial-residential mixed use in that area.

The draft OCP includes a new *Map L: Historic Neighbourhoods* which shows the historic neighbourhoods in the Village which still include some of the original heritage homes. The idea for this map emerged during discussions with the Heritage Committee. An earlier (2004) OCP also included such a map. The intent of the map is to help with future planning, heritage interpretation signage, education and communication to increase appreciation and understanding of the character of historic Cumberland neighbourhoods. It may also form the basis for future exploration of additional heritage conservation areas in the Village. The neighbourhoods are described in Table 9 (p. 64).

The updates to the heritage conservation policies in this section are based on a review of the current policies with the Heritage Committee. During that review, the Committee expressed concern about increased redevelopment pressure on (a) residential heritage buildings due to the provincial regulations on Small Scale Multi-Unit housing and (b) on commercial heritage buildings due to the density permitted in the Zoning Bylaw which exceeds that of properties developed with historic buildings in the Historic Village Commercial Core. In light of those pressures, the Committee recommended that the Village review possible incentives for the protection of heritage buildings.

The following policy was included under section 7.4.3:

9. Encourage the preservation, restoration, rehabilitation, and heritage designation of privately-owned heritage resources through a heritage revitalization agreement offering incentives such as the following:
    a. Additional density (e.g. addition of a mezzanine in a heritage building or addition of a new building behind a heritage building)
    b. Relaxation of Zoning Bylaw requirements (permitted uses, site coverage, parking requirements, set-backs, etc)
    c. Partial or full property tax exemption for a period of 5 or 10 years

Other heritage conservation policies that have been added include: support for a subdivision to facilitate the preservation of the Saito House (policy 5), and future exploration to establish limited area Heritage Conservation Areas outside of the HCA-1 boundaries to capture significant heritage properties.

Municipal Infrastructure (p. 69-81)

Some of the general infrastructure policies formerly in the Growth Management section were moved into this section. All the introductions to the subsections were updated. Major future infrastructure projects are identified on *Map C: Public Facilities, Major Roads, Sewer and Water Systems*.

Solid Waste Management (p. 71)

The Solid Waste Management section was rewritten to identify that the Comox Valley Waste Management Centre will be the only waste disposal facility within the Comox-Strathcona Waste Management Area within 5-10 years. The impacts of hosting the facility are clearly identified in the introduction and policy 7 (p.71).

Stormwater Management (p. 72-74)

The previous stormwater management policies were updated to reflect the recommendations in the 2024 Complete Communities Assessment related to promoting infill and higher density development (p. 58-59 of the Assessment)

Liquid Waste Management (p.75)

The Liquid Waste Management section includes planned infrastructure projects and the commitments in the draft Liquid Waste Management Plan.

Transportation and Connectivity (p. 77)

The Transportation and Connectivity section has been updated to reflect the 2024 Transportation Master Plan (TMP). Multi-modal pathways to the City of Courtenay boundary and to Comox Lake, have been identified as key transportation projects. Those projects are not only identified in the 2024 TMP but 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*. Proposed future road connections are shown on *Map C: Public Facilities, Major Roads, Sewer and Water Systems*.

Sand and Gravel Extraction (p. 82-83)

This section has been updated to further describe the soils within the area suitable for sand and gravel extraction. The accompanying map, **Map D: Areas Suitable for Sand and Gravel Extraction** identifies an area at the north end of the Bevan Industrial area as suitable. This area is assumed to accommodate future heavy industrial development. The identification is a change from the corresponding Map I in the current OCP which identifies only existing sand and gravel pits.

Economic Development (p. 84-93)

This section presents most recent (2021) census data on the local labour force, income levels and place of work, as well as a brief summary of economic challenges and opportunities.

The economic development objectives and policies 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, shared spaces, live-work artist and artisan studios, permit a broad range of home occupations, and reduce parking requirements for new commercial tenants in the downtown core.

Arts and Culture (p. 88)

A separate section on arts and culture was added, recognizing the arts and culture industry as a key economic driver for Cumberland. 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 (p. 90)

The policies in the section on Local Food Production integrate recommendations made by the Comox Valley Food Security Council to Cumberland Council. 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 support more options for establishing community gardens and local food sales.

Tourism (p. 92)

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

Community Well-Being (p. 94-97)

Diversity, Equity and Inclusion (p. 94-96)

Policies from the previously titled Health and Wellness section are now included under this section. An introduction has been added to explain key concepts related to diversity, equity and inclusion. A number of policies were added and policies related to other sections, such as arts and culture, were moved to those sections. Since diversity, equity and inclusion cuts across many policy areas, related policies in other sections are cross-referenced.

A notable policy addition is to update 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 (p. 96-100)

Updates under this section include references to regional parks and greenways, a future regional parks plan, and to the 2024 Climate Action Plan. Key policies are to develop a long-range Recreational Facilities Plan and to update the Parks and Greenways Master Plan.

Implementation (p.100-end)

Environmental Development Permit Area

The language in the Environmental Protection DPA was tightened up. To reduce the considerable overlap between the guidelines for the aquatic and terrestrial ecosystems, they were combined into a single section. Some guidelines were not guidelines but conditions of the development permit. They were removed on advice of legal counsel. Depending on relevance to a particular development, they will be included in the development permit itself.

Key requirements such as stormwater management planning consideration of guidelines in the provincial *Develop With Care* document are retained.

A new section was added to the guidelines on docks.

Farmland Protection Development Permit Area

This DPA applies to those properties that abut Agricultural Land Reserve in the Comox Valley Regional District. It was reduced in size since some properties, such as Morrison Creek Headwaters, do not permit for development that would trigger this DPA.

Groundwater Protection Development Permit Area

The groundwater protection development permit area was changed to correspond to the provincially mapped unconfined aquifer underlying most of the Village. The guidelines will apply only to industrial development which has a higher potential impact on groundwater quality than other land uses.

Wildland-Urban Interface Development Permit Area

This development permit area was enlarged to include all of the currently undeveloped parcels of the Village that have the potential for some type of development in the future (even if it requires prior rezoning). Undeveloped parcels that are not expected to be developed (e.g. Cumberland Community Forest, Village Drinking Water Supply Lands, and Morrison Creek Headwaters) are not included.

Also included within this DPA are properties within a 100 metre buffer of the developed edge of the Village. Redevelopment of property within that area will require a Wildland-Urban interface Development Permit.

Form and Character Development Permit Areas

Key form and character DPA guidelines (residential infill, multi-unit and mixed use, commercial and industrial) have been illustrated with precedent image to serve as inspiration and guidance.

Stormwater management and sediment and erosion control guidelines were removed from the form and character DPAs and will be addressed at time of Building Permit when the building footprint and amount of impermeable surfaces are known. The design of the stormwater system are regulated by the Village's Municipal Stormwater System Regulation and Fees Bylaw 1024, 2015. This does not represent a reduction in Village standards but streamlines the development process with regards to timing of required reports.

A requirement for drought resistant and FireSmart landscaping was included in all DPA's that require landscaping.

Following are key updates to specific DPA's.

Multi-Unit Residential and Mixed-Use Development Permit Area

The previous multi-family and mixed-use DPA's have been consolidated into a single DPA. This provides more clarity if a development includes both stand-alone multi-unit residential buildings and mixed-use buildings.

The requirement for a playground also now applies to both types of development, whereas before, it only applied to multi-unit residential developments. However, the requirement has been adjusted to be triggered only if there are 20 or more residential units within a rental building or a multi-unit strata.

New guidelines have been included to promote or require bird friendly windows, visual treatment of large blank walls, landscaping of common areas, fire smarting buildings, and green roofs.

Commercial and Industrial Development Permit Areas

The guidelines for commercial and industrial DPA's require visual treatment of large blank walls, provide more specifics on landscape buffers, include FireSmart guidelines for buildings (roofs, gutters, vents, and eaves) and encourage green roofs.

Residential Infill Development Permit Area

To encourage infill development, there is no longer a residential infill development permit area **.** This extends the current practice *not* to require a development permit for accessory dwelling units or secondary suites to all types of infill within the Residential Infill land use designation (**Map A: Land Use Designations**). Up to four units are allowed in this designation. Regulations with respect to landscaping and private amenity areas on infill properties will be added to the Zoning Bylaw.

Heritage Conservation Area

The Heritage Conservation Area was increased in size to include the mixed use designation on the south side of Penrith Avenue and the north side of Derwent Avenue (See **Map L: HCA-1 Heritage Conservation Area**). As part of the concurrent Zoning Bylaw review, the Village will be exploring with Council to pre-zone the additional area. This would open up that area for new commercial and mixed land use.

The HCA includes an exemption from requiring a heritage alteration permit for the conversion of single-detached residential buildings to a commercial or a mixed use, as for example, a physiotherapist office on the ground floor and a suite above, provided there are no exterior alterations. This is to encourage the retention of some of the significant residential heritage buildings on the south side of Penrith and north side of Derwent. New builds require a heritage alteration permit. Adding accessibility features to those buildings (and others within the HCA-1) is also exempt from requiring a permit.

In updating the guidelines, an attempt was made to make it easier and more economical to maintain and repair heritage buildings while retaining their character and heritage value:

- The guidelines add an exemption for the replacement of wood siding with fiber cement panels (e.g. Hardie) to permit property owners of heritage building to firesmart their buildings and reduce ongoing maintenance costs.
- The guidelines no longer prohibit vinyl windows outright. While wood frame windows give a unique character to a building, they may be hard to source or more expensive. due to their greater cost and the difficulty of sourcing them.

When it comes to new builds, the guidelines emphasize the importance of connecting the building to the public realm and more clearly direct new buildings to fit into the streetscape and to reduce the massing by, for example, setting back top floors.

Signage guidelines were relaxed by not restricting the location of fascia signs to above the main entrance.

The guidelines now include a list of “protected heritage properties”, language used in the *Local Government Act*. Owners of heritage properties have access to more flexible requirements in the Building Code when renovating their buildings.

PUBLIC NOTIFICATION AND CONSULTATION

The Village completed Phases 1 and 2 of the OCP review which included in-person and online engagement events. The draft OCP bylaw has been posted at engagecomoxvalley.ca for early comment and will be shared with the community at a virtual open house on September 9 and an in-person open house on September 10.

The event will be promoted in Currently Cumberland, on social media, through posters, on the Village website and Village email news posts, and via engagecomoxvalley.ca/Cumberland.

Advisory Planning Commission

The APC continues to be involved in the project and will receive a presentation on the draft OCP for feedback.

FINANCIAL IMPLICATIONS

The OCP review project is fully funded in the 2023-2026 Financial Plan.

OPERATIONAL IMPLICATIONS

The OCP review process is coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff.

The Development Services Department has limited capacity to begin other new policy projects until the new OCP Bylaw has been adopted.

CLIMATE CHANGE IMPLICATIONS

Climate action planning is a key topic in the OCP review. The climate change section in the OCP includes climate actions from the Village 2024 Climate Action Plan, accepted by Council at their June 24, 2024 meeting. The actions seek to move the Village away from dependence on fossil fuels and achieve reductions in greenhouse gas emissions in the building, transportation, energy, and solid waste sectors. The OCP also includes policy and actions to adapt to the impacts of climate change on municipal infrastructure and buildings.

ALTERNATIVES

1. Council may provide feedback and direct staff to make changes to the draft OCP bylaw.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

ATTACHMENT

1. Draft Official Community Plan Bylaw 1230
2. OCP Maps

CONCURRENCE

Courtney Simpson, Director of Development and Bylaw ***CS***

Respectfully submitted,

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_____
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_____
Michelle Mason
Chief Administrative Officer

Village of Cumberland
Official Community Plan
Bylaw No. 1230, 2025

DRAFT

LAND ACKNOWLEDGEMENT



The Village of Cumberland respectfully acknowledges that the area of land covered by this plan is within the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1230

A Bylaw to adopt an Official Community Plan for the Village of Cumberland

The Council of the Village of Cumberland in open meeting assembled enacts as follows:

1. This bylaw shall be cited as "Official Community Plan Bylaw, No. 1230, 2025".

2. The Official Community Plan set out in Schedule A to this bylaw is adopted as the Official Community Plan for the area within the municipal boundaries of the Corporation of the Village of Cumberland.

3. If any section, subsection, paragraph, schedule, figure or map (or part thereof) forming part of this Plan is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, figure or map (or part thereof) may be severed from the Plan without affecting the validity of the Plan or any portions of the Plan or remaining sections, subsections, paragraphs, schedules, figures or maps (or part thereof).

4. The "Village of Cumberland Official Community Plan, Bylaw No. 990,2014" and all amendments thereto are hereby repealed.

READ A FIRST and SECOND TIME this	**day of**	**2025.**
PUBLIC HEARING held this	**day of**	**2025.**
READ A THIRD TIME this	**day of**	**2025.**
ADOPTED this	**day of**	**2025.**

Mayor

Corporate Officer

Schedule A

PART:

A PLAN OVERVIEW

B VISION AND GOALS

C LAND USE POLICY DIRECTION

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A PLAN OVERVIEW



1.0 INTRODUCTION

1.1 PLAN OVERVIEW

Cumberland has many characteristics that make it a great place to live, work and play. There is a strong sense of community that resonates with arts and culture, and the small village feel has attracted a growing younger generation to call Cumberland home, contributing to a 19 percent increase in the population between the 2016 and 2021 censuses.

Whether it's a visit to a local coffee shop with neighbours, attending a festival or music event in one of the Village's parks or in a private venue, or taking a walk or bike ride through the Cumberland Community Forest Park or the many other natural areas in close proximity, the Village provides a range of opportunities for all ages and needs. A significant draw for Cumberland is its history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community and the arts. The Village is close to skiing, freshwater lakes and the ocean, as well as just a few minutes away from other communities in the Comox Valley.

This Official Community Plan (OCP or "the Plan") seeks to support and build on this strong sense of community and residents' love for Cumberland's arts, culture, and natural amenities. This Plan provides a vision, goals, policies and actions to ensure community well-being into the future.

1.2 PLAN ORGANIZATION

The OCP is divided into four parts:

PART A: PLAN OVERVIEW (Section 1 and 2) sets out the context for the Plan, including its purpose and scope, and linkages to other Village and regional plans. It also highlights the existing demographics for Cumberland along with the community engagement process undertaken as part of the OCP review.

PART B: VISION AND GOALS (Sections 3 and 4) identifies the overarching vision, goals, and objectives that articulate the long-term aspirations of the community and lay the foundation for the objectives and policies that follow.

PART C: LAND USE POLICY DIRECTION (Sections 5 to 9) is divided into five sections: climate change adaptation and mitigation, natural environment, built environment, economic development, and community well-being. Each of the sections is introduced with a brief overview and followed by topic-specific subsections with goals and targets (in the case of the climate change section) or objectives and policy statements (in the case of the other sections).

PART D: IMPLEMENTATION (Sections 10 to 12) define the policies respecting plan implementation and community engagement to ensure that strategies are in place to measure and report on how the Village is meeting the goals and objectives of the OCP. Part D also includes Development Permit Area and Heritage Conservation Area guidelines. The guidelines set out requirements for developments to protect

sensitive ecosystems and groundwater, establish setbacks to farmland and the wildland-urban interface, and to guide the form and character of buildings and landscaping.

The **APPENDICES** includes maps that support OCP policy and implementation.

1.3 PURPOSE

This Plan updates the 2014 OCP, responding to the significant population growth, the projected population growth over the coming decade, and the need to accommodate that growth while retaining what residents love most about Cumberland – a strong sense of community, a large system of parks and trails, heritage neighbourhoods, diverse natural landscapes, a wide range of recreational opportunities, and a vibrant arts and culture community.

The Plan provides a statement of objectives and policies to guide decisions on community planning and land management within Cumberland respecting the purposes of local government. **Sections 10 to 12** of the Plan provides direction on implementation and actions to achieve the vision, objectives and policies.

Where the Village does not have jurisdiction on a matter, the Plan may only state broad objectives related to that matter and the objectives and policies of this Plan should be interpreted in that context.

1.4 PLAN AREA

The Village of Cumberland is located approximately 10 kilometres southwest of Courtenay in the Comox Valley. The Plan covers the entirety of the area within the Village municipal boundary, encompassing approximately 3,023 hectares (

Figure 1).

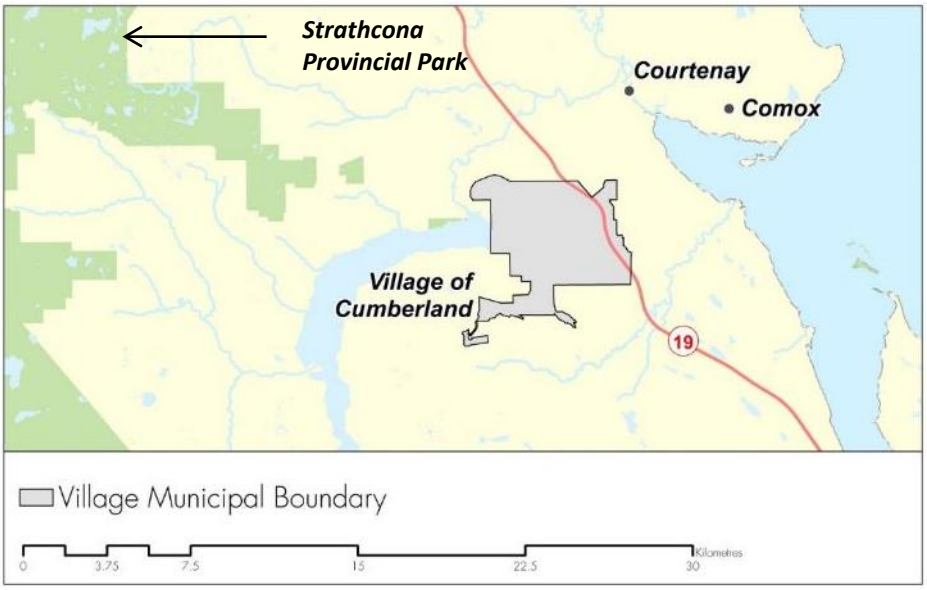


Figure 1: Regional Context and Village Municipal Boundary

Lands within the Plan area lie within the core traditional territory of the K'ómoks First Nation with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation.

The K'ómoks traditional territory stretches from Kelsey Bay to the North to Parksville to the South and encompasses Denman and Hornby Islands and the Discovery Islands (Figure 2: K'ómoks First Nation Traditional Territory). Today's K'ómoks include the Sahtloot, Sasitla, Leeksun and Puntledge peoples. The K'ómoks First Nation refers to their territory as "the land of plenty". Oral histories and archaeology speak to a diet rich in fish, waterfowl, game, berries and plants. Fish weirs, duck nets, berry picking techniques, clothing designs, mask dances, rhythmic songs and potlaches are some of the many unique cultural practices of the K'ómoks.

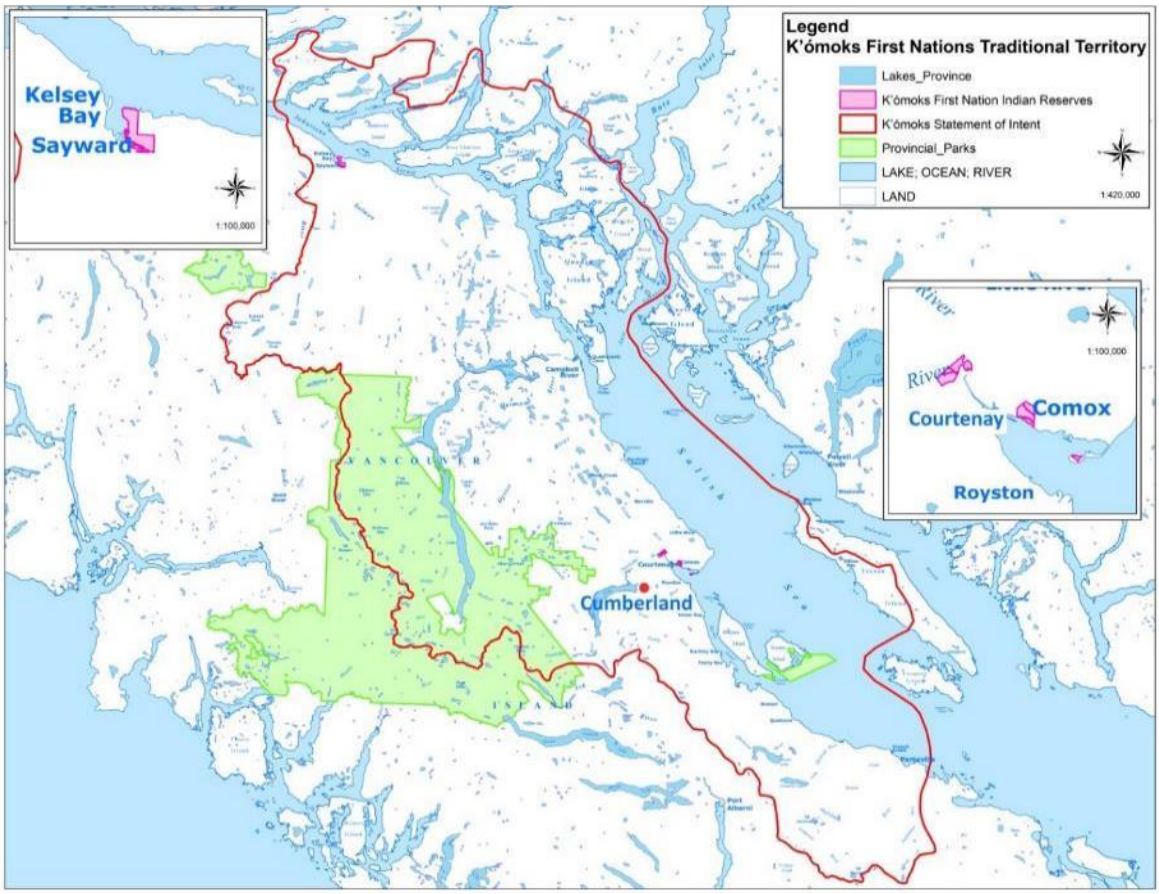


Figure 2: K'ómoks First Nation Traditional Territory–Courtesy of K'ómoks First Nation

Following contact with Europeans, northern tribal groups started moving south. A period of conflict displaced the K'ómoks southward to their relatives, the Puntledge. Colonial policy and practices caused

hardship and loss of land, resources, and cultural connection for K'ómoks families. The community is actively working to reclaim cultural expression and relationship with the "the land of plenty".[1]

This Village recognizes the goals of the United Nations Declaration on the Rights of Indigenous Peoples. This Plan embraces reconciliation with Indigenous Peoples and seeks to support actions to dismantle colonial policies and practices.

1.5 SCOPE

This Plan sets out a long-term vision, goals and objectives for the community. Specific policies seek to achieve the vision and goals and manage future growth in Cumberland. The OCP is adopted by bylaw, within the statutory provisions of the *Local Government Act*[2] (LGA). Other municipal bylaws, such as the Zoning Bylaw and the Subdivision Servicing Bylaw, implement the goals and objectives of the OCP by regulating development.

The LGA sets out the required OCP content and the formal procedure for adopting OCP bylaws. An OCP must include policies on topics that are central to land use, like housing, transportation, environmental protection, and infrastructure. An OCP must also include targets for the reduction of greenhouse gas emissions and policies and actions to reach those targets. As a result of a 2023 update to the LGA by the Province of BC, OCP's now also need to designate sufficient land for residential use to meet the housing need for a 20- year period.

OCP's can be broader in scope than the before-mentioned minimum legal requirements to include other important policy areas that support individual and community well-being. This OCP includes objectives and policies to support the local economy, parks, recreation, heritage, arts and culture, food security, equity, diversity and inclusion.

1.6 DATA AND BACKGROUND INFORMATION

In 2024, a "Complete Community" analysis was done for Cumberland. This included the preparation of geospatial (mapping) information to assess Cumberland's "completeness" as a community from the perspective of four lenses: proximity to daily needs, mobility, transportation, and infrastructure.

The OCP review process also relied on 2021 census data, the 2024 Housing Needs Report, BC Statistics growth projections to 2043, recent building permit trends, and projections of climate change hazards and impacts from the 2024 Climate Action Plan to inform growth management policies, land use designations, and supporting policies.

[1] Information from komoks.ca

[2] Unless otherwise stated, all legislative section references are to the *Local Government Act*, R.S.B.C. 2015 (LGA)

1.7 ENGAGEMENT

Community Engagement

Community engagement was fundamental to developing the vision, goals, and policies that will guide planning and land use management in Cumberland for the coming decade. Cumberland's community is diverse and includes the voices and perspectives of residents of different ethnic backgrounds and ages, homeowners and renters, business owners and employees, non-profit societies, advocacy groups and schools. The OCP review sought to engage a wide spectrum of the community in the discussion on the vision, goals and policies.

Engagement included the following phases (also see figure 3 below):

Phase 1: Development of community vision and goals

- Plan your Community street event, May 2023

Phase 2: Review of Growth Scenarios and Policy, August 2023 – July 2024

- Meetings with Village Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion
- Meetings with the Advisory Planning Commission
- Two open houses
- A local economy workshop
- Two surveys

Phase 3: Review of Options and Recommendations, July – September 2025

- Draft OCP posted on Village website and at engagecomoxvalley.ca
- Online commenting opportunities at engagecomoxvalley.ca
- Development permit review session with the development community
- Pop-up information table downtown
- A preview meeting
- An open house

Figure 3 shows the review process and timelines.



Figure 3: OCP Review Process

Advisory Planning Commission

The Advisory Planning Commission (APC) had a key role in the process, reviewing possible growth and future land use scenarios, participating in engagement activities and working with staff to analyze the public input received.

Communication and Reporting

After each engagement phase, the community feedback was collated and summarized in an engagement report presented to Council for further feedback and direction for the subsequent phase. All community engagement materials, engagement reports, reports to Council, minutes of the Advisory Planning Commission and Committees, and the draft bylaw were posted on the project website at engagecomoxvalley.ca.

Agency Referrals

The Village works collaboratively with regional government, provincial ministries and the federal government. To support that collaboration, the draft OCP will be referred to the City of Courtenay, Town of Comox and Comox Valley Regional District, the School District 71 (Comox Valley), Island Health and provincial ministries for review and comment prior to its adoption.

1.8 FIRST NATIONS ENGAGEMENT

The Village respects and honours its relationship with First Nations who have inhabited the region since time immemorial. The Village is committed to maintaining and strengthening this relationship through transparency, good faith, inclusivity and follow-up on mutually agreed actions to establish lasting trust. The Village acknowledges that there are pre-existing rights and interests of Indigenous Peoples and that

engagement with First Nations is an ongoing and substantive relationship, including reasonable accommodation of First Nation's cultural and economic interests.

All nations whose traditional territories encompass or overlap with the Village's boundaries, will receive a referral on the OCP bylaw for comments.

In addition, the Village informed KFN on the OCP review throughout the process and met with KFN Chief and Council to receive feedback on the Nation's priorities.

First Nations feedback will be integrated into the final OCP document.

1.9 PLAN LINKAGES

The Village has several planning policy documents that guide municipal decision making. The OCP provides the highest level of direction in the hierarchy of Village plans and policies. Provincial legislation (LGA s.478) requires that works and services undertaken, and bylaws enacted after adoption of the OCP must be consistent with the OCP. The types of plans are summarized in Table 1 below.

Table 1: Plan Linkages

Plan Type	Purpose	Scale	Timeframe
Corporate Strategic Plan	Guides the Village's short and long-term corporate management and decision making and allocation of resources	Corporate	Annual
Master Plans	Comprehensive plans for Village-wide topics or service delivery areas such as the Transportation Master Plan and Water System Master Plan	Local	Varies
Strategies and Action Plans	Action oriented plans for defining policy areas such as the Climate Action Plan, Child Care Inventory and Space Creation Action Plan, Age Friendly Plan, Urban Forest Management Plan, Parks and Greenways Master Plan, and Cumberland Lake Plan. At the regional level, examples are the Regional Active Transportation Plan and the Poverty Reduction Strategy	Regional/Local	5 - 10 years
Financial Plan	Addresses funding sources, distribution of property taxes and the use of permissive taxes	Corporate	5 years
Capital Projects	Guided by goals and priorities set by Village Council, municipal activities are prioritized over the year	Corporate	Annual
Regulatory Bylaws	Regulations that manage public and private activities within areas of municipal jurisdiction, including (but not limited to) land use, building subdivision and development	Varies	Ongoing

1.10 IMPLEMENTATION OF 2014 OCP POLICY

Since adoption of the 2014 OCP, the Village completed or collaborated on several master plans, strategies and action plans which guide specific actions to implement OCP policy. The following is a list of those plans with highlights of completed implementation actions under each category.

Climate Change, Forests and Parks

- Community and Corporate Climate Action Plan, 2024
- Climate risk and vulnerability assessment as part of developing the Climate Action Plan
- Urban Forest Management Plan, 2019
- Cumberland Community Forest Park: Interim Trail Management Strategy, 2021
- Village Forest Lands: Management Direction Statement, 2021
- Cumberland Lake Park Master Plan Update, 2022

Highlights of completed actions resulting from these plans:

- Draft green fleet policy and purchase of electric vehicles, 2024
- Planting of a greater diversity of street tree species at subdivision to increase the resilience of the urban forest, ongoing
- Implementation of trail designations to reduce the potential for conflicts between mountain bikers and hikers, 2023

Housing, Accessibility, Seniors, Child Care

- Housing Needs Report, 2024
- Comox Valley Local Governments Accessibility Framework, 2023
- Child Care Space Creation Action Plan, 2020
- Age-Friendly Assessment and Action Plan, 2020
- Facility and Infrastructure Accessibility Review, 2016
- Affordable Housing Implementation Framework, 2016

Highlights of completed actions:

- Rezoning of 3345 Second Street to permit an affordable housing development, 2023 and 2025
- Creation of an affordable housing reserve fund, 2023
- Zoning bylaw updates to permit daycares in additional zones, 2021
- Support of fundraising by School District to build a new daycare centre, 2020

Heritage Protection

- Heritage Management Plan, 2016

Highlights of completed actions:

- Establishment of a community heritage register and addition of 24 significant Cumberland heritage buildings or sites to the register

Development Reports

- Employment Land Inventory, Fiscal and Economic Impact Analysis, 2025
- Development Cost Charges Background Report, 2022
- Financial Analysis – Community Amenity Contributions and Density Bonuses, 2022

Highlights of completed action:

- New Development Cost Charge Bylaw with updated water, wastewater, stormwater and parks projects and rates, 2022.

Municipal Facilities

- Cumberland Municipal Facilities Update 2022
- Cumberland Fire Service Review Report, 2022
- Facility Master Plan and Space Needs Assessment, 2017
- Cumberland Recreation Centre Renovation Study, 2016
- Facility and Infrastructure Accessibility Review 2016

Highlights of completed action:

- Energy audits of municipal facilities as part of developing the 2024 Climate Action Plan
- Completion of the new firehall at 4382 Cumberland Road, 2021
- Purchase of properties on Union Road for future operational and community needs, 2019.

Roads and Transportation

- Transportation Master Plan, 2024
- Alley Enhancement and Maintenance Strategy, 2018

Highlights of completed action:

- Repaving of Village roads and sidewalks to improve the active transportation network
- Road and sidewalk upgrades to First Street between Dunsmuir and Penrith avenues

Wastewater Collection and Treatment

- Liquid Waste Management Plan, Stage 3, 2025
- Hope Road Sanitary Sewer Catchment Analysis, Sept. 2017
- Excess Wet Weather Flow Management Report, January 2016

Highlights of completed action:

- Design of upgrades to wastewater treatment system, estimated year of completion: 2026

Water Supply and Treatment

- Watershed Management Plan, 2016
- Long Term Water Supply Strategy, June 2016
- Surface Water Disinfection and Storage Review, October 2015

Highlights of completed action:

- Design and planning for reconstruction of the No. 2 Dam and upgrades to the spillway and Henderson Dam, ongoing
- Installation of water level and quality monitoring equipment within dam infrastructure, 2022
- Construction of new water treatment plant and storage reservoir, 2020
- Twinning of the supply line, 2017
- Land secured for new water treatment plant and storage reservoir, 2016.

Economic Development

- Bevan Industrial Lands – Servicing Strategy Summary Report, 2023
- The Bevan Industrial Lands Implementation Plan, 2021
- Village of Cumberland Investment Attraction Action Plan, 2020
- Bevan Industrial Lands Concept Plan and Report, 2020
- Economic Development Strategy 2018-2023

Highlights of completed actions:

- Completion of the first subdivision to create six new parcels within the Bevan Industrial lands
- Extension of water service to the Bevan industrial area.
- Implementation of the actions in the economic development strategy

1.11 REGIONAL CONTEXT STATEMENT

In 2010, the Village of Cumberland, City of Courtenay, Town of Comox, and the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of the RGS was to establish broad shared goals for the region. The Comox Valley Regional Growth Strategy vision is that:

> "The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes."[3]

The purpose of this Regional Context Statement (RCS) is to demonstrate consistency of the OCP with the RGS. OCP policies on housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with RGS policies. In the event of inconsistencies, the Village is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for this OCP.

Table 2 outlines how this OCP aligns with the goals of the RGS.

[3] Comox Valley Regional Growth Strategy, 2011, p.20

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Housing: Ensure a diversity of housing options to meet evolving demographics and needs.	• The Plan designates sufficient land to meet the Village's 20-year housing need as identified in its 2024 Housing Needs Report. Land use designations enable diverse housing options, such as infill and multi-family housing. • Housing policies also support a diversity of housing options as well as partnerships with non-profit housing societies for the development of affordable housing.	7.3 Housing
Ecosystems, Natural Areas, and Parks: Protect, steward, and enhance the natural environment and ecological connections and systems.	• Protection and restoration of environmentally sensitive areas in and around the Village are key objectives of the Environmental Protection Development Permit Area (DPA 1). DPA 1 includes guidelines for aquatic, terrestrial, and connectivity protection and enhancement. • The Village participates in the Comox Valley Regional Parks Service to support the acquisition of regionally significant conservation lands and greenways.	6.0 Natural Environment 9.2 Recreation, Leisure and Parks
Local Economic Development: Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	• The OCP recognises and supports small businesses, the arts and the natural environment as drivers of local economic opportunities. • Policies promoting a range of industries and services appropriate to the Village are intended to support a resilient and dynamic economy. • Policies supporting a broad range of industrial uses in the Bevan industrial area demonstrate the Village's support for a diverse local economy and entrepreneurial opportunities.	8.0 Economic Development

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Transportation: Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.	• Map B shows the alternative transportation network and Map C show existing and planned major roads approved by Council as part of the 2024 Transportation Master Plan. The Plan is inclusive of all modes of transport. • One of the priority active transportation facilities is a multi-use pathway linking the Village of Cumberland and the City of Courtenay. • Support for compact growth and an urban containment boundary is intended to facilitate higher residential densities within walking distance of most services, reduce the reliance on private transport and enable people to live, work and shop closer to home.	7.6 Transportation and Connectivity
Infrastructure: Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	• The urban containment boundary and policies related to efficient infrastructure will help to reduce the demand for new services. • The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment. • Development Permit Area guidelines encourage water and energy conservation.	7.2 Growth Management 7.5 Municipal Infrastructure 11.0 Development Permit Areas and 12.0 Heritage Conservation Area
Food Systems: Support and enhance the agricultural and aquaculture sectors and increase local food security.	• The OCP supports local food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.	8.4 Local Food Production
Public Health and Safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being.	• Active transportation, parks and recreation policies support mental health and healthy lifestyles. • Updates to Development Permit Area 4 – Wildland Urban Interface seeks to reduce the risk of wildlife spreading into the urban area.	7.6 Transportation and Connectivity 9.2 Recreation, Leisure and Parks 11.4 DPA 4 – Wildland Urban Interface

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Climate Change: Minimize regional greenhouse gas emissions and plan for adaptation.	• The OCP sets the greenhouse gas (GHG) emissions target as identified in the 2024 Climate Action Plan. Polices and actions are designed to reduce GHGs and make Cumberland more resilient to climate change impact.	5.0 Climate Change Adaptation and Mitigation 11.0 Development Permit Areas 12.0 Heritage Conservation Area

With respect to land use, the RGS identifies areas of the CVRD which are appropriate for future urban growth and infill. All of the properties in Cumberland are classified in the RGS as *Municipal Areas* within a "Core Settlement Area."

Under the Managing Growth (MG) section of the RGS, the following policies[4] are noted for lands in the Core Settlement Area designation:

> *MG Policy 1.2*: The majority of growth within the Comox Valley will be directed to Core Settlement Areas, in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
>
> *MG Policy 1.3*: Town Centres will be identified within all Core Settlement Areas. These Town Centres are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. Town Centres should support transit-oriented development through the establishment of minimum densities, in the range of 100–150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing within the OCPs.

With regards to municipal areas, the RGS states that those areas have considerable capacity to accommodate growth through both intensification by means of secondary suites, infill development, and new compact development.

The Village of Cumberland is identified as having the smallest population of the three municipalities but the greatest area of designated lands to accommodate new residential and employment growth. The Village also contains the largest supply of vacant designated industrial land in the Comox Valley.

MG Policy 1A-1 relates to municipal areas and states that "specific land-uses, designated Town Centres, conservation features, parks and rural or resource areas should all be determined through official community plans. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations."

The OCP addresses the above RGS policies for Core Settlement Areas by:

[4] Wording has been abbreviated in some instances to focus on relevant policies and actions. For the full text, refer to the CVRD RGS.

a. Establishing an urban containment boundary that focusses residential growth largely on properties that are already serviced and located within walking distance of key amenities such as the post office, library, grocery store, health clinic, pharmacy, recreation centre, shops, restaurants, and others.
b. Encouraging higher residential densities in and around the existing Village historic commercial core.
c. Planning for active transportation facilities.
d. Protecting the environment through development permit areas and associated guidelines.
e. Supporting food security and small-scale community gardening and urban farming.
f. Providing infrastructure and services efficiently and effectively.

The RGS identifies two Settlement Expansion Aras (SEAs) abutting Village boundaries, one to the north, where Bevan Road meets Comox Logging Road, the other to the north of Comox Valley Parkway and southwest of Marsden Road.

The following RGS policies[5] relate to SEAs:

> *MG Policy 1E-1: – Boundary Extensions within Settlement Expansion Areas*: Settlement Expansion Areas shall become part of a Municipal Area through a boundary extension. Local governments will work cooperatively with regards to such boundary extensions and ensure that the policies of the RGS are maintained.
>
> *MG Policy 1E-2: Identification of Settlement Expansion Areas within OCPs:* Settlement Expansions Areas shall be identified within the Comox Valley Regional District official community plan and within the official community plan of the Municipal Area intending to incorporate it. Such official community plans shall contain policies for Settlement Expansion Areas consistent with MG Policies 1E-3 through 1E-6.
>
> *MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas*: Publicly owned water and sewer services will, in the long-term, be provided within Settlement Expansion Areas, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner.
>
> *MG Policy 1E-5 – New Development within Settlement Expansion Areas*: New development within Settlement Expansion Areas will be phased in an orderly manner in order to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within Municipal Areas, and that the financial stability of Municipal Areas is not negatively impacted.

This OCP does not envision that the Village of Cumberland will need to expand its municipal boundaries to incorporate a settlement expansion area to allow for additional growth within the lifetime of this

[5] Wording has been abbreviated to focus on relevant policies and actions.

Plan. Cumberland's projected housing[6] need can be accommodated within the Plan's urban containment boundary. However, the Village commits to working with the Comox Valley Regional District to assess any development proposals within an abutting environmentally sensitive area.

[6] Projected need identified in the 2024 Housing Needs Report.

2.0 CONTEXT

The significant population growth that has occurred since the adoption of the 2014 OCP, the projected growth to come, the housing need and affordability crisis, climate change impacts, and the desire to preserve the natural environment and retain the small community-feel, provide the backdrop to OCP goals and policies. This section reviews the change in demographics, key 2021 census data, housing needs projections and outcomes of the 2024 Complete Community analysis. That data combined with feedback received during community engagement activities and planning best practices underpin the policies detailed in **Part C**.

2.1 DEMOGRAPHICS

2.1.1 POPULATION

. According to BC Statistics, Cumberland experienced an increase in its population of 1,155 residents or 33 % between 2011 and 2021. This represents an annual average growth rate of 3.3%. BC Statistics data[7] project that population growth to slow slightly. Another 1,155 new residents are projected from 2021 to 2031, a 24% increase over ten years or an annual average growth rate of 2.4%. A further 890 are projected from 2031 and 2041, a 15% increase or an annual average growth rate of 1.5% (figure 4). Cumberland's population was 4,655 in 2021 and is estimated to increase to 5,130 residents by 2026, 5,770 by 2031, and to 6,660 by 2041[8].

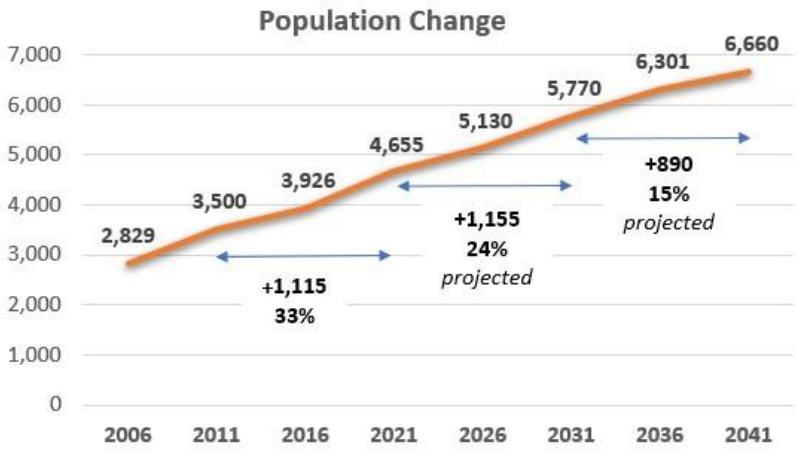


Figure 4: Population Change



Figure 5: Projected Change in Median Age (BC Statistics)

[7] BC Statistics P.E.O.P.L.E estimate and projection

[8] The 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

The median age of Cumberland residents was 38.9 in 2021 (figure 5). The median age is expected to increase only slightly over the next twenty years, due to a projected continued in-migration of young families and singles. At 42, the median age for BC overall was slightly higher than that of Cumberland in 2021. The median age for the entire Comox Valley is considerably higher. In 2021, the median age for the Comox Valley region was 50. This trend in age differences between Cumberland and the region overall is expected to continue for the next 10 years and likely beyond.

2.1.2 INDIGENOUS POPULATION

Individuals that self-identify as Indigenous made up 8.5% (345 individuals) of Cumberland's population in 2021. This was an increase of 92% over 2016 numbers. In 2016, 180 individuals self-identified as Indigenous, making up 5.1% of the population (figure 6).

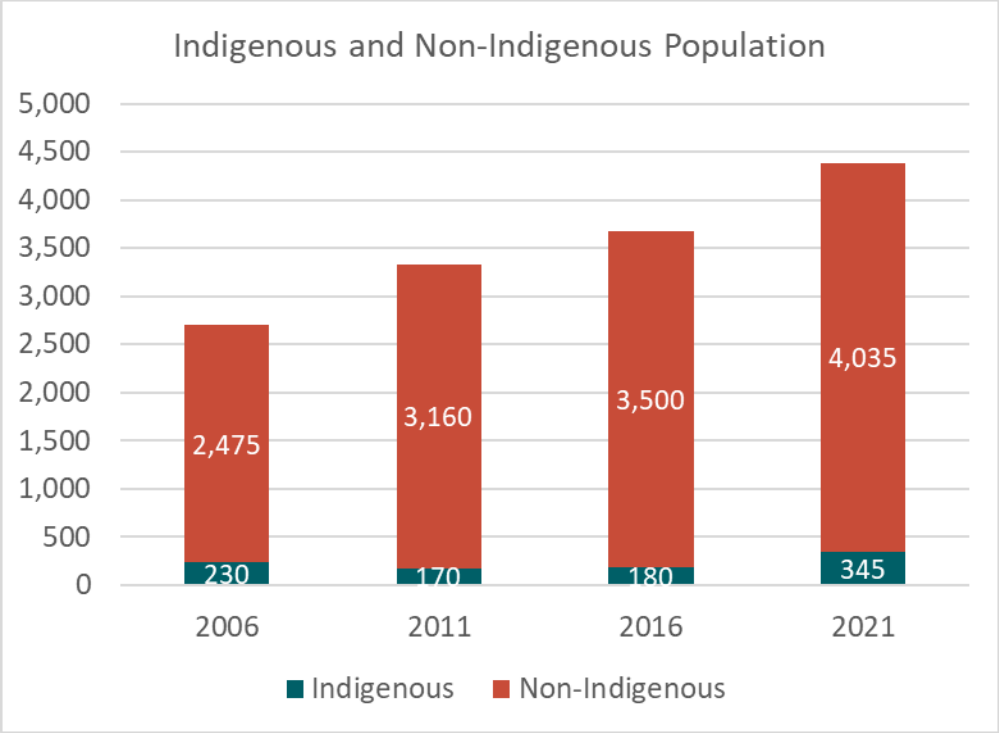


Figure 6: Indigenous Population (2021 Census)

2.1.3 HOUSEHOLD CHARACTERISTICS



Figure 7: Household Profile (2021 Census)

At the time of the 2021 Census, the total number of households in Cumberland was 1,840, an increase of 265 households or 18% from the 1,565 households in 2016 (figure 7). Families with children (this includes lone parents) hold the largest share of households in Cumberland with 41%. To 2031, the number of households is expected to increase by 545 or26 %.

The age and gender profile (figure 8) shows the population "bulge" around children and middle-aged adults, illustrating the high number of families with young children.

The average household size remained the same between the 2016 and 2021 census periods, at 2.4 persons per household.

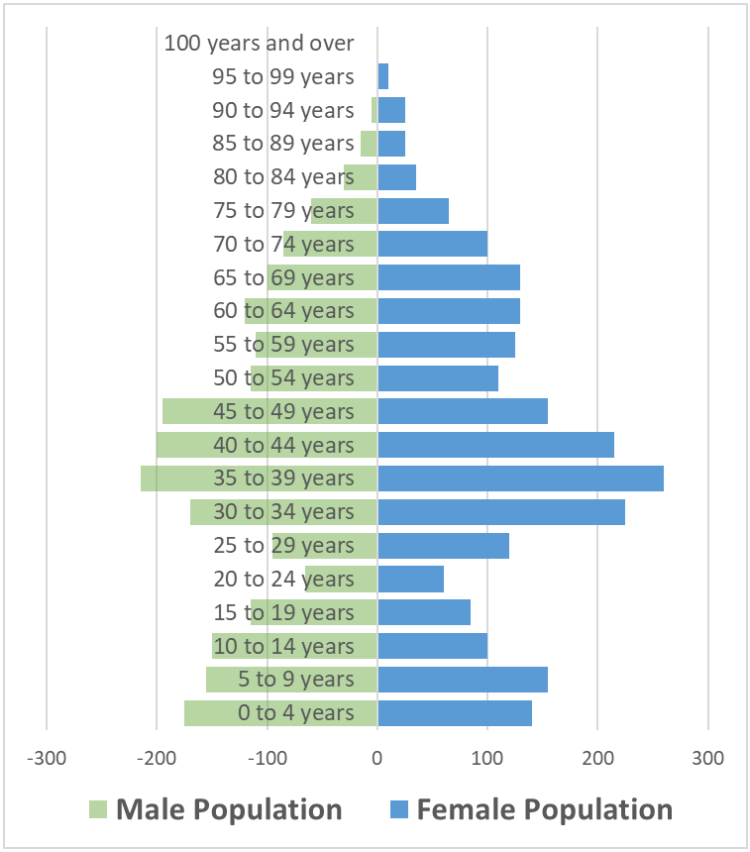


Figure 8: Age and Gender Profile (2021 Census)

The proportion of renter households has been steadily increasing. In 2006, the proportion was 80% owner and 20% renter households. In 2011, the split was 82% and 18%, and in 2016 it was 74% and 26%. At the time of the 2021 censuses, 28% of Cumberland households were renter households (figure 7). As the diversity of housing in Cumberland increases to include more secondary suites and apartments, the proportion of renter households in Cumberland is expected to continue to increase.

2.1.4 BUILDING PERMIT TRENDS

Building permits issued provide a good proxy for the construction of buildings. As shown in figure 9 below, since the previous OCP, the number of building permits issued by the Village of Cumberland jumped significantly in 2017 and remained high until a drop in permits issued in 2021 and 2022. The sharp increase in building permit numbers starting in 2017 was driven by availability of new residential lots created by subdivision, and the new allowance for accessory dwelling units in 2016. The decline in building activity in 2021 and 2022 is likely due to new residential lots created by subdivision having been built out. Building activity increased again in 2023 and stayed relatively high in 2024.

Over the past 12 years, the majority of building permits have been for residential construction. With most permits for new single-family dwellings (royal blue) and single-family dwelling additions or renovations (gold yellow). Accessory dwelling units and secondary suite conversions also make up a substantial portion of building permits (light blue and orange respectively).

Most years, industrial and commercial building permits make up between 5% and 10% of permits. Additional industrial lots are expected to come on the market after 2027 due to a subdivision within the Bevan industrial area on Bevan Road. A proposed mixed-use development on Ulverston Avenue will result in approximately two to six new commercial units.

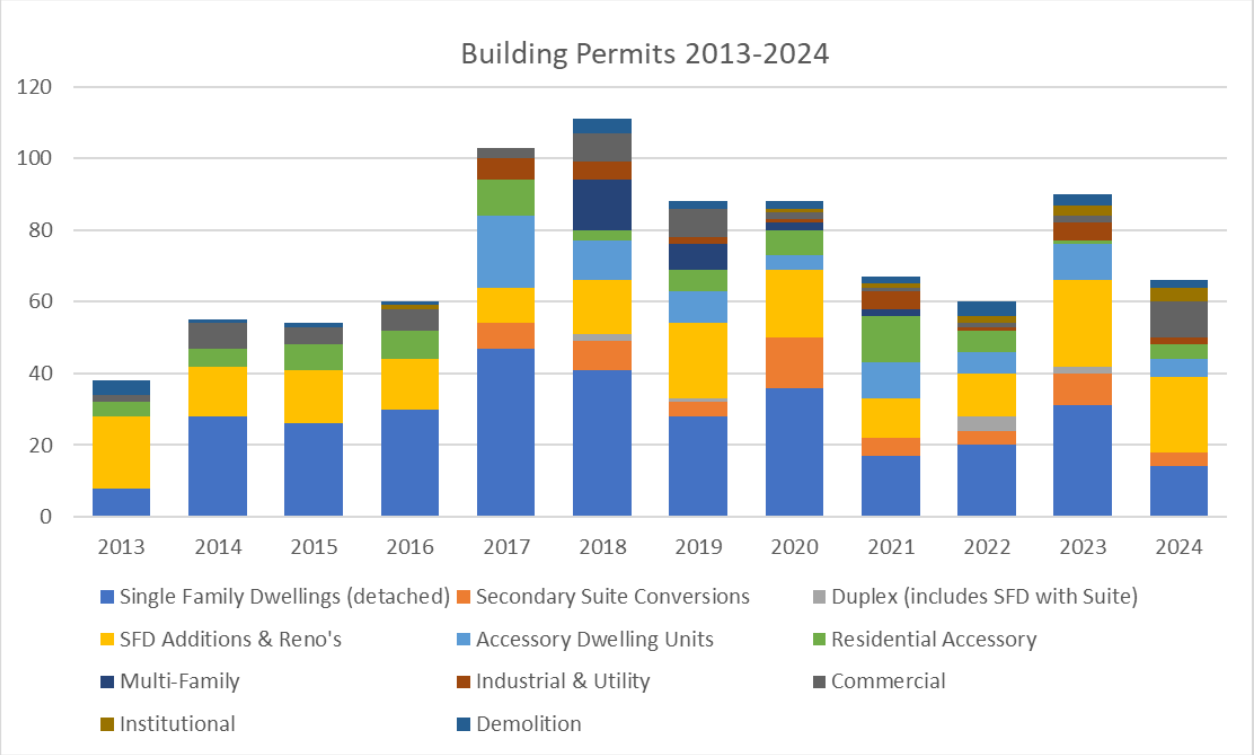


Figure 9: Number of Building Permits 2013 to 2024

As shown in figure 10 below, since 2013, the majority of building permits for new residential units have been for single family dwellings (royal blue). However, the number of accessory dwelling units (light blue), and secondary suite conversions (orange) make up a significant portion of total building permits issued for new residential units. Prior to 2017, the Village did not keep separate statistics for secondary suites. Instead, they were included in the single-family dwelling count. The number of building permits for multi-family buildings (apartment and townhouses) (dark blue) has been fairly low as a proportion of permits, except for 2018 and 2019 which saw multiple building permits for a large townhouse development (Stoneleigh). In each 2020 and 2021 two permit applications were received for multi-family residential.

While figure 10 shows the number building permits issued, it does not report the number of units created as part of a given permit. For example, a permit for a multi-family project such as a townhouse project or an apartment building, will include multiple units. Figure 11 shows the number of residential units created.

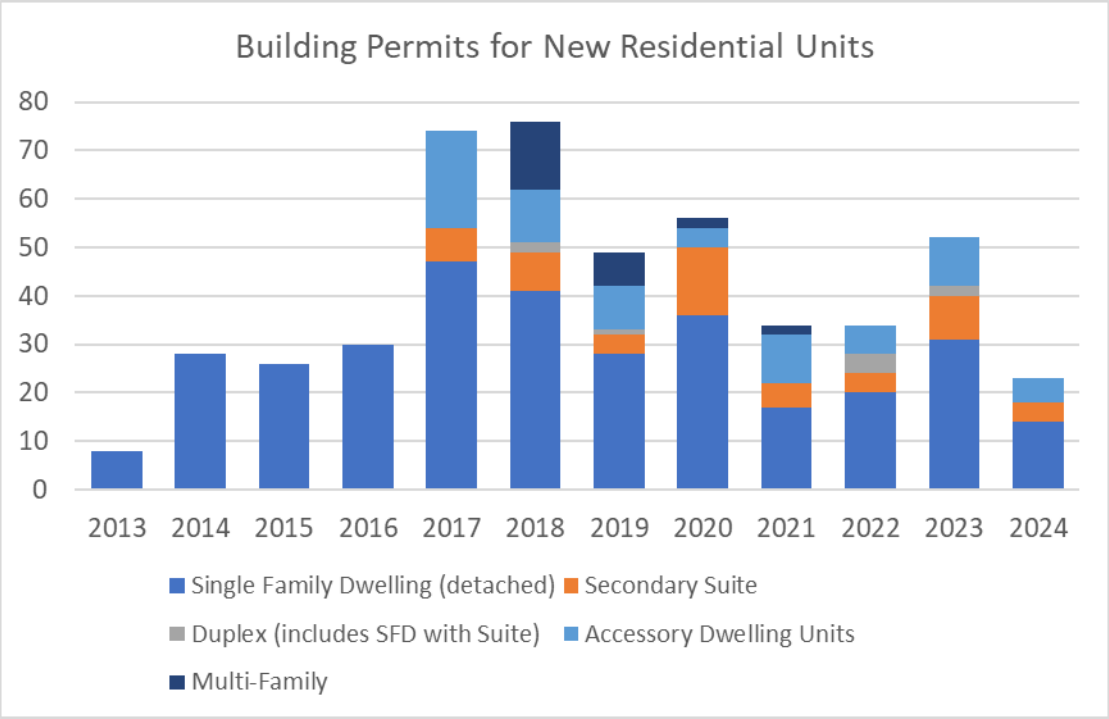


Figure 10: Building Permits for New Residential Units (2013–2024)

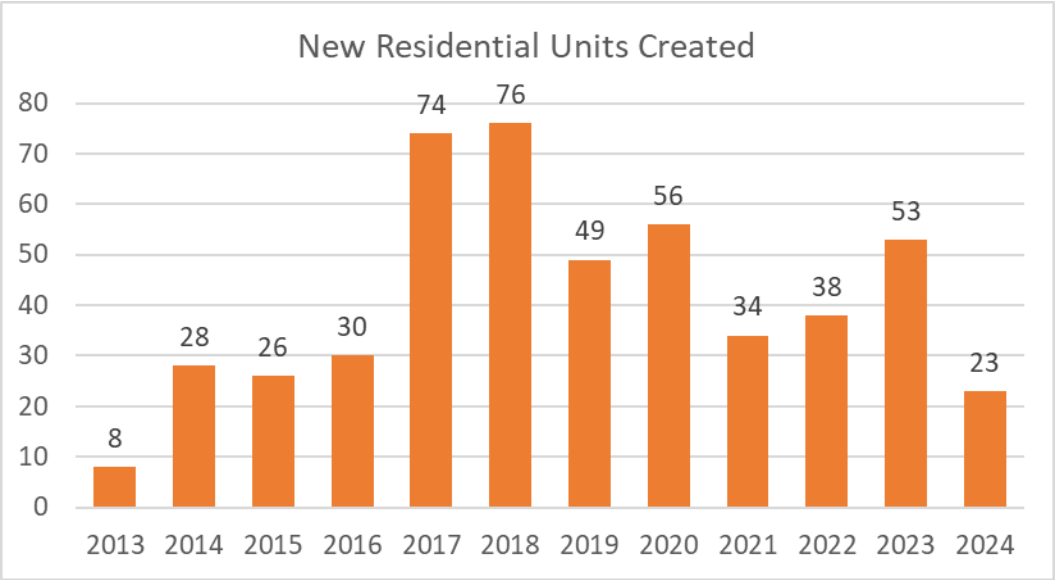


Figure 11: New residential units created (2013–2024)

2016 and 2018 were very strong years for the creation of new units. This is largely due to single-family dwellings, accessory dwelling units and secondary suites (see figure 10). 2018 and 2019 reflect the construction of townhouse units (Stoneleigh development) which created a total of 84 units. The decrease in new residential units starting in 2021may be attributed to the build-out of available subdivision lots by that time. Nearly half of the units (26 of 56) built in 2020 were apartment units due to a single 26-unit apartment building on Dunsmuir Avenue.

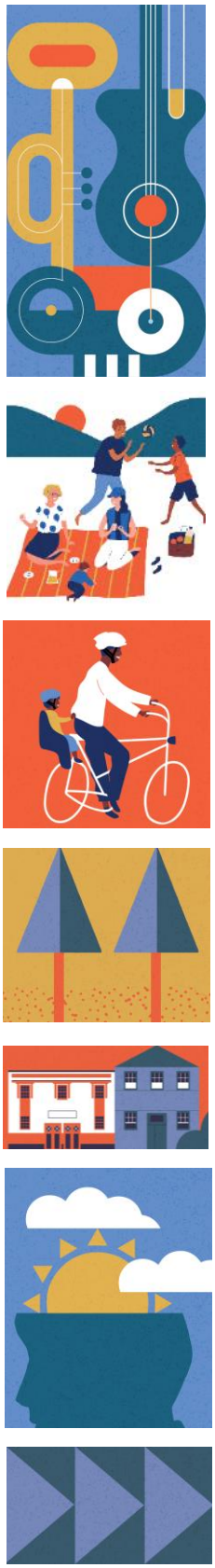
Given 2023 updates to the *Local Government Act* that permit construction of up to four units on lots previously permitting single-family dwellings and that require local governments to designate and zone sufficient land for residential uses, including multi-family buildings, to meet the projected 20-year housing need, future years are likely to see more building permits for multi-family residential use.

A further subdivision within Coal Valley Estates is expected to be completed within the lifetime of this OCP. That subdivision will result in an estimated 64 single family lots, which could be developed with up to four residential units each, and several multi-family lots, which could be developed with townhouse or apartment units.

B VISION AND GOALS



3.0 VISION STATEMENT



Cumberland is a community defined by clean air, clean water, green infrastructure, and the health and well-being of its people. Residents feel a strong sense of belonging and connection, regardless of age, gender, income, or social status. People feel welcome in Cumberland, and feel free to be who they are while respecting the freedom of others to do the same.

Creativity flourishes here. The Village is enriched by a vibrant arts, culture, and music scene, with community events, festivals, and concerts enhancing daily life. Both residents and visitors enjoy a lively, historic downtown that is pedestrian- and cyclist-friendly, and home to thriving locally owned businesses. Diverse housing options support the needs of people of all ages, incomes, and backgrounds.

Cumberland is committed to reconciliation with First Nations. Relationships between individuals, organizations, and First Nations communities are grounded in mutual respect and understanding. Ongoing efforts are made to decolonize local processes and systems.

Community hubs, including schools, commercial centers, and outdoor recreation areas, are safely connected by pedestrian and cycling pathways that extend all the way to the boundary of the City of Courtenay. Parks, forests, wetlands, lakes, streams, and greenspaces surround and weave through developed areas, offering residents abundant opportunities to connect with nature. Outdoor recreation is complemented by diverse indoor options. Food gardens, along with urban agriculture, provide both habitat for pollinators and wildlife and healthy, local food for the community.

New development is predominately within walking distance of services in the Village core, increasing livability and keeping the cost of infrastructure financially sustainable. New development respects the natural topography and environmental features of the land and harmonizes with the Village's existing character.

Climate action initiatives have reduced carbon emissions across all sectors, and Cumberland is steadily progressing toward its goal of becoming a net-zero greenhouse gas emissions community. Municipal infrastructure is designed to withstand severe weather and the ongoing impacts of climate change.

4.0 GOALS

The realization of the vision is guided by twelve goals. Of those, four are foundational to how the Village operates and how it interacts with the community and with the natural environment (Figure 12). The foundational goals provide the ethical grounding for the remaining eight goals, which focus on cultivating a healthy, inclusive, and complete community.

Together, these twelve goals inform the objectives and policies outlined in Part C of the OCP. Collectively, the vision, goals, objectives, and policies serve as a compass for future land use decisions and community development.

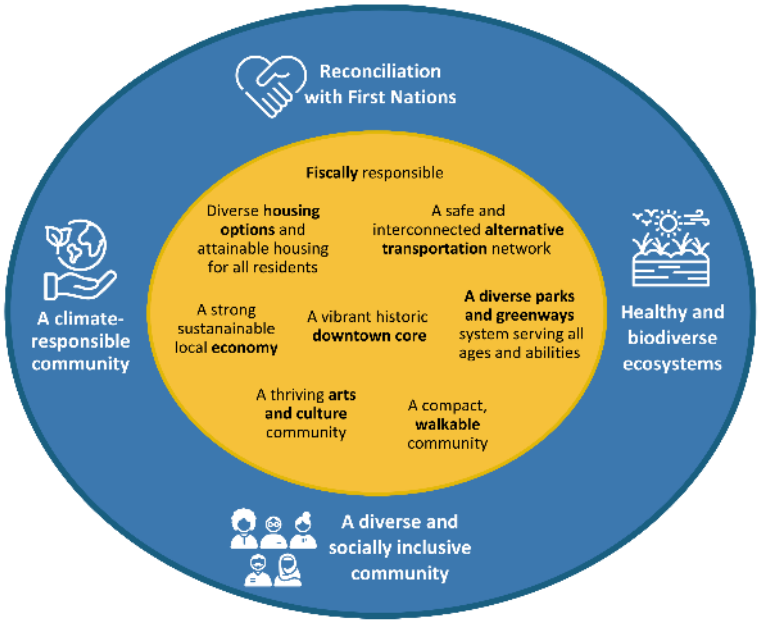


Figure 12: OCP goals

All of the goals are important to achieve the vision for Cumberland and the numbering and lettering system is a way to permit referencing the goals but does not imply an order of importance.

4.1 FOUNDATIONAL GOALS

4.1.1 Reconciliation with First Nations

Cumberland is committed to honouring and deepening its relationships with the First Nations on whose traditional territories the community resides. With humility and respect, the Village will continue to uphold its responsibilities and seek meaningful opportunities for collaboration. Through shared initiatives that support the well-being of all peoples and the stewardship of the land, air, and water, the Village will work alongside First Nations in the spirit of reconciliation, mutual respect, and enduring partnership.

4.1.2 A diverse and socially inclusive community

The Village strives to nurture a diverse and socially inclusive community where all individuals feel a sense of belonging, respect, and opportunity. This involves creating an environment where equity, accessibility, and inclusion are embedded in all aspects of community life. Through inclusive planning, community engagement, and equitable access to services and spaces, Cumberland will continue to grow as a welcoming place for everyone.

4.1.3 A climate-responsible community

The Village of Cumberland is committed to becoming a climate-responsible community by taking decisive action to address climate change and its impacts. This includes implementing the climate actions identified in the Cumberland's 2024 Climate Action Plan and striving to meet established greenhouse gas emission reduction targets. Through sustainable land use, energy efficiency, low-carbon transportation, and resilient infrastructure, the Village aims to build a low-emission, climate-adapted future. By embedding climate responsibility into decision-making, infrastructure planning, and everyday practices, Cumberland is working to protect the environment and safeguard the needs of future generations.

4.14 Healthy and biodiverse ecosystems

The Village is dedicated to protecting and enhancing the health, integrity, and biodiversity of its natural ecosystems. Forests, wetlands, waterways, and wildlife habitats are vital to the community's environmental resilience, cultural identity, and overall well-being. The Village will support initiatives that steward these ecosystems through thoughtful planning, conservation, and restoration efforts that respect the interconnectedness of all life. By nurturing biodiversity, safeguarding ecological health and supporting compatible recreation opportunities, Cumberland ensures a thriving natural environment for present and future generations.

4.2 COMPLETE COMMUNITY GOALS

4.2.1 Diverse housing options and attainable housing for all residents

The Village is committed to fostering a community where all residents—regardless of age, income, household type, or background—have access to safe, secure, and attainable housing. By supporting a diverse range of housing options that respond to the evolving needs of individuals and families, the Village aims to foster an inclusive and welcoming community.

4.2.2 A compact, walkable community

The OCP fosters a compact, walkable community that prioritizes people, place, and sustainability. By encouraging thoughtful land use, infill and multi-family development within existing neighbourhoods, the Village supports vibrant, complete communities where daily needs can be met within a short walk, ride or roll. This reduces reliance on vehicles, strengthens social connections, enhances local businesses, and helps protect surrounding natural areas—contributing to a livable and environmentally responsible future.

4.2.3 A safe and interconnected active transportation network

The Village is committed to developing a safe, accessible, and well-connected active transportation network that supports walking, cycling, and other low-impact modes of travel. By prioritizing active transportation and reducing reliance on personal vehicles, the Village aims to enhance public health, improve mobility for all ages and abilities, and reduce greenhouse gas emissions. Through thoughtful planning and infrastructure investment, Cumberland will create a transportation system that connects neighbourhoods, community hubs, and natural spaces.

4.2.4 A strong sustainable local economy

The Village is dedicated to cultivating a resilient and sustainable local economy that supports meaningful employment, encourages innovation, and reflects the community's unique character and values. By nurturing local businesses, fostering entrepreneurship, and supporting economic opportunities that align with environmental and social goals, the Village aims to support a local economy that contributes to the vibrancy, and sustainability of the community.

4.2.5 A thriving arts and culture community

The Village celebrates and supports a dynamic arts and culture community as an essential part of its identity and quality of life. Through the encouragement of creative expression, cultural events, and public art, the Village aims to foster a sense of belonging, inspire dialogue, and strengthen community connections. By encouraging or supporting the spaces, people, and initiatives that bring creativity to life, Cumberland continues to be a place where diverse voices, traditions, and artistic visions are valued and thrive.

4.2.6 A vibrant historic downtown core

The Village wishes to preserve and enhance its historic downtown core as a vibrant, welcoming hub of community life. Rich in character and heritage, the downtown serves as a focal point for local businesses, arts and culture, and social connection. Through thoughtful development, pedestrian-friendly design, and a mix of uses and activities, the Village will ensure that its downtown remains a lively, inclusive, and economically resilient space that reflects Cumberland's unique identity and historic charm.

4.2.7 A diverse parks and greenways system serving all ages and abilities

The Village will continue to provide a diverse and well-connected system of parks, trails, and greenways that serve people of all ages, abilities, and backgrounds. These spaces support outdoor recreation, social connection, and a deep connection to nature. Greenways may also tie into the active transportation network. By protecting natural areas and thoughtfully designing public spaces, the Village ensures that

everyone can enjoy safe, inclusive, and enriching outdoor experiences that contribute to personal well-being and community vitality.

4.2.8 Fiscally responsible governance

The Village of Cumberland is committed to responsible financial stewardship that ensures the long-term sustainability and resilience of the community. By making thoughtful, transparent, and strategic decisions about resource allocation, the Village aims to deliver high-quality services, maintain critical infrastructure, and invest in the future—while respecting the financial capacity of current and future residents. This commitment to fiscal responsibility supports community well-being, economic stability, and trust in local governance.

4.3 GOALS AND OCP POLICY

The beforementioned goals are achieved through OCP objectives and policies. Table 3 provides an overview of the chapters and sections that address each OCP goal.

Table 3: Goals and OCP Policy

	Goal	Chapter
1	Reconciliation with First Nations	Throughout the Plan and especially: 6.0 Natural Environment 7.0 Built Environment 8.0 Economic Development 9.0 Community Well-Being
2	A diverse and socially inclusive community	Throughout the Plan and especially: 9.0 Community Well-Being 9.1 Diversity, Equity and Inclusion
3	A climate responsible community	5.0 Climate Mitigation and Adaptation 7.0 Built Environment 11.0 Development Permit Areas 11. 4 DPA 4 – Wildfire Urban Interface 11.5 DPA 5 – Industrial 11.6 DPA 6 – Residential Infill 11.7 DPA 7 – Residential Multi-Family / Mixed Use 11.8 DPA 8 – Commercial 11.9 DPA 9 – Carlisle Lane 12.1 Heritage Conservation Area Guidelines

Table 3: Goals and OCP Policy

	Goal	Chapter
4	Healthy and biodiverse ecosystems	5.0 Climate Mitigation and Adaptation 6.0 Natural Environment 7.0 Built Environment 7.2 Growth Management 8.0 Economic Development 9.0 Community Well-Being 11.0 Development Permit Areas 11.1 DPA 1 – Environmental Protection 11.2 DPA 2 – Groundwater Protection 11.4 DPA 4 – Wildland Urban Interface
5	Diverse housing options and attainable housing for all residents	7.0 Built Environment 7.2 Growth Management 7.3 Housing
6	A compact, walkable community	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing
7	A safe and interconnected active transportation network	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.6 Transportation and Connectivity
8	A strong sustainable local economy	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 8.0 Economic Development
9	A thriving arts and culture community	7.0 Built Environment 7.3 Housing 8.0 Economic Development 8.3 Arts and Culture
10	A vibrant historic downtown core	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 7.4 Heritage Conservation 8.0 Economic Development

Table 3: Goals and OCP Policy

	Goal	Chapter
		12.0 Historic Village Commercial core 12.1 Heritage Conservation Area Guidelines
11	A diverse parks and greenways system serving all ages and abilities	9.0 Community Well-Being 9.2 Recreation, Leisure and Parks
12	Fiscally responsible governance	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.5 Municipal Infrastructure 9.0 Community Well-Being 9.2 Recreation, Leisure and Parks

C LAND USE POLICY DIRECTION



5.0 CLIMATE CHANGE

The impacts of climate change are being felt across the world and Vancouver Island and Cumberland are no exceptions. The region is experiencing hotter and drier summers, stronger windstorms throughout the year, and more intense rainfall events in the fall and winter.[9] As the frequency and intensity of these events increases, the Village has to take action to ensure municipal infrastructure is resilient to the impacts of climate change. To reduce greenhouse gas emissions, the Village should consider strengthening energy efficiency requirements for new buildings, and adopting the Zero Carbon Step Code to set requirements for greenhouse gas emissions (GHGs) from new buildings and total emission maximums. The community also needs to do its part to reduce greenhouse gas (GHG) emissions and become a net zero carbon community. In 2021, 50% of Cumberland's emissions came from the transportation sector, 32% from buildings, 13% from waste, and 5% from the industrial sector.

Concurrent with the first phase of the OCP review, the Village completed a Climate Action Plan to guide community and municipal policies and actions to reduce greenhouse gas emissions and adapt to climate change. The Climate Action Plan was adopted by Village Council in June 2024 and establishes a target for Cumberland to be a climate-ready, net zero carbon community by 2050.

This target, together with climate policies and actions are a crucial component of the OCP and have to be factored into decisions affecting all OCP policy areas – growth management, the built environment, municipal infrastructure, transportation, the natural environment and community well-being. Achievement of the target will also require provincial and federal action as regulation of some emissions are not within the jurisdiction of the Village.

The OCP lays the groundwork for numerous policies and actions that affect GHG emissions and climate change adaptation in the areas identified in figure 13 below. A few highlights are increasing active transportation through improved cycling and pedestrian infrastructure, facilitating the transition to zero emission vehicles by requiring charging stations in new developments and installing additional public charging stations, requirements for onsite infiltration, retention and detention of rainwater to reduce flash floods, protection of native ecosystems and the urban forest to increase GHG uptake, higher energy efficiency requirements in new buildings and protection of heritage buildings to retain embodied energy to reduce building and building-waste related GHG emissions.

The following are the targets and goals identified in the 2024 Climate Action Plan. The term "goal" is used for consistency with terminology in the Climate Action Plan, but these are also considered "policies" for the purposes of the OCP. Where they relate to another policy area, for example housing or the natural environment, the actions are integrated into the related policy section. Actions that do not relate to another OCP policy area, are listed in this section. For background information, additional details and the comprehensive strategy, the 2024 Climate Action Plan should be consulted.

[9] BC Agribulture and Food. BC Climate Action Initiative. 2019. Climate Change Scenarios: 2020s, 2050s & 2080s – Comox Valley Regional District and Strathcona Regional District (CVSt). Accessed 2025-07-23 at: https://www.bcclimatechangeadaptation.ca/app/uploads/Climate-Scenario-VI-Comox-Valley-Strathcona.pdf

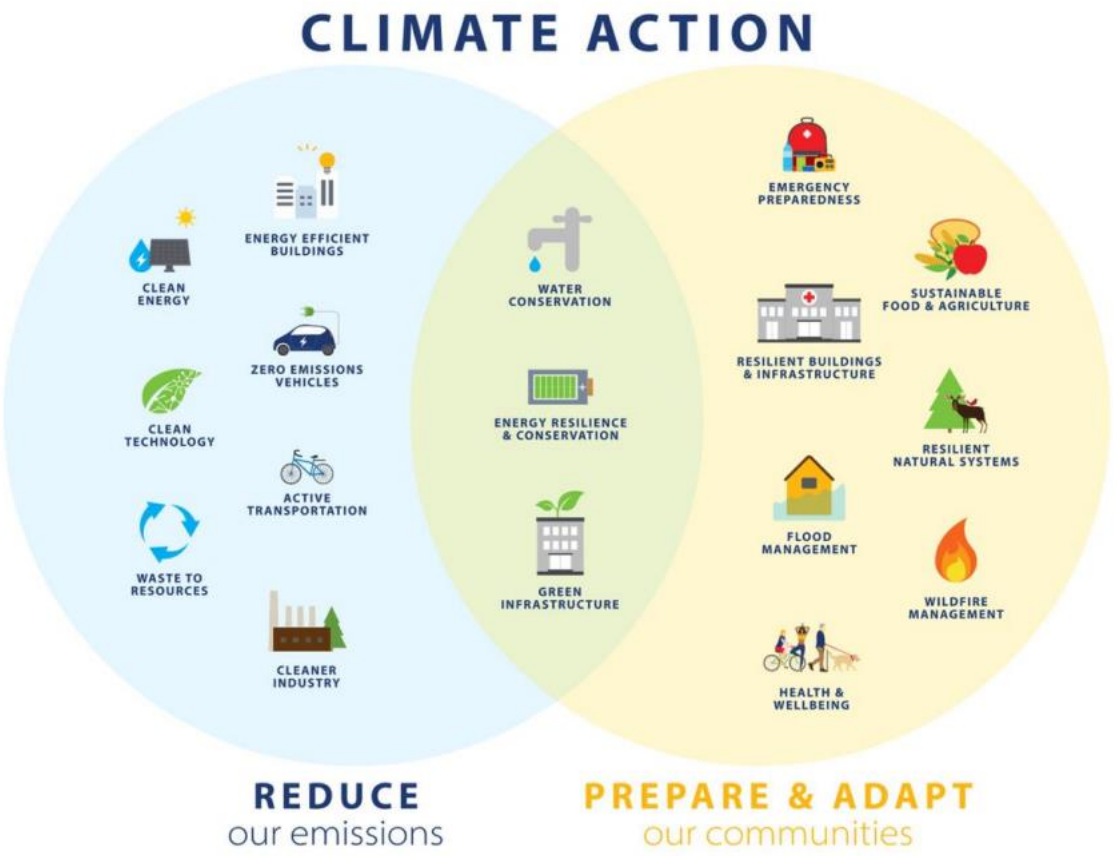


Figure 13: Areas of Climate Action

5.1 GREENOUSE GAS EMISSION REDUCTION TARGETS

1. Reduce community GHG emissions by 45 percent by 2030 based on 2018 levels.
2. Reduce corporate municipal GHG emissions by 45 percent by 2030 based on 2022 levels.
3. Reduce GHG emissions to net zero by 2050.

5.2 CLIMATE CHANGE MITIGATION AND ADAPTATION GOALS

Governance Goals

1. Embed climate action into decision-making and policies to ensure all Village department work plans and capital and operating budgets are aligned with the corporate emissions reductions targets.

2. Collaborate with community partners and residents to support education and actions that increase climate resilience, protect natural areas, and reduce emissions.

Buildings and Energy Goals

3. Decarbonize municipal operations by improving the energy efficiency of facilities and infrastructure and transitioning to low-carbon energy sources.
4. Support retrofits of existing homes and buildings by providing education, resources, and incentives for energy efficiency improvements and switching to low-carbon energy sources.
5. Implement policy to require all new homes and buildings to be net-zero energy ready and zero carbon.
6. Support the development of locally generated renewable energy systems.

Transportation and Land Use Goals

7. Reduce emissions from Village fleet and staff commutes.
8. Support the transition to zero emission vehicles in the community, including passenger, commercial, and industrial fleets
9. Increase access to transit and active transportation opportunities.
10. Prioritize development in existing neighbourhood centres and, whenever possible, concentrate development near existing and proposed walking, cycling and transit networks.

Waste Reduction Goals

11. Produce less waste and divert more waste from entering the landfill.
12. Reduce the use of non-renewable resources and materials, promote recycling and reuse, and support circular economy approaches.

Parks and Environment Goals

13. Protect and enhance nature in Cumberland
14. Increase the use of nature-based solutions and green infrastructure to enhance climate change adaptation and mitigation and support biodiversity

5.3 CLIMATE CHANGE AND ADAPTABILITY ACTIONS

5.3.1 BUILDINGS AND ENERGY

1. Develop and implement a decarbonization roadmap for Village buildings and infrastructure to decarbonize and adapt to climate change. This includes the completion of energy audits and feasibility studies to identify GHG reduction project opportunities and should result in a prioritized list of retrofits and replacements with a 5-year and 10-year budget plan and details on timing.

2. Based on the outcomes of the decarbonization roadmap and feasibility studies, implement low carbon heating retrofits at Village buildings (e.g. heat pumps)
3. Help the community access financial support for retrofits by promoting funding such as the Canada Greener Homes interest-free loan program and the CleanBC Better Homes Low Interest Financing Program.
4. Increase Cumberland's participation in the Home Energy Navigator Program to help residents access rebates and complete home energy upgrades by, for example, providing top-up funding.
5. Support the Comox Valley Regional District (CVRD) in working with regional partners and First Nations and local businesses to support resource-sharing and capacity-building for high-performance, low-carbon construction and energy systems.
6. Adopt the Zero Carbon Step Code by updating bylaws to require new buildings, facilities and infrastructure to be energy efficient and zero carbon (Zero Carbon Step Code EL-4). Work towards regional alignment of the implementation date for the Zero Carbon Step Code across the region.
7. Explore updating bylaws to mandate replacement of fossil fuel gas-fired appliances with efficient electric options, where possible. For example, if a gas furnace breaks it must be replaced with an electric heat pump.
8. Encourage the design of new infrastructure and buildings to take into account resilience to future projected climate conditions. Optimize siting and orientation to maximize energy efficiency and resilience.
9. Work with the CVRD and neighbouring communities, First Nations, the Province, and BC Hydro to explore feasibility of local renewable energy production. Examples include using coal mine shafts as possible heat source for Village buildings, or opportunities for new non-profit, community-owned renewable energy projects and organizations.
10. Conduct a corporate renewable energy study.
11. Incorporate solar panels on Village buildings where feasible (based on a study), to increase resilience and diversify local energy.
12. Explore feasibility of local renewable energy production.
13. Work with regional and provincial partners to provide education and support to the community for switching to low carbon heating sources (e.g. heat pumps).

5.3.2 TRANSPORTATION AND LAND USE

1. Continue to implement the municipal Green Fleet Policy to transition to zero-emissions fleet vehicles and/or renewable transportation fuels. In tandem, reduce overall vehicle use and lower emissions from associated tools and equipment.

2. Reduce emissions from existing fossil fuel fleet by implementing energy-focused municipal fleet maintenance (e.g., tire pressure, fuel and air systems), conducting fuel efficient driver training, and enforcing the corporate anti-idling policy.
3. Adopt a standard requirement for charging in Multi-Unit Residential Buildings as part of Zoning Bylaw update to include greater EV charging requirements.
4. Expand availability of EV charging stations for public use and identify charging stations as a desired amenity during the development process.
5. Promote the use of public transit such as by providing transit passes for staff and providing free transit to community events.
6. As part of implementing the 2024 Transportation Master Plan, encourage lower carbon transportation such as carshare, biking, e-bikes and e-scooters, and encourage alternative transportation links within Comox Valley and regionally.
7. Implement Transportation Master Plan priority alternative transportation corridors within the Village as well as connections to regional destinations such as the City of Courtenay
8. Continue to encourage infill projects that increase mixed use development, housing density, access to active transportation infrastructure and transit.
9. Provide education and/or incentives (e.g. reduced application fees) to encourage secondary suites and accessory dwelling units.
10. Expand availability of affordable (below-market price, subsidized) housing units through retrofits, prioritizing opportunities to retrofit existing buildings and/or infill.
11. Protect trees and natural areas and minimize the development of forests and natural areas, for example, through the Tree Protection Bylaw and the urban containment boundary.

5.3.3 WASTE

1. Support regional compost education programs, local organics collection, and Cumberland's Foodshare program.
2. Investigate opportunities to require collection of recycling and compost for businesses and multi-family units (apartments)
3. Partner with the Comox Valley Waste Management Centre to support waste reduction, waste-to-energy opportunities, and to measure and report on waste diversion.
4. Advance circularity by promoting Comox Valley Waste Management programs such as "Repair Café's".
5. Encourage deconstruction techniques rather than demolition for new builds.

5.3.4 PARKS AND ENVIRONMENT

1. Partner with landowners and community organizations to undertake stewardship initiatives to support the restoration, health, and connectivity of natural systems.
2. Continue to minimize the use of herbicides or pesticides across lawns and landscaped properties through the Village's herbicide use bylaw and pesticide use bylaw.
3. Promote water storage barrels/rainwater catchment in yards for water reuse.
4. Adopt a Tree Protection Bylaw to increase tree retention and replacement on private property.
5. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
6. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
7. Incorporate more green infrastructure into existing properties and retrofits at, for example, as part of subdivision design, where possible, use natural infrastructure to support stormwater management and reduce runoff. Other initiatives may include restoring wetlands, solar-powered crosswalk lights, native drought-resistant planting, xeriscaping, rain gardens, bioswales, street trees, green boulevards, amended soils, permeable pavement, and green roofs. Some of these can be implemented during subdivision design or as part of the development permit review.
8. Review Village landscaping guidelines and practices to optimize the use of green infrastructure. Prioritize solutions that are biodiverse and suitable for future climate conditions including increased heat and wildfire risk.
9. Update DPAs, Zoning Bylaw, and Subdivision and Development Bylaw to require natural assets, green infrastructure, and permeable areas where possible, including requiring climate-resilient plantings.

5.3.4 GOVERNANCE

1. Review and update the Village's Climate Change implications framework for decision-making to align with updated mitigation targets and resilience priorities. Develop supporting processes and metrics such as key performance indicators and guidelines/standardization.
2. Review the Village's Sustainable Procurement Policy to include climate change mitigation and adaptation.
3. When updating Village strategic plans and associated policies, incorporate climate change measures that address top climate risks and align with GHG reduction targets.
4. Implement a communications campaign to increase awareness of the 2024 Climate Action Plan and to empower personal action.

5. Partner locally to run a neighbourhood climate action pilot. Use a planned retrofit project to pilot a neighbourhood level climate action program that educates residents on ways to reduce emissions, increase resilience, and incorporate nature into a property.
6. Attract climate-focused research, start-ups, and technology innovation
7. Continue to collaborate with local partners and other municipalities through networks focused on green communities, food security, water security, emergency preparedness, to facilitate resource- sharing, pooling funding, and collaboration on climate resilience and mitigation projects.

5.3.4 COMMUNITY HEALTH AND WELL-BEING

1. Work with regional partners to assess extreme heat vulnerabilities and implement extreme heat response measures
2. Collaborate with Island Health, community service providers and regional governments to develop programs focused on climate change and health, prioritizing support for vulnerable populations.
3. Support community-wide activities and programs that facilitate social connection, information sharing, climate awareness, and climate response activities amongst Village residents at the neighborhood scale
4. Complete and implement a Drought Response Plan and incorporate measures to address the influence of climate change on drought, dry conditions, and water availability.
5. Support community preparedness through initiatives such as FireSmart training.

6.0 NATURAL ENVIRONMENT

Cumberland residents deeply value the surrounding natural environment—for its inherent ecological values and its vital contributions to mental health and physical well-being. The natural environment also provides numerous ecosystem services such as absorbing carbon dioxide and regulating local micro-climates, purifying the air and water, capturing freshwater, providing food and habitat for pollinators which are essential to growing crops and other plants, and cycling nutrients essential to life. Healthy functioning ecosystems are essential to quality of life and to resiliency.

Cumberland recognizes its role within the broader Comox Valley region, and with that, the shared responsibility of safeguarding native ecosystems. The community is surrounded by a rich and diverse landscape, featuring a great diversity of ecosystems including lakes, creeks, wetlands, and expansive forests, as well as striking rocky outcrops and bluffs. From the rainforest of western redcedar and sword fern along lower Perseverance Creek to the distinctive arbutus trees on the bluffs above Comox Lake, Cumberland's natural heritage is both varied and invaluable.

The Village endorses the Comox Valley Conservation Partnership's 2013 Nature without Borders report and will support future updates to that report. Nature without Borders maps priority ecological areas which include sensitive ecosystems, proposed park additions and proposed biodiversity corridors. One of the biodiversity corridors that extends into Cumberland, the Millard Estuary to Comox Lake corridor, is shown on Map B, crossing Bevan Road, with a conceptual alignment and labelled as proposed conservation lands. At time of subdivision, this corridor is expected to be protected as conservation lands to permit the movement of wildlife between Comox Lake and the Millard Estuary and generally preserve the lands in a natural condition. Other proposed conservation lands are primarily aquatic ecosystems (lakes, wetlands and streams) and surrounding buffer areas.

Map B also shows an area of land southeast of the Village that contains recreational trails as well as sensitive aquatic and terrestrial ecosystems. Not necessarily the entirety of the area, but the values they contain are a priority for future protection within municipal or regional parks and/or within conservation lands.

6.1 ENVIRONMENTAL PROTECTION

6.1.1 ENVIRONMENTAL PROTECTION OBJECTIVES

1. Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes.
2. Protect sensitive ecosystems.
3. Protect and enhance air quality.
4. Protect and enhance water quality.
5. Encourage water conservation.
6. Increase the forest canopy cover in Cumberland's urban area as per the goal in the Urban Forest Management Plan.

7. Promote ecological awareness and learning opportunities to residents.
8. Support local community, regional and cross-jurisdictional conservation and preservation strategies.
9. Form partnerships for natural environment protection.

6.1.2 ENVIRONMENTAL PROTECTION POLICIES

1. Support the Comox Valley Conservation Partnership in updating the *Nature Without Borders* report, including updates to aquatic and terrestrial habitat mapping, wildlife migration corridors, and sensitive ecosystems. Use this information to guide land use decisions in tandem with OCP **maps B** and **E** and the OCP development permit area guidelines related to environmental protection, as well as future updates to the Village's Parks and Greenways Master Plan.
2. Protect sensitive ecosystem areas, their living resources, and connections between them in a natural condition, maintaining them free of development and human activity to the maximum extent possible.
3. Protect and restore natural landscapes and ecosystem functions as part of land use decisions and municipal operations.
4. Work with community organizations and residents to minimize the further introduction and spread of invasive species and eradicate, contain and control invasive species.
5. Work in partnership with community organizations, the K'ómoks First Nation and other local governments to restore fish and wildlife habitat and native ecosystems.
6. Development must reflect the objectives and guidelines of current, applicable best management practices and future updates of those documents, such as:
    a. Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014
    b. Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia,
    c. Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia, 2013
    d. Assessment Methods for Aquatic Habitat and Instream Flow Characteristics in Support of Applications to Dam, Divert, or Extract Water from Streams in British Columbia, 2004
    e. Requirements and Best Practices for Making Changes in And Around a Stream in British Columbia, 2022
    f. Riparian Areas Protection Regulation Technical Assessment Manual, 2019
    g. Greenshores for Shoreline Development, 2020Environmental Objectives and Best Management Practices for Aggregate Extraction, 2002
    h. Stream Stewardship: A Guide for Planners and Developers, 2012
    i. Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management
    j. Community Greenways: Linking Communities to Country and People to Nature

7. Avoid locating public trails and public access points within streamside protection and enhancement areas and other sensitive ecosystems but rather, locate them where their presence will not compromise habitat and key ecological functions.
8. As part of the community commitment to stewardship and preservation of the natural environment, promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship in ways that respect their environmental sensitivity.
9. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
10. As part of the community commitment to stewardship and preservation of environmental resources, the Village should promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship of them in ways that respect their environmental sensitivity. In order to achieve this, and as resources permit, the Village should assist other government agencies and community organizations in providing information through brochures, seminars, presentations, etc. to landowners of sensitive ecosystem lands and all residents of the Village on the importance of aquatic habitat and other sensitive ecosystems and ways in which they can help to preserve these important resources.
11. Encourage, through education and appropriate incentives, such as density bonussing, the voluntary protection of sensitive ecosystems, wildlife migration corridors and habitat, and connectivity areas beyond minimum requirements and standards.

6.1.3 AIR QUALITY PROTECTION POLICIES

1. Continue to play an active role in and support voluntary regional and local air shed research, air quality monitoring, and education and planning initiatives to improve local air quality.
2. Continue to protect local air quality through bylaws and initiatives, including, but not limited to:
    a. Anti-vehicle idling bylaw
    b. Bylaw restricting woodstoves in new construction
    c. Requirements for electric vehicle charging infrastructure in new developments
3. Encourage and promote bike- and car-sharing programs.
4. Seek funding to support installation of additional public electric vehicle charging stations

6.1.4 WATER QUALITY PROTECTION AND WATER CONSERVATION POLICIES

1. Protect the ecological integrity of the following headwaters and associated wetlands from the impacts of development and, where possible, by supporting land acquisition for the purpose of conservation:
    a. Comox Lake

   b. First Supply Creek
   c. Morrison Creek
   d. Piercy Creek
   e. Millard Creek
   f. Roy Creek
   g. Trent River
   h. Maple Lake and Creek
   i. Perseverance Creek.

2. Participate in the Comox Lake Watershed Advisory Group and work toward reducing risks to the water quality and quantity of Comox Lake to help protect the region's drinking water supply.
3. Support integrated watershed planning to protect the Village's five drinking water reservoirs and groundwater resources.
4. Continue to regulate the use of pesticides on private and public land.
5. Review the Zoning Bylaw to include regulations that limit the extent of impervious surfaces on private and public land.
6. Maintain or restore the water balance by reducing the volume of stormwater runoff through infiltration, retention and/or detention of rainwater.
7. Continue to require and, where necessary, enforce erosion and sediment control measures during land development.
8. Participate in regional water quality research, education and planning initiatives.

6.1.5 URBAN FOREST POLICIES

1. Implement the recommendations of the Village of Cumberland Urban Forest Management Plan, 2019.
2. Review the tree canopy cover target for Cumberland's urban area and identify opportunities to increase the canopy cover.
3. Adopt a tree protection bylaw to increase tree retention and replacement on private property.
4. Integrate trees, forests and green infrastructure into Village asset management planning.

6.2 VIEWS AND LANDSCAPE CHARACTER

Cumberland's viewscapes are a defining feature of the Village's identity, contributing to residents' sense of place and the awareness and enjoyment of the natural areas that surround the community (figure 14: Viewscapes). Mountain ranges and forested hillsides can be seen from many different vantage points and provide a constant visual connection for residents and visitors to the surrounding natural environment. As the urban area grows and taller buildings are introduced, it becomes increasingly important to preserve key viewscapes – not only for their aesthetic value, but also for the way they orient and inspire both residents and visitors.

Beyond the mere preservation of views, attention must also be given to the integrity and quality of the visual landscape. Many of the areas most cherished for their scenic value are privately held forest lands, actively managed for timber production. These lands undergo regular cycles of harvesting and reforestation which can significantly alter the visual experience of the community over time.

Coordination, cooperation, and integrated management of Cumberland's visual resources is essential to sustaining viable forest operations, supporting nature-based tourism, and fostering the sense of place that residents experience.

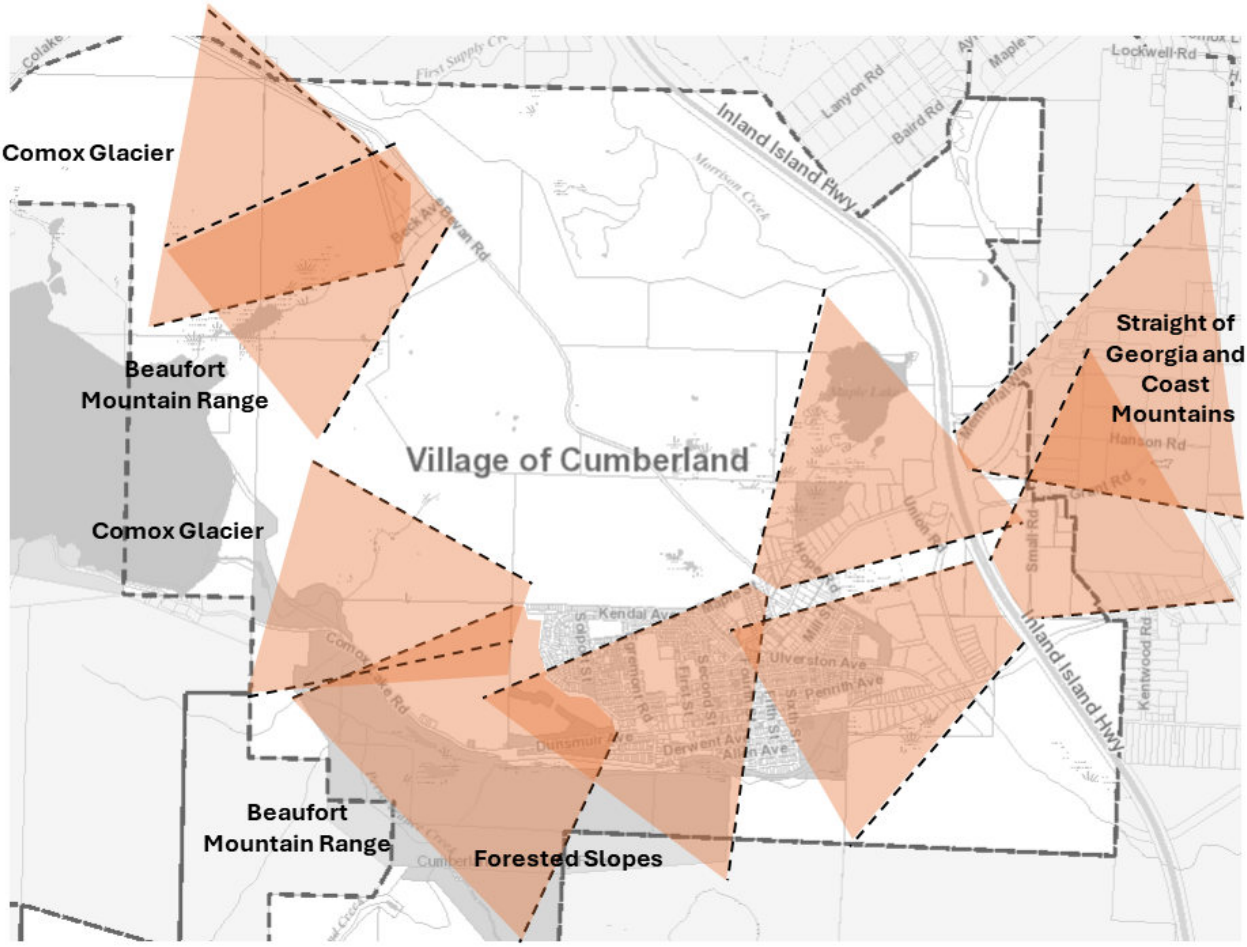


Figure 14: Viewscapes from Village

6.2.1 VIEWS AND LANDSCAPE CHARACTER OBJECTIVES

1. Protect the main viewscapes from the Village to the surrounding natural environment such as views to the Comox Glacier, to the ridges of the Beaufort Range, and to forested parkland, wetlands, and lakes. (Viewscapes are generally identified in figure 14).

2. Work cooperatively with private forest landowners, adjacent land managers, and provincial ministries responsible for forestry, transportation and infrastructure to retain the quality of visually sensitive areas within and surrounding the Village.

6.2.2 VIEWS AND LANDSCAPE CHARACTER POLICIES

1. Use figure 14 as the basis for identifying viewscapes when reviewing and evaluating subdivision proposals and development applications, recognizing however, that there may be additional views from specific neighbourhoods that may be identified.

1. Inform land use and forest harvest planning in Visually Sensitive Areas by working with partners to maintain a Visual Landscape Inventory in accordance with the British Columbia Visual Landscape Inventory Procedures (1997) and updates thereto.

2. Work cooperatively with partners to establish voluntary visual quality objectives for Visually Sensitive Areas.

3. Within Visually Sensitive Areas, encourage forest companies and developers to apply ecological landscape design practices (including, but not limited to, tree preservation or screening) to mitigate the effect of forest harvesting and development on visual quality.

4. Work with partners, as opportunities arise, to explore the acquisition of Visually Sensitive Areas within and adjacent to the Village.

5. Work with the British Columbia Ministry of Transportation and BC Transit, and other partners, to prevent signage proliferation along gateways and transportation corridors.

6.3 NATURAL HAZARD AREAS

Natural hazard areas encompass lands that are vulnerable to potentially dangerous natural events, including wildfires, flooding, landslides, and rockfalls. It is essential that land use planning and development decisions account for the specific risks present in and around the Village of Cumberland.

Cumberland has minimal settled areas within designated floodplains. The primary area of concern is located at the eastern end of Comox Lake, where a cluster of recreational cabins and several year-round residences are situated. Some of these structures lie within 15 metres of the lake's edge and may be at risk of flooding if water levels exceed the capacity of the Puntledge River dam. In addition, some properties adjacent to Maple Creek could be susceptible to localized flooding during extreme rainfall events. To manage these risks, the Village enforces regulations outlined in its Floodplain Management Bylaw No. 962, 2012, as replaced or amended from time to time, which sets requirements for flood construction levels, setbacks, and building standards within flood-prone areas.

The risk of catastrophic landslides and rockfall to life and property is low in Cumberland, as the community is not situated directly beneath steep mountainous terrain. However, there may be the potential for small localized erosion, sediment movement, slides and rockfall on short, steep slopes, particularly after intense precipitation events.

The most significant natural hazard facing Cumberland is wildfire. Surrounded by extensive forest lands—ranging from the protected Cumberland Community Forest Park to privately owned and actively managed working forests—the Village sits at a critical wildland-urban interface. With a large area of forest adjacent to developed areas, the risk of wildfire spreading either from the forest into the community or vice versa is of primary concern. Areas of the wildland-urban interface are identified on Map I.

In addition to wildfire risk, supporting policies addressing flood hazards and slope stability, as referenced in the Village's Floodplain Management Bylaw and related amendments, are provided below to ensure development is resilient to natural hazards and protects public safety.

6.3.1 NATURAL HAZARD AREA OBJECTIVES

1. Promote the Neighbourhood Emergency Preparedness program and related initiatives.
2. Put regulations and safeguards in place to protect people, life and property from naturally occurring hazards to the extent possible.
3. Promote, and where on Village-owned land, lead forest restoration and fuel management activities to reduce wildfire hazards while addressing environmental issues.
4. Manage conditions affecting potential fire behaviours, thereby increasing the probability of successful fire suppression and containment, and thereby minimizing adverse impacts.

6.3.2 WILDLAND URBAN INTERFACE POLICIES

1. Participate in the regional FireSmart program and Comox Valley Regional Firesmart Resilience Committee.
2. Promote the BC FireSmart program, Home Ignition Zone Assessments for homeowners and FireSmart best practices to homeowners and tenants.
3. Encourage residents to complete Home Ignition Zone assessments and reduce the risk of ignition on their properties.
4. Follow FireSmart best practices in municipal operations and construction.
5. Mitigate potential wildfire risks by partnering with other local governments in the region, the Province of BC and local organization to complete wildfire exposure mapping and a hazard assessment.
6. Continue to foster collaboration, information sharing and response planning with other local governments in the region, agencies, Private Forest Lands licence holders and covenant holders.
7. Work collaboratively with partners to develop a list of critical infrastructure, initiate projects to reduce wildfire risk, develop wildfire response strategies, and pre-plan firebreaks.
8. Review emergency access requirements during subdivision to ensure the number of accesses are appropriate to the size of the development.

9. Work with other Comox Valley local governments to implement the Comox Valley Wildfire Resiliency Plan.
10. Revise existing fire service by-laws to incorporate wildfire resiliency actions, specifically related to undeveloped properties.
11. Consider reviewing all relevant plans and by-laws, including tree removal, to ensure they effectively mitigate wildland interface fire hazards and incorporate FireSmart terminology, including FireSmart landscaping and invasive species management with regionally standardized lists.
12. Participate in a multidisciplinary team to review treatment objectives, prioritize units, and identify wildfire risk reduction activities and priorities for the identified treatment units.
13. Support the implementation of fuel management treatments, additional risk reduction measures, and a maintenance strategy for long-term effectiveness.

6.3.3 STEEP SLOPE POLICIES

1. Encourage development on slopes at an angle of less than 20% to be designed in accordance with natural profiles, sensitive to natural grade, and in a way that minimizes the visual impacts and impacts on environmentally sensitive areas.
2. Discourage development on steep slopes with slopes of 20% or greater, as further defined above.
3. Generally, do not allow development on slopes 30 percent or greater. Design development on steep slopes in accordance with natural profiles, sensitive to natural grade, and minimize visual impacts and impacts on environmentally sensitive areas.

6.3.4 FLOOD MANAGEMENT POLICIES

4. Where possible, leave lands subject to flooding in a natural state or use it for parks, open space recreation or agricultural use.
5. Where no alternative exists or where development is currently allowed within the floodplain, require structures to be flood-proofed to standards specified by the BC Ministry of Environment and Climate Change Strategy.

7.0 BUILT ENVIRONMENT

This chapter identifies the OCP land use designations and sets out objectives and policies for growth management and for the built environment, including housing, heritage conservation, municipal infrastructure, transportation and connectivity, and sand and gravel extraction.

7.1 LAND USE DESIGNATIONS

The land use designations identify the present and desired future use of land in Cumberland, such as residential, commercial, industrial, agricultural, institutional, recreational and public utility land uses (Map A: Land Use Designations).

The land use designations guide updates to the zones in the Zoning Bylaw which provide more specific regulations regarding density and permitted uses on a property. The form and character of buildings and landscaping associated with a land use designation is regulated through Zoning Bylaw regulations and development permit area (DPA) guidelines. The latter are included in Part D of this Plan. The locations of the form and character DPs are identified on Maps J and K

Cumberland also has a Heritage Conservation Area (HCA), designated in this Plan, which includes the commercial downtown core and adjacent residential streets and is shown on Map K: Heritage Conservation Area. Similarly to the development permit areas, the HCA has guidelines that regulate the form and character of the built form (Section 12).

Land use designations direct and manage growth by identifying the types and density of land uses either present, or desired, in different areas of the Village. The designations and the intent for their development is summarized in table 3 below. Tables 4 and 5 provide the area in hectares of each land use and as a percentage of the total land area within the Village's municipal boundaries.

Table 4: Land Uses, Area and Development Intent

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial	24.14	This designation is intended for commercial uses that generally require buildings that are larger in size than what can be accommodated on a ground floor unit within a mixed-use building. Typical 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. Where located within the urban containment boundary, this designation can also include caretaker units and live/work artist studios.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial Mixed Use	3.85	This designation is intended for development in the Historic Village Commercial Core: • 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	137.00	This designation applies to all lakes. The intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.
Industrial	436.28	This designation is intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and commercial uses, industrial development will be designed to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
Institutional	15.54	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	291.65	This land use designation is intended for the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Mixed Use	37.60	The mixed use designation is intended to promote mixed commercial and residential development to create vibrant neighbourhoods that include commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential units. Where this designation occurs close to the downtown commercial core and falls within the Heritage Conservation Area, the intent is to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units. The conversion and adaptive use of heritage homes is encouraged.
Mixed Use – Civic Facilities	9.47	This designation is intended for a mix of the following land uses: civic, commercial, multi-family, institutional, cultural, and public open space.
Multi-Unit Residential	18.93	This designation is 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	1,043.52	The intent of this designation is 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	11.11	This designation 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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Residential	28.64	This designation is 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	100.19	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 and absorb a large proportion of the projected population growth. Infill housing provides small scale multi-unit housing, somewhere in size between detached single-family dwellings and multi-unit apartment buildings, to increase the diversity of housing in the Village. Infill development may include a range of housing forms such as single-family homes with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, duplexes, triplexes, 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	706.80	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 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.

Table 5: Land Use Designation Areas

Land Use Designation	Area (ha)	Percent of Total Village Area
Commercial	24.14	0.85%
Commercial Mixed USE	38.46	0.14%
Freshwater	1,369.97	4.81%
Industrial	436.28	15.33%
Institutional	15.54	0.55%
Interchange Lands	291.65	10.25%

Land Use Designation	Area (ha)	Percent of Total Village Area
Mixed Use	37.6	1.32%
Mixed Use – Civic Facilities	9.47	0.33%
Multi-Unit Residential	18.93	0.66%
Open Spaces, Park, and Greenways	1,043.52	36.67%
Recreational Residential	11.11	0.39%
Residential	28.64	1.01%
Residential Infill	100.19	3.52%
Working Forest	706.80	24.84%
TOTAL	**2,864.72**[10]	**100%**

The Village has a good distribution of different land use designations, including natural areas (66%, comprised of Working Forest, Open Spaces, Parks and Greenways, Freshwater), employment lands (42%, comprised of Commercial, Industrial, Institutional, and Working Forest), residential lands (5%, comprised of Multi-Unit Residential, Residential and Residential Infill) and mixed use lands which contribute to both residential and employment lands (12% including Commercial Mixed Use, Interchange Lands, Mixed Use, Mixed Use-Civic Facilities) (Table 5).

The Heritage Conservation Area, encompassing the Village's commercial core, continues to accommodate all the Commercial Mixed Use area, and a significant percentage of Mixed Use and Mixed Use Civic Facilities.

Table 6: Area within the Heritage Conservation Area

Heritage Conservation Area (HCA)	Area (ha)	Percent of Total HCA	Percent of Total Designated Area
Commercial Mixed Use	3.85	42.24	100%
Institutional	0.14	1.53	0.9%
Mixed Use	3.27	35.96	8.71%
Mixed Use – Civic Facilities	1.74	19.16	18.42%
Open Spaces, Parks and Greenways	0.1	1.10	0.01%
TOTAL	**9.1**	**100%**	

[10] Note that this total is different from the total area of the Village administrative area identified in section 1.4 because the calculations are based on the area of properties within the designations and does not include the area taken up by road rights-of-way.

7.1.2 LAND USE DESIGNATIONS AND ZONING

Lands within the Village are designated for specific land uses to guide how properties can be developed. Land use designations may differ from the current zoning. The intent of an OCP designation is to reflect present use, or to guide the future development of the Village and to provide a greater level of certainty to landowners and the community of what uses are supported in certain areas. **Map A** refers to land use designations.

In some instances, existing zoning will be carried forward at the time a comprehensive new Zoning Bylaw is adopted; this is intended to respect existing businesses and industry and acknowledge that full implementation of the Official Community Plan designations and policies may await comprehensive re-development proposals by the owners.

7.1.3 OBJECTIVES FOR OCP AMENDMENT APPLICATIONS

1. Ensure applications to amend the OCP Bylaw fit within the vision and goals of the OCP and have a community benefit.

7.1.4 POLICIES FOR OCP AMENDMENT APPLICATIONS

1. Property owners proposing to amend the OCP may be required to submit impact assessment reports, at the discretion of the Village. Where required, these will be prepared by appropriately qualified professionals.
2. The use of public funds for capital cost of extending infrastructure including, but not limited to, roads, potable water, sewer and stormwater management, outside existing serviced areas is discouraged.
3. Proposed development projects must demonstrate clear and measurable benefit to the community through rigorous and supportable evidence-based research and analysis.
4. OCP amendment applications, in particular amendments to the urban containment boundary, must demonstrate the benefit of the proposed project to the community. The proposal will be evaluated on that basis. Demonstrable community benefit includes:
    a. Extent to which the development meets the OCP vision, goals and policies
    b. Providing a use that is responding to community need
    c. Contributing toward meeting the projected housing need as per the most recent Housing Needs Report.
    d. Providing an amenity that will benefit the residents of Cumberland (including, but not limited to):
        i. Affordable housing, with a signed housing agreement with the Village
        ii. Park dedication (in addition to the minimum requirements for subdivisions that trigger a five percent dedication) and park improvements
        iii. Contributions to fire and emergency services
        v. Contributions to the Affordable Housing Reserve Fund

vi. Conservation of heritage resources

vii. Provision of off-site infrastructure, or upgrades

viii. Public EV charging stations

viii. Inclusion of universal designed and adaptable housing

5. Parks, public trails and pathways, and utilities are permitted in all land use designations, subject to the zoning regulations for the specific site.

7.2 GROWTH MANAGEMENT

7.2.1 OVERVIEW

Between 2016 and 2021, the Comox Valley was among the fastest-growing regions in BC, with a 9% population increase compared to the provincial average of 7%. Cumberland experienced the most rapid growth in the area, expanding by 19% during this period. [11]

This growth brings community, economic, and environmental impacts that must be carefully managed. Through the OCP engagement process, Cumberland residents expressed strong support for accountable, well-managed growth that maintains the Village's unique character and safeguards its natural environment.

Effective growth management requires thoughtful evaluation of development and infrastructure, guided by clear evidence, measurable outcomes, and long-term planning for housing, heritage conservation, services, employment, agriculture, and social needs. For Cumberland, this means fostering compact, complete communities near existing amenities and ensuring development aligns with the Village's financial capacity.

Unmanaged expansion risks inefficiency and sprawl. This OCP establishes an urban containment boundary for new residential growth, identified on **Map A: Land Use Designations**. By focusing new residential development where infrastructure already exists, the Village can reduce costs, optimize services, and preserve its distinct identity.

Land designated for industrial and commercial uses that depend on large properties or are incompatible with residential use are located outside the urban containment boundary.

[11] Comox Valley Regional District 2024 Housing Needs Report

7.2.2 FUTURE HOUSING DEMAND



Figure 15: Population Growth (BC Statistics)

Provincial legislation enacted in 2023 requires local governments to designate sufficient land in their OCP for residential use to meet the projected 5- and 20-year housing need for different types of housing, using 2021 as the base year. Cumberland's 2024 Housing Needs Report projects the community's population to grow from 4,655[12] residents in 2021 to 5,130 in 2026. By 2041, the population is expected to reach 6,660. In other words, from 2021 to 2041 about 2005 more people are estimated to call Cumberland home (figure 15).

The projected housing need is 358 units by 2026, using 2021 as the base year, and 1,350 units by 2041 (figure 16).[13] The total demand for housing is comprised of categories identified in table 7 below and further described in table 8.



Figure 16: 5- and 20-year Housing Demand from 2021 base year

[12] Note that the 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

[13] Village of Cumberland 2024 Housing Needs Report

Table 7: Housing Demand Projection

Housing Units For:	5-year (by 2026)	20-year (by 2041)
A: Housing in Extreme Core Housing Need	21	86
B: Individuals experiencing homelessness	12	23
C: Suppressed households	19	78
D: Anticipated household growth	232	866
E: Increasing the rental vacancy rate to 3%	2	9
F: Local demand buffer	72	289
Total	**358**	**1,350**

Table 8: Components of Housing Demand

Housing units for:	Intention
A: Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B: Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.
C: Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment.
D: Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Anticipated growth for municipalities is based on the average of local and regional projections.
E: Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F: A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This “demand buffer” accounts for the number of units required to meet “healthy” market demand in different communities. The demand factor is based on a ratio of housing price to housing density in the community.

Source: Ministry of Housing. 2024. Guidelines for Housing Needs Reports

The projected housing demand can be met primarily through development within the following land use designations:

- Residential Infill
- Multi-Unit Residential
- Mixed-Use
- Mixed-Use Civic Facilities

The type of development that will contribute to meeting Cumberland's housing need are additional secondary suites, accessory dwelling units and redevelopment of some properties with four units within the Residential Infill designation, new multi-unit residential development within the Village core, and residential infill and multi-unit development within the remainder, and still undeveloped portion, of Coal Valley Estates. In addition, the Village is expecting to redevelop the property that includes the municipal hall with a mixed use building that may include civic offices on the ground floor and apartment units above. The Village-owned property on Union Road may also be developed within the next 20-years with a mixed-use development that includes residential units.

In short, there is sufficient capacity to accommodate projected future housing demand on the lands designated for residential use on Map A of the OCP. Pursuant to provincial requirements, the numbers will be updated every five years to help stay on track to meet housing demand.

7.2.4 GROWTH MANAGEMENT OBJECTIVES

1. Provide a balanced amount of land within residential, commercial, industrial, agricultural and resource lands, open space, parks and greenways land use designations.
2. Carefully manage the geographic extent of development and the amount of greenfield converted to development.
3. Strive to concentrate new development or human activities to the least environmentally sensitive lands.
4. Avoid development within environmentally sensitive areas.
5. Carefully consider the impacts of new development proposed within the Comox Lake watershed, the regional drinking water supply, requiring professional studies and feedback from the Comox Lake Watershed Protection Advisory Group, as part of the review of a development application.
6. Maintain the integrity of a secure and productive resource base.
7. Encourage the assembly of development sites that enable the best realization of permitted development potential for the area.
8. Encourage settlement patterns that minimize the risks associated with natural hazards.
9. Maintain strong relationships with municipal neighbours and regional partners to ensure that growth and change decisions reflect provincial and regional policies.
10. Maintain the Village Centre as the residential and commercial hub of the community.
11. Ensure decision-making on growth and change takes into consideration the Village's financial and infrastructure capacities.
13. Maintain an urban containment boundary to:
    a. Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
    b. Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.

c. Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.

d. Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.

e. Focus the infill development mandated by the *Local Government Act* (LGA), section 481.3 to areas within walking distance of the Village core.

7.2.5 GROWTH MANAGEMENT POLICIES

Areas within the Village boundaries provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings and to allow the Village to concentrate infrastructure spending and community amenities within or near the Village Centre.

1. Take a precautionary approach to future growth in currently undeveloped areas, including coordinating with adjacent jurisdictions to share information and resources, identify, map and ground truth conservation areas that connect habitats.
2. Make Village capacity to finance growth a priority consideration in growth and change decisions.
3. Identify and protect environmentally sensitive areas to ensure an appropriate balance between future growth of the community and conservation of natural ecosystems.
4. Coordinate with School District 71 to identify potential sites for future schools as Cumberland grows. Existing school locations are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**.
5. To facilitate managed growth, appropriate development, and decision making, require all development proposals to demonstrate to the Village and community, clear and robust evidence-based analysis and assessment of market and growth conditions, community needs and benefits.
6. Except as required to improve the health and safety of existing development, do not expend public funds for the capital cost of extending servicing of roads, water, sewer, and stormwater/rainwater systems to lands outside of the Village boundaries.
7. Direct most of the new growth, particularly higher density residential uses, within a 15–20-minute walk to the Historic Village Commercial Core (HVCC) as shown on **Map A: Land Use Designations**. This is intended to:
    a. Reinforce the role of the HVCC as the preferred focus for business, cultural, recreation, and tourism services for Cumberland
    b. Promote walkable, pedestrian friendly neighbourhoods
    c. Encourage an entrepreneurial and business-friendly climate for future investment
    d. Reinforce and promote the heritage values and character of the downtown area and the Village centre as a whole,
    e. Accommodate appropriate infill and development in this area
    f. Reduce infrastructure servicing costs associated with new development.

7.3 HOUSING

7.3.1 HOUSING OVERVIEW

The Village strives to provide a mix of housing types and tenures, accommodating residents' needs across all stages of life, including ageing in place. A diverse mix of housing types includes single family dwellings, secondary suites, accessory dwelling units, multi-plexes, and apartment units.

A greater diversity of housing, including affordable housing, also ensures that residents of different income levels can live and work in Cumberland.

Village development permit requirements and building inspection ensures housing is well-built and safe, has efficient heating and water systems, and reduced greenhouse gas emissions.

Housing Form

The majority of housing in Cumberland continues to be single-detached homes, with about one quarter built prior to 1961. However, Cumberland's housing stock has been getting newer and more diverse over the past decade. In 2011, 78% of households lived in single-detached homes. By 2021 this decreased to 65% (figure 17). The decrease is largely due to more homes with secondary suites which now make up 29% of housing in Cumberland. Since the proportion of apartment buildings remains low, at 4% of all dwelling types in Cumberland, secondary suites are the main housing option for renter households who cannot afford to rent an entire single residential detached home.

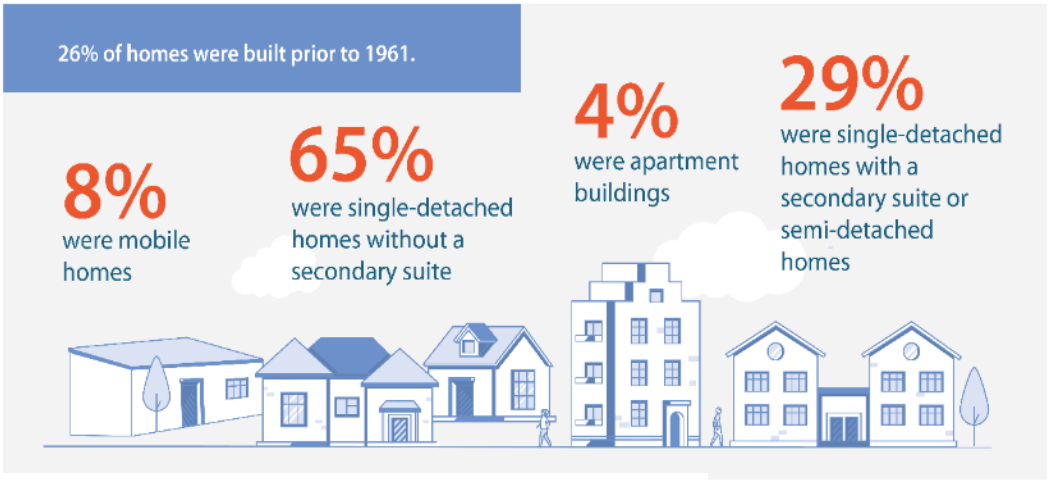


Figure 17: Dwelling Types (2021 Census)

Housing Tenure

The proportion of renters increased by only one percent between 2016 and 2021. A bigger jump was observed between 2011 and 2016 when the proportion of renters increased from 18% to 27%. The low rental vacancy rate in recent years (ranging from 0.7% to 1.4%) is evidence of a high demand but low supply of rental units in Cumberland.

Subsidized Housing

While the number of renters living in subsidized housing increased from 415 to 515 between 2016 and 2021, the number decreased as a proportion of the total number of renters from 11% to 8.7%.

Housing Affordability

The number of households living in housing that is unaffordable to them has decreased from 380 in 2016 to 340 in 2021. That is a proportionate decrease of 6%, from 24% in 2016 to 18% in 2021.

However, these numbers are misleading. Housing has not become more affordable for low-income residents in Cumberland. The reason for the decrease in persons living in housing that is unaffordable to them is that the number of more affluent residents in the Village has grown. The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. Lower income households therefore make up a relatively lower percentage of the population. It is likely that some have been displaced to other, more affordable communities.

Core and Extreme Core Housing Need

Households experiencing core housing need lack access to housing that is considered adequate, affordable and suitable. Housing is considered inadequate if it lacks the bedrooms and size suitable for the size of the household. It is considered unaffordable, if it costs a household more than 30 percent of before-tax income, and unsuitable if the dwelling needs major repairs.

The core housing need of owners increased by 1% between 2016 and 2021, while the core housing need of renters decreased by 8% from 26% in 2016 down to 16% in 2021. In real numbers, this represents 20 fewer owners and 15 fewer renters in core housing need in 2021.

At first glance, this looks like a good news story; however, extreme core housing need statistics, where households pay more than 50 percent of before-tax income on their housing, paint a different picture. Extreme core housing need increased by 1% for owners (15) and by 2% for renters (20).

Core and extreme core housing need was most likely also lower in 2021 than in 2016 due to income support payments during the 2019-2021 corona virus pandemic.

7.3.2 HOUSING OBJECTIVES

1. Make housing in Cumberland more attainable for people of medium and low incomes.
2. Meet the community's 20-year housing need identified in the most recent Village of Cumberland Housing Needs report.
3. Provide a greater diversity of housing types to respond to residents' needs at all stages of their lives, in particular housing types currently in short supply such as residential infill and multi-family housing.
4. Facilitate more rental housing.

5. Increase the number of affordable housing units in the Village to reduce the number of residents in core housing need.

7.3.3 HOUSING POLICIES

Attainable Housing

1. Support opportunities for attainable housing through:
    a. New multi-residential development
    b. Residential infill development, including secondary suites, accessory dwelling units and multi-plexes in addition to single residential dwellings.
    c. Rental apartments
2. Support the delivery of new housing units by streamlining development permit requirements.
3. Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations.
4. Ensure zoning regulations, particularly density, use, and parking are calibrated to market realities.

Housing Diversity

5. Give priority to development proposals for housing that adds more diversity to the existing single-family dominated housing stock.
6. Encourage diverse housing tenures within residential areas such as rental housing, cohousing, and cooperative housing, especially where these meet an affordable housing need.
7. Integrate seniors and special needs housing into the community where there is good access to public transit and basic support services.

Rental Housing

8. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.
9. Retain Council policy not to grant conversions of rental apartments to strata condominiums if vacancy rate is below 3%.
10. Continue to restrict vacation rentals to a limited area within the Village
11. Support the location of supportive or transitional housing within the Village for special needs groups, such as the physically or mentally disabled, young people and others who have unique social needs (Note, provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes.).

Manufactured Home Parks

12. Encourage the retention and creation of manufactured home parks in appropriate locations, as a viable and important source of affordable home ownership in Cumberland. New, stand alone, manufactured home parks will be considered subject to the following conditions:

    a. Connection to municipal water, sanitary sewer and storm systems

    b. Meeting the minimum lot size required in the current zoning bylaw
    c. Establishment of a comprehensive site plan showing lay out of the pads, internal road circulation, parking, and extent of buffering from adjacent non-mobile homeland uses
    d. Sensitive integration into the existing neighbourhood and with adjacent residential uses
    e. The development of and compliance with a bylaw regulating their form and appearance

13. Explore the possibility of strengthening security of tenure for residents of manufactured home parks and other protections that address issues related to the displacement of manufactured home park residents. This may include requiring the development of a tenant relocation plan as a mandatory element of any application to re-zone/re-develop a manufactured home park.

Employee Housing

14. Ensure that all large-scale hotel and resort developments include an affordable supply of rental housing for employees, and where required, include the provision to provide employee housing.

Non-Market Housing

15. Collaborate with appropriate agencies and organizations to source funding for non-market 0housing projects.
16. Facilitate partnerships or partner directly with non-profit housing societies on non-market housing projects as part of the redevelopment on Village properties.
17. Consider zoning amendments to incorporate inclusionary zoning and/or density bonusing to support non-market housing developments.
18. Reduce development costs for non-market housing projects where possible by fast-tracking development applications, reducing application fees, granting partial or full property tax exemptions, reducing parking requirements, and/or reducing development cost charges.
19. Provide small grants for pre-development or other costs to non-profit housing providers from the Village's Affordable Housing Reserve Fund.



7.4 HERITAGE CONSERVATION

7.4.1 OVERVIEW

The heritage values of a community are communicated through the continued presence, use and understanding of its historic places. Cumberland's heritage values are founded in its downtown and surrounding residential area, historic town sites, industrial sites, structures, landscapes, people and events, and are central to the Village's identity.

K'ómoks First Nations Presence

Cumberland lies within the traditional territory of the K'ómoks First Nation. Historic records indicate that the K'ómoks people used the area for beaver hunting and for its forests. Stumps of culturally modified trees have been identified in the inundation zone of Comox Lake and on several sites adjacent to the lake. The K'ómoks also travelled through the area to access the Alberni Valley. Archaeological investigations have determined that the Comox Lake area has a high potential for unrecorded archaeological remains.[14]

Reconciliation is a priority for the Village and the Village will seek opportunities to recognize K'ómoks presence and culture throughout Cumberland. Examples of those efforts to date include the alleyway naming project and the welcome poles in Peace Park.

The Coal Mining Era

Beginning in 1852 with the discovery of rich coal deposits near Comox Lake, the area witnessed a huge cultural shift with the arrival of prospectors and later settlers. Drawn by the Provincial Government's offer of 100 acres of coal land for every $1000 invested in coal development, a group of prospectors organized the Union Company, from which the early settlement took its first name – Union.

[14] Baseline Archaeological Services. November 2002. Final Report – Archaeological Inventory Study of the Inundation Zone of Comox Lake.

The mines were developed in the 1860s and 1870s but once funds ran low, the investors sold their rights to the Dunsmuir family who formed the Union Colliery Company of British Columbia.

The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889. The town of Cumberland was built further east in 1893. Many residents of Union moved into Cumberland, leaving Union to the various ethnic communities. Cumberland was named after the county in England, known for its coal mining and beautiful lake country. The two towns were amalgamated in 1967. Many of the Union Camp houses still remain on Camp Road, now officially called Dunsmuir Avenue. Some homes in the black and Japanese sections of Union continue to be used as single-family homes.

Cumberland endured devastating mine explosions, two world wars and bitter labour disputes, but remained an active coal mining town until 1966. As the coal industry declined, the local population decreased. However, in the past 30 years Cumberland has celebrated its history and has transformed into a popular tourist and recreation destination, a hub for music, art, festivals and community events, and a desirable place to live for individuals and families.

A number of heritage commercial, institutional and residential buildings along with mining artifacts dating back to the coal mining era remain within the Village. The Village has designated the municipal, Japanese and Chinese cemeteries as heritage resources, along with the former Post Office/Customs Office located at 2739 Dunsmuir Avenue and the Memorial Arch (Built 1921) in front of the Legion Building located on 2775 Dunsmuir Avenue. In addition, a covenant to protect Coal Creek Historic Park, former site of Chinatown and Number One Japanese town is registered on property title. The Village's Parks and Greenways Plan requires the protection of historic mining areas and artifacts. In 2017, Village Council established a community heritage register. At the time of adoption of this Plan, the Register included 26 heritage features and is continually being expanded.

To maintain and support the cultural heritage of the community and assist in the revitalization of the downtown area, a Heritage Conservation Area has been established for the Historic Village Commercial Core and is described in Section 11 and identified on **Map L: HCA-1 Heritage Conservation Area**. This, however, does not preclude future preservation of the diverse heritage residential buildings located throughout the Village, which are a major asset and contribute to the Village's character. **Map M: Historic Neighbourhoods** identifies historic neighbourhoods in the Vllage. The map includes those neighbourhoods that still retain some of the original character and a high proportion of heritage buildings.

The names of the neighbourhoods are local names that reflect past residents' occupations or cultural heritage, the predominant building form, or the name of the subdivision. Table 9 lists the names and their origins.

Table 9: Cumberland Historic Neighbourhoods

Historic Neighbourhood	Origin of Name
Camp Road	Named after "Union Camp" this section of Dunsmuir Avenue west of Sutton Road encompasses the former Union Colliery Company's housing for mine workers. The street is known for its small gable or shed-roof cabins with front porches located close to the road.
Doctor's Row	Doctor's Row encompasses the residential homes located on Windermere Avenue, formerly called Hospital Avenue, between First Street and Second Street. Many of the homes were originally occupied by medical doctors working in Cumberland's hospital.
Fernwood Heights	Fernwood Heights consists of two blocks of residential homes located along Maryport Avenue between First and Third Streets. The homes date to 1894-1895 and were owned by well-to-do families, including business and store owners, architects and contractors. Fernwood Heights is one of the oldest residential streets in Cumberland.
42nd Street	This area carries the name of the 1932-33 "42nd Street" subdivision by Canadian Collieries Dunsmuir Limited (CCDL) encompassing properties along both sides of Cumberland Road, generally between Primrose and Hope Streets, along the east side of Mill Street, the south side of Wellington Street and the block between Primrose and Bevan Roads (see **Map M**). The company hired unemployed miners' sons for a dollar a day to clear the land. Once the lands had been subdivided into lots, the miner's sons drew the lots from a hat and they or their parents could then purchase the lot for $50. The "suburb", as it was called in the newspaper, was named after a movie playing at the Ilo Ilo Theatre at the time. A poster promoting the 42nd Street movie was displayed close to the subdivision.
Historic Village Commercial Core	This area generally corresponds to the historic commercial core of the Village, recognizing that there were a few isolated stores and businesses in other neighbourhoods of the Village.
Jerusalem	Jerusalem includes an area of 24 adjoining properties on the south side of Derwent Avenue and the North side of Allen Avenue between Second and Fourth Street. About 18 of the properties had rental cottages built for merchant Harry Hamburger. Because Hamburger was Jewish and the cottages had a distinctive building style, the area became known as Jerusalem.
New Bevan	The New Bevan neighbourhood encompasses 37 standard model residential homes, located on Dunsmuir, Penrith, Maryport and Windermere Avenue between Fifth and Seventh Street. The original homes are single storey, wood frame buildings with a hip roof. The houses were built as company homes for

Historic Neighbourhood	Origin of Name
	mineworkers' families in nearby Bevan in 1910-1912 and were relocated to Cumberland in 1918.
Veterans' Housing	Cumberland's veteran's housing consists of thirty-five residential homes built with federal funding between 1945 and 1947 to provide housing for WWII veterans. The houses are located on Beaufort, Maryport, Windermere and Ulverston Avenue. The land was deeded to the (then) City of Cumberland by Canadian Collieries Dunsmuir Limited (CCDL).
Historic Cumberland, remaining	Historic Cumberland includes all of the above neighbourhoods that have names based on common attributes as well as those neighbourhoods without specific names that were created through subdivision between 1893 and 1930.

Source: Barr, Jennifer Nell. 1997. Cumberland Heritage: A selected history of people, buildings, institutions and sites, 1888-1950.

7.4.2 HERITAGE CONSERVATION OBJECTIVES

1. Promote public awareness, appreciation and support for Cumberland's heritage resources and their importance to community identify and character.
2. Ensure heritage conservation is an integral part of community planning.
3. Preserve the Village's built heritage, artifacts, structures, and landscapes.
4. Identify and promote incentives to assist in the conservation of heritage buildings, structures, sites, and significant trees.

7.4.3 HERITAGE CONSERVATION POLICIES

1. Provide and continually update resources and information for property owners and developers about the process and requirements for development within the designated HCA, including information about the benefits of a Heritage Revitalization Agreement and having property listed on the Community Heritage Register.
2. Create signage to recognize historic places, streetscapes, alleys, and neighbourhoods to increase awareness and appreciation of Cumberland's heritage.
3. Create awareness, appreciation and support for Cumberland's heritage resources by supporting initiatives such as heritage-themed events, interpretive walks, heritage restoration awards, heritage plaque program, and stop of interest signs.
4. Explore establishing limited area HCAs outside of the HCA-1 boundaries even if they include only one building, a few buildings, or a block, to capture significant heritage properties.

5. Facilitate the preservation of the Saito House in Coal Creek Historic Park through the creation of a separate lot containing the house and yard, a heritage conservation covenant and heritage designation.

6. Work in a collaborative and transparent manner with property owners and occupants, when documenting heritage values and adding resources to the Community Heritage Register.

7. Continue to implement the vision, principles and actions set out in the 2016 Heritage Management Plan.

8. Determine priority heritage resources to be added to the Community Heritage Register based on the selection criteria in the 2016 Heritage Management Plan and document their historic, social, cultural, spiritual, aesthetic, architectural, and scientific values.

9. Explore the adoption of a Heritage Site Maintenance Standards Bylaw for properties listed on the Community Heritage Register.

10. Where opportunity and funds are available, seek partnerships for the acquisition of lands and structures of cultural and historic significance within the Village for the purposes of conservation, preservation and redevelopment of the Village's historic character.

11. Work with private landowners to retain appropriate public access to the existing system of logging roads, artifacts and rail beds as part of the Village's broader heritage infrastructure.

12. Encourage the preservation, restoration, rehabilitation, and heritage designation of privately-owned heritage resources through a heritage revitalization agreement offering incentives such as the following:

    a. Additional density (e.g. addition of a mezzanine in a heritage building or addition of a new building behind a heritage building)
    b. Relaxation of Zoning Bylaw requirements (permitted uses, site coverage, parking requirements, set-backs, etc)
    c. Partial or full property tax exemption for a period of 5 or 10 years

12. Where financially feasible, seek to provide incentives for heritage conservation such as façade renovation grants.

13. Discourage the demolition or unauthorized alteration of heritage buildings or structures.

14. Employ, where appropriate heritage protection measures such as:

    a. Heritage Inspections
    b. Heritage Impact Assessments
    c. Temporary Heritage Protection
    d. Heritage Conservation Covenants
    e. Heritage Revitalization Agreements
    f. Heritage Designations

g. Heritage Compensations
h. Heritage Conservation Areas
i. Heritage Alteration Permits
j. Heritage Site Maintenance Standards
k. Tree Protection
l. Reservation and Dedication of Heritage Property

15. Heritage conservation is inherently sustainable, as it minimizes:

    a. The need to destroy building materials and retains established land use situations and infrastructure
    b. Conserves embodied energy
    c. Reduces pressure on landfill sites
    d. Avoids impacts of new construction and minimizes the need for new building materials
    e. The loss of cultural and economic opportunities that support a healthy livable community

    The Village encourages building upgrades that increase energy efficiency, water conservation and reduce greenhouse gas emissions. However, upgrades should be undertaken without destroying heritage character defining elements, and consideration should be given as to how to balance upgrades and heritage conservation. Energy upgrading measures for heritage buildings should be assessed against the *Parks Canada Standards and Guidelines for the Conservation of Historic Places*.

7.5 MUNICIPAL INFRASTRUCTURE

7.5.1 OVERVIEW

The water, sewer, and stormwater systems are critical to the long-term sustainability of the built environment. Municipal infrastructure supports development and growth and creates opportunities for recreation, tourism, and environmentally friendly and innovative industrial development. As areas grow and redevelop, infrastructure needs to be upgraded or expanded. At the same time, existing infrastructure throughout the Village has to be maintained and eventually replaced. Like many municipalities, Cumberland is facing infrastructure challenges, including growth induced demand for more and improved services, aging infrastructure, and regulatory demands with limited options for raising capital to respond. These challenges have resulted in an infrastructure deficit at a critical time where infrastructure upgrades and repairs are necessary to respond to the impacts of climate change.

Managing how and where the community grows is the most important tool the Village has to achieve financially sustainable infrastructure. Strategically focusing investment close to the Village core and areas of our community with existing surplus capacity will help to service population growth while minimizing long-term maintenance and renewal costs.

To meet the goals and objectives of this OCP for the built and natural environment, policies outlined below have been developed that encourage new developments to incorporate best management practices (BMPs) in stormwater, waste, sewer, and water supply management planning and facility designs. This is combined with policies toward existing infrastructure that looks to continual and cost-effective improvement of the current network of services and utilities.

7.5.2 GENERAL MUNICIPAL INFRASTRUCTURE OBJECTIVES

1. Ensure financially sustainable service delivery that considers long-term maintenance and replacement costs.
2. Ensure the availability of services to meet existing and future community needs in a cost-effective and environmentally friendly manner.
3. Seek mutually beneficial partnerships with all levels of government and First Nations.
4. Provide an adequate and appropriate supply of water to meet domestic, commercial, industrial and institutional needs and fire protection requirements.
5. Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems.
6. Encourage the use of integrated stormwater management techniques.
7. Provide a safe and efficient multi-modal transportation network compatible with existing and proposed land uses.

7.5.3 GENERAL MUNICIPAL INFRASTRUCTURE POLICIES

1. Consider full lifecycle costing of new infrastructure at time of redevelopment or community expansion when determining new fees and charges.
2. Implement an asset management program to ensure fiscally sustainable delivery of infrastructure services that takes into account long term maintenance and replacement costs.
3. Focus growth away from new suburban greenfield developments and towards areas that are already well-serviced to ensure the efficient use of infrastructure.
4. Focus infrastructure upgrades in areas of the Village that exhibit limited infrastructure capacity and high likelihood of redevelopment:
    a. West Dunsmuir and parts of Downtown/Village Core have a high likelihood of redevelopment due to the age and condition of some of the buildings but are also in areas facing major or moderate water and sanitary sewer capacity issues. The Village will prioritize infrastructure upgrades in these areas to support future development. This ensures that infill or higher-density projects will not be hindered by service limitations.
    b. Royston Road and Second Street areas show some capacity issues and a medium likelihood of redevelopment. These areas should be considered for mid-term infrastructure planning to prevent any bottlenecks as redevelopment grows, particularly if surrounding areas are upgraded.
5. Generally, allocate resources to enable civic capital (e.g., signage, street furniture, sidewalks, cycling facilities, parks, leisure facilities, and other infrastructure investments) in growth areas identified on Map A: Land Use Designations with the purpose of making these safe, accessible, high-quality living and working environments.
6. Update storm, sanitary and water master plans and models to reflect the future land use designations.
7. Assess infrastructure capacity and review fire flow requirements and on-site stormwater management to support infill and higher density development.
8. Update the Development Cost Charges (DCC) Bylaw when new projects are identified through updated master plans and growth modelling.
9. Synchronize the Village's 5-year capital plan and DCC projects to support infrastructure in expected growth areas and known areas of concern.
10. Ensure that developers pay the full cost of providing services as a result of new development.
11. Apply for funding to support infrastructure upgrades that facilitate infill development.
12. Seek out funding programs to construct capital projects (water, sewer, and road frontage) where they are most needed.
13. Advocate for, pursue and maximize senior government contributions to fund municipal infrastructure.

14. Support opportunities for federal, provincial, and First Nation partnerships for infrastructure to manage costs and risk to the Village and taxpayers.
15. Incorporate greenhouse gas reduction criteria in infrastructure projects for valuation/modeling and procurement.
16. Ensure the provision of adequate off-street parking, loading and service areas for large lot commercial and industrial developments. Consider reducing parking requirements for areas serviced by transit and/or active transportation corridors and for affordable housing developments will lower than average vehicle ownership.
17. Provide appropriate streetlighting for roads and pedestrian walkways.

7.5.4 SOLID WASTE MANAGEMENT

Solid waste management encompasses the processes involved in handling waste generated by households, businesses, and institutions within the region. This includes collection, recycling, composting, and disposal. The Village of Cumberland is part of the Comox Strathcona Waste Management service which serves the municipalities and rural areas of the Comox Valley and Strathcona Regional Districts.

The Comox Valley Waste Management Centre (CVWMC), located on Bevan Road to the northwest of the Village centre, includes a landfill, leachate treatment plant, a recycling depot, facilities for hazardous waste, and an organics transfer station. The site is also home to a biosolids composting facility, operated by the Comox Valley Sewerage Service. With the closure of the Campbell River Waste Management Centre in 2023 and the future closure of community landfills in Tahsis, Zeballos, and Gold River in the next five to ten years, the CVWMC will be the only waste disposal facility within the CSWM service area, serving an increasing population.

The BC Ministry of Environment (MoE) Landfill Permit 5050 was originally issued in 1978 and was amended in September 2016 under Operational Certificate Number 5050, permitting expansion to three new engineered landfill cells. In 2019 the original landfill at the CVWMC was closed, equipped with an engineered system to manage landfill gas and stormwater and capped and vegetated. A new engineered landfill cell opened in 2013. A third cell is projected to be constructed after 2030. The top of the now closed original landfill cell is approximately 185 metres above sea level. The cell currently in operation will have a similar height and future cells are proposed to have a maximum height of 212 metres above sea level.

The 2016 provincial Landfill Criteria for Municipal Solid Waste require a minimum 50 metre landfill site boundary, of which the 30 m closest to the landfill site boundary must be reserved for natural or landscaped screening (berms and/or vegetative screens). Retention of a tall tree buffer to active landfill cells from the south and north, and a vegetated berm from Bevan Road will be important to mitigate against the potential visual impact of active cells nearing or at capacity.

The 2016 provincial Landfill Criteria for Municipal Solid Waste restricts the location of landfills. The siting criteria state that “the landfill footprint must not be located within 500 metres of an existing or planned

sensitive use."[15] Examples of sensitive land uses identified in the document include, but are not limited to, schools, residences, hotels, restaurants, cemeteries, food processing facilities, churches and municipal parks. **Map A: Land Use Designations** shows the 500 metre buffer, drawn around the current active cell and future cells that have been approved by the provincial government.

7.5.5 SOLID WASTE MANAGEMENT POLICIES

1. Continue to encourage and implement resource conservation and waste reduction by continued emphasis on the 4-R's: Reduce, Reuse, Recycle, and Recover; and by community education initiatives with respect to recycling and composting options.
2. Work with regional partners to encourage all property sectors to reduce solid waste generation and increase recycling towards the target of zero waste and to report on waste diversion.
3. Seek opportunities to provide appropriate education programs to public and private sectors emphasizing the importance of waste reduction.
4. Continue coordination with the Comox Strathcona Waste Management service on the implementation of the *Comox Strathcona Waste Management Solid Waste Management Plan, 2012* and participate in the process to update that plan.
5. Update the Zoning Bylaw to restrict sensitive uses, such as food processing industries, hotels, restaurants, schools and residences, from locating within the 500 metre buffer to the CVWMC shown on the **Map A**: Land Use Designations.
6. Ensure that a buffer of tall trees is allowed to grow to the north, and existing trees are retained to the west and south of the CVWMC and that a vegetated berm is maintained along Bevan Road to reduce the visual impact of currently active landfill cells.
7. The host community agreement with the CVRD should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan Road, and impacts on Bevan Road from large trucks and landfill traffic.

7.5.6 STORMWATER MANAGEMENT

The Village's Stormwater Drainage Master Plan, prepared in 2010, provides an overview of the current stormwater characteristics and challenges to the stormwater infrastructure within the Village. The system includes a combined sewer system and a dedicated storm drain system. Combined sewers provide drainage for stormwater and sanitary services and flows to the wastewater treatment lagoons located on the east side of the Village.

The combined sewer system is comprised mainly of clay pipes and asbestos-cement pipes that are reported to be almost a century in age. The dedicated stormwater system is generally newer, with all

[15] Ministry of Environment, 2016. Landfill Criteria for Municipal Solid Waste.

recent subdivisions having separate systems. Older sections employ open ditches and splash pads, while newer subdivisions generally have piped underground drainage systems and rock pits.[16] It was noted that the existing older systems will need significant upgrades over the long term. Over the past decade, the Village has been steadily making improvements to separate combined sewers to reduce stormwater flows to the sanitary sewer system and reduce the possibility of flooding and decreased treatment efficiency at the sewage lagoon.[17]

The design of stormwater systems at subdivision and building permit is regulated through the Village's Municipal Stormwater System Regulation and Fees Bylaw, 1024, 2015.

The Village is planning to prepare a new Stormwater Management Plan in 2026/2027. Among other things, the new plan will update the existing system model to reflect current and projected population growth and embrace sustainable, nature-based approaches that mimic natural hydrological processes to manage rainfall and reduce runoff.

7.5.7 STORMWATER MANAGEMENT POLICIES

1. Develop and maintain a functional and environmentally responsible stormwater management system.
2. Assess infrastructure capacity and review policies such as on-site stormwater management to support infill and higher density development.
3. Continue to prioritize separating older combined stormwater-sanitary sewers within the Village to free up capacity in the sanitary sewer system.
4. Require, prior to the development of new areas, that flow elevations be established with existing storm infrastructure to ensure adequate drainage.
5. Apply current best practices and standards to parking lot design to ensure protection of the environment, water quality and overall management of stormwater.
6. Encourage green stormwater infrastructure, such as green roofs, greywater recycling, bioswales, and infiltration galleries.
7. Use integrated stormwater management practices where appropriate.
8. Encourage, and as feasible, incentivize the use of low impact development strategies in new developments and major redevelopments such as:
    a. Rain gardens and bioretention cells
    b. Green roofs
    c. Permeable pavements
    d. Vegetated swales
    e. Infiltration trenches

[16] McElhanney Consulting Services Ltd, Village of Cumberland, Stormwater Drainage Master Plan 2010 p.3
[17] Ibid. p.4

9. Adopt performance-based standards that require developments to retain a specified volume of stormwater on-site using green infrastructure before discharging to municipal systems.
10. Explore the feasibility of a stormwater utility fee based on impervious area and offer fee reductions or rebates for properties that incorporate green infrastructure solutions.
11. Where feasible, include green infrastructure features in capital projects related to roads, sidewalks, parks, and civic buildings. This can include bioswales, curb cuts into rain gardens, tree trenches, green boulevards, street trees, amended soils, permeable pavement and green roofs.
12. Protect and restore natural hydrological features:
    a. Preserve wetlands, riparian buffers, and natural floodplains
    b. Prohibit development in sensitive recharge or flood-prone areas
    c. Encourage stream daylighting and naturalization of stormwater channels
13. Encourage or incentivize the installation of rainwater harvesting systems in new developments for non-potable uses such as irrigation and toilet flushing.
14. Partner with other local governments in the region to provide community education, technical support, and demonstration projects to promote awareness and adoption of green infrastructure.

7.5.8 WATER SUPPLY

Most of Cumberland's drinking water comes from five lakes located in the Cumberland Creek and Perseverance Creek watersheds: Allen Lake, Stevens Lake, Hamilton Lake, No. 2 Reservoir and Henderson Lake (see Map C Public Facilities, Major Roads, Sewer and Water Systems). At full storage capacity these reservoirs hold approximately 1, 237, 800 cubic metres of water. This water and the ground water source in Coal Creek Historic Park are the water sources for all of Cumberland and the Royston community (through the sale of bulk water by the Village to the CVRD). Approximately 16 litres of water per second can be drawn from the Coal Creek well while approximately 90 litres of water per second can be drawn from the reservoirs[18] . In late 2014, the Village completed a seismic upgrade of the Stevens Lake dam. Upgrades to No. 2 dam and restoration of eroded sections of Perseverance Creek have been identified as future priority capital projects to improve the resiliency of the Village's water supply to potential climate change impacts.

In response to the Vancouver Island Health Authority (VIHA) policy directive (4-3-2-1 Drinking Water Treatment for Surface Water Policy), the Village installed ultraviolet disinfection treatment in 2015, which provides additional treatment for neutralizing bacteria that cause water borne diseases. The Village has also been proactive in securing and governing safe water supply through various initiatives and policies which were directed towards water conservation, potential groundwater development, and control of water demand within the Village.[19] In order to maintain long term water quality that protects

[18] https://cumberland.ca/water-services/

[19] McElhanney Consulting Services Ltd. Village of Cumberland Long Range Water Supply Strategy,2011

public health, recreational activities and forestry activities within the Village watershed will be closely monitored to minimize potential impacts on water quality.

7.5.9 WATER SUPPLY POLICIES

1. Protect and preserve community drinking water sources to ensure the safe supply of water to any municipal water system.
1. Effectively manage all recharge areas critical to the maintenance and safe function of the Village's water supply.
2. Continue long range planning for water treatment within the water supply system.
3. Ensure that adequate standards and water capacity levels are maintained as Cumberland's population grows.
4. Protect, restore, and where appropriate enhance the natural stream and wetland habitats that support fish and wildlife resources.
5. Implement ongoing water demand management and education.
6. Encourage gray-water recycling.
7. Promote water storage barrels/rainwater catchment in yards for water reuse.

7.5.10 LIQUID WASTE MANAGEMENT SERVICES

The Village of Cumberland has been undertaking a comprehensive Liquid Waste Management Plan (LWMP) process since 1998, with the current phase restarted in 2016 following Council's decision to pursue a made in Cumberland solution rather than joining regional wastewater treatment initiatives. The LWMP was developed through extensive community consultation and technical analysis, with the Draft Stage 3 report submitted to the Ministry of Environment and Parks in March 2025 for approval.

The Village's wastewater treatment system will consist of upgraded lagoons with tertiary filtration, UV disinfection as well as a biochar media reed bed that discharges treated effluent to augment the North Wetland area and support habitat restoration. The system has been designed to handle high wet weather flows from remaining combined sewer areas as well as further population increases. The combined storm sewer systems will need to be replaced. This upgrade is essential to meet regulatory requirements and protect receiving waters including Maple Lake Creek, Trent River, and Baynes Sound.

The Village's wastewater treatment facility site requires protection through appropriate land use designations to ensure long-term operational viability and allow for future expansion or upgrades. The treatment system capacity will guide the sequencing and density of future development to ensure adequate servicing levels are maintained.

Key Infrastructure Projects

- Completion of wastewater treatment lagoon system upgrades to meet regulatory standards
- Continued separation of combined sewer systems in remaining areas
- Implementation of source control measures for industrial and commercial discharges

- Enhancement of system monitoring and compliance reporting capabilities. Development of long-term asset management strategies for major infrastructure components

Environmental Protection Measures

The LWMP emphasizes protection of receiving waters including Maple Lake Creek, Trent River, and associated wetlands through upgraded lagoon treatment and enhanced discharge monitoring. Natural nitrogen removal occurring in Maple Lake Creek provides additional environmental protection, though future nitrogen treatment requirements may be imposed through operational certificate amendments. The north wetland area serves as both a receiving environment for treated effluent and habitat enhancement area, requiring protection from incompatible land uses. The treated water will augment the wetland and support the proposed new Maple Lake Creek channel for habitat restoration. Stormwater management integration is essential to reduce inflow and infiltration into the sanitary system while protecting water quality in local watersheds.

7.5.11 LIQUID WASTE MANAGEMENT PLAN COMMITMENTS

1. Continue with the combined sewer separation program to achieve 100% separation of all remaining combined sewers and pursue all grant funding and co-construction opportunities to assist with this.
2. Complete the updates to the storm drainage and sewer master plans and update storm drainage and sewer bylaws and enforcement policy, if necessary. Specific attention to be given to the storm bylaw for encouragement and enforcement for property owners in newly separated storm/sanitary areas to make connections to the new storm system.
3. Develop and implement the Fats, Oils, and Grease (FOG) Bylaw to improve the wastewater source control and compatibility for treatment at the WWTF.
4. Develop an educational program for the public and private sector with a focus on source control of contaminated dischargers to the sanitary sewer (and storm drain) systems.
5. Identify other sources of infiltration and inflow (other than combined sewers), develop a repair program, and update an asset management plan of the collection system.
6. Implement the required funding structure to fund the LWMP program. Update the Wastewater DCC rates and bylaw to include future payment of the loans for the treatment upgrades.
7. Establish a composite sampling program of the WWTF influent and final effluent to verify contaminant loading and removal rates. Formulate and define sampling protocols.
8. Implement the enhanced Receiving Environment Monitoring Program (REMP) to assess the cumulative effects and benefits of the future effluent discharges into the receiving environment.

7.5.12 OUTDOOR LIGHTING

Intrusive lighting installations can significantly disrupt the nocturnal environment and impact residents if the light encroaches into their homes. Preserving dark skies is a key priority for Cumberland, not only to

protect the character of the night-time landscape but also to support human health and the natural environment. Equally important is the energy efficiency of lighting systems, which plays a crucial role in reducing the community's overall energy consumption.

To that end, it is essential that all lighting installations are thoughtfully designed—both in terms of their placement and their energy use. In many instances, existing lighting can be made more environmentally responsible through simple measures such as redirecting light, adding shielding, or reducing the wattage of luminaires. The form and character development permit area guidelines (DPA's 5 to 11) in this OCP include guidelines on outdoor lighting on private property.

In 2021, the Village started replacing existing streetlights with dark sky compliant 3000K warm colour LED lights as old light bulbs burn out. All new developments in the Village are now required to use LED lights.

7.5.12 OUTDOOR LIGHTING POLICIES

1. Ensure outdoor lighting installed in new developments follow international dark skies guidelines, controlling both the quantity and quality of night lighting. There should be sufficient on-site illumination for pedestrian and vehicle safety, while minimizing encroachment into adjacent properties and natural areas.
2. Continue efforts to replace existing conventional street lighting with LED bulbs with the minimum wattage required to ensure pedestrian and vehicle safety.

7.6 TRANSPORTATION AND CONNECTIVITY

7.6.1 OVERVIEW

The Village depends on the municipal and provincial transportation network and services for work, recreation and day-to-day travel. The Village is primarily accessed and connected to the rest of the region via Highway 19, Cumberland Road, Royston Road, and the Comox Valley Parkway. Dunsmuir Avenue is the main road servicing the commercial uses in the Village core. Cumberland Road services industrial uses at the entrance to the Village and Bevan Road services the Comox Valley Waste Management Centre and industrial uses to the north of the Village core.

As the community grows, additional residential, commercial and industrial development add more demand on the transportation network. The transportation infrastructure needs to address all forms of mobility including walking, rolling, cycling, public transit, and driving. The 2024 Transportation Master Plan and the 2024 Complete Communities Assessment emphasize the role that active transportation options play in creating a liveable and sustainable community. An interconnected multi-modal transportation network offers sustainable choices for accessing daily needs, thereby making it attractive and safe for residents to shift transportation modes, reducing their dependence on vehicles and cutting transportation-related greenhouse gas emissions.

Key goals for the Village are Cumberland over the next decade are maintenance, repairs and replacement of an aging road system in the Village core, addition of sidewalks, and implementing the

recommendations of the 2024 Transportation Master Plan. Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**. The existing and proposed active transportation network is shown on Map B: Active Transportation Network, Parks, Trails and Conservation Lands. More detailed maps, priority projects corridors, road classifications, cross sections and standards are provided in the 2024 Transportation Master Plan and subsequent updates.

Key transportation projects anticipated over the next decade are:

a. a road and multi-use pathway connection through Coal Valley Estates from the end of Kendal Avenue to Penrith Avenue.
b. a separated multi-modal pathway connecting the Village of Cumberland to the City of Courtenay
c. a safe, and where feasible, separated multi-modal pathway connecting the Village core to Comox Lake

A future alternate connection from the entrance to the Village to Bevan Road will depend on the development pace of the Bevan Industrial lands and may not be a consideration until a future OCP update.

7.6.2 TRANSPORTATION AND CONNECTIVITY OBJECTIVES

As per the 2024 Transportation Master Plan, the Village's objectives for its transportation network are:

1. Encourage lower carbon transportation such as carshare, biking, e-bikes and e-scooters, and encourage alternative transportation links within Comox Valley and regionally.
2. Focus on existing road and infrastructure before constructing new facilities.
3. Utilize low-cost, temporary, and quick-build materials for all new active transportation facilities to allow the community to test what works well and what needs to be adapted.
4. Create a transportation network that maximizes accessibility for vulnerable road users and those with visual and mobility impairments.
5. Prioritize connections to the most important destinations and cherished assets in the community including schools, parks, trails, and the downtown.
6. Strengthen active transportation connections to the larger Comox Valley.
7. Follow a more rigorous approach to measuring, monitoring, and reducing community-wide and corporate emissions in the transportation sector.

7.6.3 GENERAL TRANSPORTATION POLICIES

1. Work in collaboration with the Ministry of Transportation and Transit (MOTT), the Comox Valley Regional District (CVRD), and the City of Courtenay to provide safe and separated active transportation facilities connecting the Village of Cumberland to the City of Courtenay and the electoral areas.
2. Construct new roads and road improvements in accordance with the road classifications, cross-sections and standards in the 2024 Transportation Master Plan and subsequent updates.

3. Implement roundabouts and mini roundabouts as per the recommendations in the 2024 Transportation Master Plan and subsequent updates.
3. Resources and budget permitting, prioritize local road and sidewalk improvements as per the 2024 Transportation Master Plan and subsequent updates.
4. Prioritize improvements to sidewalks that form part of walking routes to community hubs, such as the school and the Village commercial core as per the 2024 Transportation Master Plan and subsequent updates.
5. Work to improve accessibility, quality, and safety of existing roads and laneways.
6. Research and apply for provincial and federal grant funding for transportation infrastructure projects.
7. Place emphasis on alternative modes of transportation (walking, cycling, transit) while maintaining automobile, commercial goods, and emergency vehicle mobility.
8. Improve general road conditions and the aesthetics of the highway corridor by discouraging unkempt lots and prohibiting billboard advertising.
9. Install native landscaping, planted in naturalized patterns, which does not infringe on safety and view lines of traffic and pedestrians.
10. Update the Village's Streets and Traffic Bylaw, Subdivision and Development Bylaw and develop Supplemental Standards to implement the 2024 Transportation Master Plan.
11. Adopt a traffic calming policy in accordance with the 2024 Transportation Master Plan recommendations.
12. Update the Snow and Ice Removal policy to include maintenance of active transportation facilities.
13. Explore the feasibility of installing on-street EV charging stations with considerations outlined in the 2024 Transportation Master Plan.
14. Develop an on-street accessible parking design standard.
15. Undertake regular parking counts as part of a parking management program.

7.6.4 MULTI-MODAL POLICIES

1. Promote Cumberland as a multi-modal community, with connectivity networks that integrate with transit services.
2. Continue to incorporate pedestrian and bicycle amenities throughout the Village.
3. As resources permit, complete the recommended pedestrian and cycling facility projects in the 2024 Transportation Master Plan and subsequent updates, including:
    a. Shared street network
    b. Priority corridors for improved pedestrian and cycling connections along:
        i. Maryport
        ii. Kendal Avenue

iii. Fourth Street
iv. Cumberland Road
v. Comox Lake Road
vi. Royston Road

c. Penrith Avenue extension and connection to Kendal Avenue including a multi-use pathway
d. Multi-use pathway or equivalent facility along Bevan Road
e. Active transportation facility along Union Road
f. Active transportation facilities along Ulverston Avenue

4. Streets should be:

   a. accessible, with wheelchair ramps, sufficient numbers of benches with shade, sidewalks on all streets.

   b. well-connected, with streets forming a connected grid that improves traffic by providing many routes to any destination

   c. built for an appropriate speed, with narrow lanes or traffic calming in place to control speed where required

   d. pedestrian medians at intersections, provisions for cyclists, protected bus shelters, and tree lined streets

5. Expand and diversify the public bicycle parking supply in accordance with the 2024 Transportation Master Plan.
6. To support more cycling and scooter trips within the Village, explore the feasibility of a downtown secure bicycle parking facility.
7. Work with the CVRD on infrastructure improvements between Cumberland and Courtenay to expedite the expansion of the e-bike program and provide safer facilities for active transportation users.
8. Update the Zoning Bylaw to include non-standard (oversized) bike parking requirements and associated design details.
9. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.
10. When undertaking road improvements and upgrades, the Village will incorporate active transportation requirements into subdivision design standards and road design.
11. Increase walkability throughout the Village by:

    a. Encouraging all new residential subdivisions and commercial, industrial and institutional developments to be within a 10-15 minute walk to adequate services.

    b. Avoid the use of cul-de-sacs where practical. Where there is no alternative layout option, ensure adequate pedestrian connectivity to the surrounding area is provided.

8. Encourage bicycle parking facilities on public and private lands where provision of such facilities is needed or would likely result in increased bicycle usage.
9. Seek co-operation for the pedestrian/bicyclist use of utility and right-of-way corridors.
10. Should a right-of-way no longer be needed for utility purposes, and the terms of the right-of-way agreement permit, the Village shall seek to preserve these corridors for future linear paths as part of active transportation networks.

7.6.5 RECREATIONAL GREENWAY CONNECTIVITY POLICIES

1. Coordinate and interconnect recreational greenways and trails with the overall transit, transportation and active transportation network servicing the community and region.
2. Designate a recreation corridor network that supports functional landscape connectivity.
3. Promote the development of a recreation network that incorporates existing informal trails and the establishment of new interconnecting walkways in order to extend and create new recreational opportunities.
4. Ensure the circulation pattern of trails identified on **Map B**: Active Transportation Network, Parks, Trails and Conservation Lands is retained and continually improved as resources permit.
5. Design requirements for recreational greenway trails shall follow current *Nature Without Borders* Report and current best practice for trail design and construction.

7.6.6 TRANSIT POLICIES

11. Work with BC Transit, the CVRD and the Comox Valley Regional Transit System to:
    a. Ensure future routes incorporate proper standards to accommodate buses.
    b. Maintain a base level of transit service (every 30 minutes) to facilitate convenient access to transit in areas with sufficient population and employment intensity to achieve acceptable performance standards and return on investment.
    c. Support the service improvement priorities in the Transit Future Action Plan for route 2.
    d. Investigate the potential for On-Demand Transit in Cumberland based on current ridership levels.
    e. Confirm existing amenities available at each bus stop and formalize criteria for prioritizing bus stop upgrades. This would include completion of an inventory, identification of prioritization criteria, and creation of a prioritized list of bus stop upgrades.

7.7 SAND AND GRAVEL EXTRACTION

7.7.1 OVERVIEW

The sand and gravel extraction industry constitutes a vital component of the construction sector within the Province of B.C. and has been recognized as such by both the Ministry of Transportation and Infrastructure and the Ministry of Energy, Mines and Petroleum Resources.

The Village of Cumberland is underlain by significant gravel deposits. In particular, areas adjacent to Bevan Road and north of the Comox Valley Parkway are characterized by substantial accumulations of glacial outwash sands and gravels, with only a thin layer of topsoil. This surficial geology is well suited for economical aggregate extraction. [20]

Several active sand and gravel pits currently operate within Cumberland's municipal boundaries (refer to **Map D: Areas Suitable for Sand and Gravel Extraction**, Notice of Works and Mines Act Permits). Operational sites are located along Cumberland Road, northeast of the Village core between Highway 19 and the Comox Valley Parkway, and along Bevan Road. Notably, some of these aggregate resources are located above former coal mining sites dating to the late 19th century through the mid-20th century.

According to provincial soil survey data[21], the predominant soils in these areas are classified as Quennel soils, composed mainly of gravel and loamy sands. These soils are highly permeable, drain rapidly, and generally lack a water table within three metres of the surface. [22] Due to their coarse texture and limited natural filtration capacity, special precautions must be taken to prevent contamination of the groundwater from surface activities.

Accordingly, areas designated as suitable for sand and gravel extraction on Map D are situated outside the Comox Lake drinking watershed to protect the community's potable water supply. Furthermore, given the intensive nature of aggregate operations — including dust generation and noise — these activities are not considered appropriate near residential or commercial zones. The designated extraction areas identified on Map D are located well away from such uses and are situated on lands also suitable for other forms of resource extraction and heavy industrial activity.

7.7.2 SAND AND GRAVEL EXTRACTION OBJECTIVES

1. Ensure sand and gravel resources are extracted in appropriate locations, away from residential and commercial uses.
2. Aim to prevent the encroachment of incompatible land uses until aggregate deposits have been fully recovered.

[20] Levelton Engineering Ltd., Environmental and Geotechnical Site Assessment Bevan Road Value Added Forestry Industrial Village, Cumberland BC, 2001

[21] Bc Soil Finder Tool

[22] BC Ministry of Environment and Ministry of Agriculture and Fisheries. Soils of Southeast Vancouver Island, Parksville, Qualicum Beach, Courtenay and Port Alberni Areas., MOE Technical Report 30. Victoria, 1989.

3. Encourage mining and reclamation techniques which allow for reuse of these parcels in the future.
4. Minimize risk to groundwater contamination.

7.7.3 SAND AND GRAVEL EXTRACTION POLICIES

1. Encourage the reclamation and repurpose of disused sand and gravel extraction areas.
2. Review and overlay future sand and gravel extraction applications with conservation lands and environmentally sensitive areas and (Maps B and F) to understand potential environmental impacts of the operation.
3. Advocate to the Ministry of Mines, that as part of issuing a mining permit in the area of the unconfined aquifer underlying the Bevan industrial area and much of the Village (identified by the Province as Aquifer #417), applicants are required to complete an environmental assessment of the impact of gravel extraction on the aquifer. The assessment should identify the direction of groundwater flows to ensure adjacent water bodies will not be impacted.
4. Accommodate sand and gravel extraction involving production processes of any kind insofar as possible, in areas close to the extraction sites, provided that:
    a. Such activities are not incompatible with existing residential or other development with respect to traffic, noise, water discharges, or hours of operation
    b. The Village water supply or sanitary sewerage is not required to be extended other than by immediately adjacent street connection
5. Proceed cautiously with permitting development of incompatible land uses in areas adjacent to lands designated for sand and gravel extraction.
6. Require adequate screening between sand and gravel extraction sites and adjacent uses, and where sand and gravel extraction sites abut a major/minor arterial or collector street.
7. Require all operations to minimize dust pollution.

8.0 ECONOMIC DEVELOPMENT

8.1 OVERVIEW

Labour Force

As Cumberland's population increases, so does its labour force. In 2021 Cumberland's labour force was 2,495 individuals. This compares to 2,065 in 2016, a 21% cumulative increase.

Occupation data from the 2021 Census provides an insight into the make-up of Cumberland's labour force. Top industries of employment for Cumberland residents in 2021 were health care and social assistance (17.6%), construction (55%), and professional, scientific and technical services (9.8%) (figure 18).

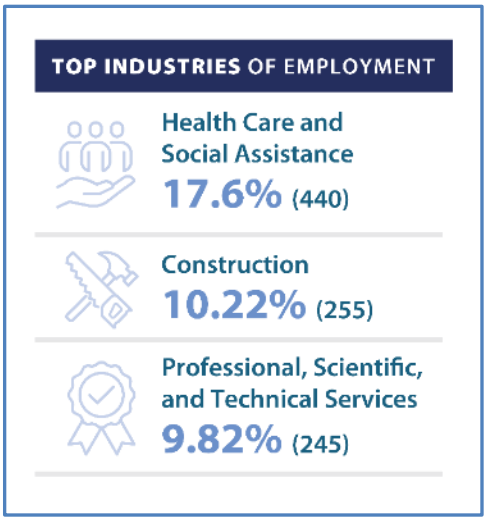


Figure 18: Top Industries of Employment (2021 Census)

Employment in the professional, scientific and technical services sector more than doubled between 2016 and 2021, increasing from 4.6% to 9.82% (figure 19). That increase may in part be due to greater options for working from home in that sector. The employer may be located in a larger urban centre, while employees are able to live in smaller, relatively more affordable municipalities.

Not quite as significant as the increase in employment in professional, scientific and technical services, but nonetheless important, is the increase in the number of residents employed in public administration and accommodation and food services (figure 19).

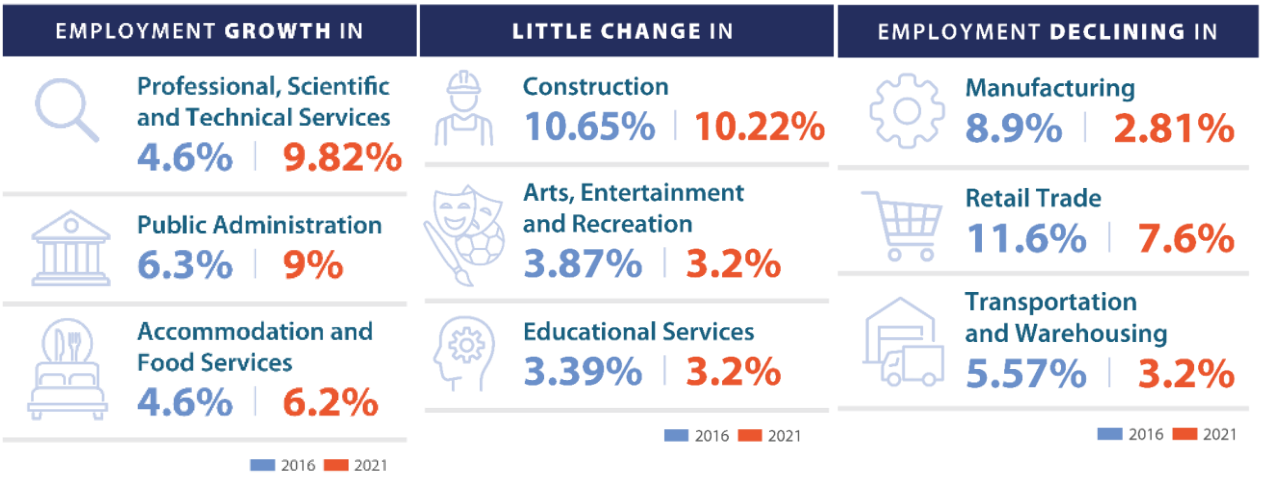


Figure 19: Change in Industries of Employment between 2016 and 2021 (2021 Census)

There has been little change in the percentage of residents who work in construction, arts, entertainment and recreation and educational services. Employment in manufacturing, retail trade and transportation and warehousing declined between 2016 and 2021 (figure 19).

Income

The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. The decrease in core housing need among Village residents is likely due to those higher household income levels.

The average after-tax household income has increased from $61,159 to $81,400 in 2020 dollars.

Place of work

Census data shows a large jump in Cumberland residents working from home between 2016 and 2021, increasing from 7% to 17%. This is likely due to the COVID 19 pandemic when many employees were asked to work from home to prevent the spread of the Corona virus. The next census will show if working from home remained a popular work option. In 2021, 17% had no fixed place of work (e.g., construction or resource trades), down from 20% in 2016. In 2021 65% had a usual place of work, compared to 72% in 2016 (figure 20).

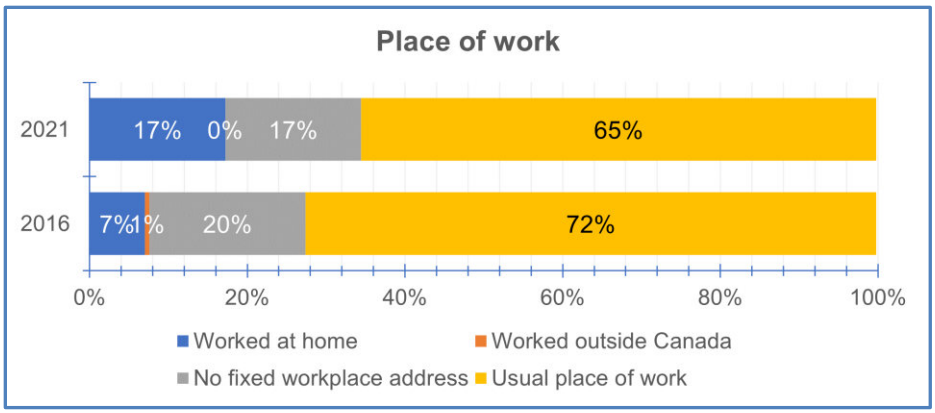


Figure 20: Place of Work of Cumberland Residents (2021 Census)

The degree of economic integration between communities in the Comox Valley is well established. In 2021 of those workers who have a usual place of work, 19% commuted within Cumberland while 68% commuted outside of Cumberland but within the CVRD. The commute destination has not changed much since 2016 when 17% commuted within Cumberland and 69% commuted to other areas within the region (figure 21).

Relatively few workers commute outside of BC, at 2%, an increase of 1% from 2016.

Further employment options in Cumberland, (e.g. through development of the Bevan industrial lands) and more affordable housing options (e.g. more rental option) may increase the percentage of those who live and work in Cumberland.

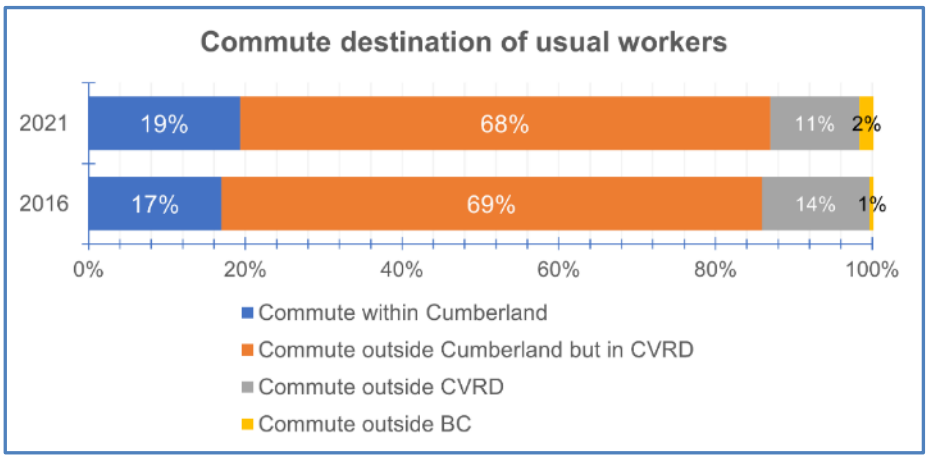


Figure 21: Commute Destination of Cumberland Residents (2021 Census)

Economic Challenges and Opportunities

Like many communities across British Columbia and Canada, Cumberland's business landscape is shaped by a number of pressing economic challenges. Chief among them is the lack of affordable housing and the persistently low rental vacancy rates, both of which hinder local businesses in their efforts to attract and retain skilled employees. Broader economic uncertainties—such as fluctuating market conditions and the potential trade war with the United States—further strain local enterprises, forcing them to allocate time and resources toward navigating an ever-evolving economic environment.

However, these challenges are accompanied by emerging opportunities. The rise of remote work, particularly among professionals with above-average incomes, is opening new avenues for growth in Cumberland's service-oriented sectors, including hospitality, the arts, entertainment, fitness, and recreation. With less time spent commuting and more disposable income, both residents and visitors are spending more on leisure activities, bolstering the local economy.

A particularly promising development on the horizon is the treaty with the K'ómoks First Nation, which was ratified by the Nation on March 8, 2025. Legislation to ratify the treaty at both the provincial and federal levels is expected to follow, with the treaty anticipated to take effect in 2028. This historic milestone will open new avenues for economic development, as the K'ómoks First Nation invests in business ventures and initiatives that will create employment opportunities for their people. Partnerships hold significant potential to enrich the local economy, strengthen regional collaboration, and support inclusive, long-term growth.

The ongoing development of the Bevan industrial area also presents a significant economic opportunity. As new businesses establish themselves in the region, Cumberland stands to benefit from a rise in employment within light industrial sectors including warehousing, light manufacturing, and food processing.

Cumberland continues to enjoy recognition as a premier mountain biking destination, attracting enthusiasts from across Vancouver Island, the province, and beyond.

Complementing its outdoor appeal is a thriving cultural scene, highlighted by a lively music community and a variety of festivals. These recreational and cultural assets are pillars of the local economy and have contributed to a steady increase in visitation over the past decade.

The OCP supports local economic development through a well-balanced designation of land for commercial, industrial and residential uses, accommodating a diverse range of home-based businesses, and adopting regulations that reduce costs for businesses – such as reducing parking requirements where appropriate – to support a resilient local economy.

The Village recognizes that affordable staff housing is key to a strong local economy, in particular for small businesses and the arts and culture industry.

8.1.1 LOCAL ECONOMIC DEVELOPMENT OBJECTIVES

1. Create a welcoming and supportive business environment within the Village.
2. Celebrate and support a diverse range of local businesses.
3. Foster entrepreneurship and home-based business.
4. Capture higher value from tourism.
5. Support community capacity and innovation.
6. Support affordable and diverse housing options to help businesses attract and retain employees.
7. Collaborate for regional economic strength.

8.1.2 LOCAL ECONOMIC DEVELOPMENT POLICIES

1. Streamline permitting regulations for all businesses and seek to minimize the costs of doing business throughout the Village.
2. Support mutually beneficial economic development opportunities with K'ómoks First Nation.
3. Support initiatives that build social capital, leadership, and organizational capacity within the community as a foundation for economic development.
4. Support the combined uses of commercial and residential activities in the Historic Village Commercial Core as appropriate, so as to continue a traditional mixed-use Village centre and support walkability, local commerce, and a vibrant village core.
5. Provide for and encourage the restoration and adaptive reuse of historic and other buildings as viable "live up, work down" mixed use development.
6. Review zoning to allow a diversity of spaces to support business start-ups, shared spaces, and live-work artist and artisan studios.
7. As part of the Zoning Bylaw review, consider reducing parking requirements for new commercial tenants in the downtown core, and at the same time, work toward better transit and bike infrastructure.

8. Support affordable, rental and non-market housing to help businesses maintain and attract staff.
9. Expand, preserve and promote the Village's working forest land, environmentally sensitive areas, and natural amenities as integral part of the Village's economy.
10. Accommodate environmentally friendly technologies and innovative industrial activities in appropriate areas, where sufficient infrastructure exists, or where the extension of existing infrastructure is economically viable without creating an infrastructure burden for existing ratepayers for the term of the land use.
11. Support home-based enterprises by ensuring land use regulations allow for a broad range of home-based businesses, particularly in creative industries, remote services, and knowledge-based sectors.
12. Support the development of regionally focused commercial business enterprises within Cumberland that are structured to meet the market needs of the region.
13. Develop new opportunities for light and medium industry, including value added manufacturing activities.
14. Encourage industrial activities that are non-polluting that support the local economy and provide local employment.
15. Ensure industrial uses permitted in the Village do not adversely affect the natural environment, the community's unique character or the peaceful enjoyment of neighbouring properties.
16. Improve transportation options and connectivity to support workers, residents, and tourists—while maintaining Cumberland's small-town character.
17. Maintain development cost charges that require new development to pay full servicing costs.
18. Encourage the use of local and regional partnerships to develop multi-purpose community and economic development opportunities.

8.3 ARTS AND CULTURE

A strong draw for Cumberland is its 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.

In addition to enriching residents' and visitor's daily lives, the arts, culture and entertainment industries are also important economic drivers for the Village. For example, participants at community events, music shows and festivals frequent Cumberland's food and beverage, retail, and accommodation businesses. Community appreciation of and participation in the arts provide opportunities for businesses that teach drawing and painting, dance, music, and other artistic endeavours, and businesses that provide organizational, communications, printing, and audiovisual services to the arts and culture industries.

8.3.1 ARTS AND CULTURE OBJECTIVES

1. Encourage partnerships that invest in cultural infrastructure
2. Support local artists and creative businesses
3. Promote arts-driven economic development
4. Integrate arts into placemaking
5. Foster cultural equity and inclusion
6. Host and sponsor cultural events.

8.3.2 ARTS AND CULTURE POLICIES

1. Review permitting live-work artist studio space in zones that also permit light industrial processes.
2. Help promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
3. Encourage the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
4. Provide bookable Village facilities at an affordable rate for creation, performance, and exhibition.
5. Maintain clear and accessible permitting processes.
6. Support arts and culture venues, such as gallery and youth art space.
7. Incorporate arts and culture into economic development strategies and tourism campaigns.
8. Develop and support arts districts or creative corridors that attract foot traffic and business activity.
9. Collaborate with artists and cultural groups in the design of public spaces, transportation hubs, and community development projects.
10. Work with K'ómoks First Nation to explore opportunities for public art that incorporates Indigenous themes and topics.
11. Encourage public art as an integral component of the community. This includes the installation of public art in public spaces, parks, trails and on streets to enhance neighbourhoods and build a sense of local identity, as well as the installation of art on private properties.
12. Review how murals in the downtown core are reviewed and approved with a view to encourage and facilitate mural art.
13. Continue to support, where possible, collaborative efforts within the community to strengthen the Village's arts, culture, and heritage.
14. Ensure that Village grants and resources are distributed equitably across diverse communities and equity-deserving groups.

15. Support multilingual and multicultural programming.
16. Provide logistical and financial support for festivals, exhibitions, performances, and heritage celebrations.

8.4 LOCAL FOOD PRODUCTION

8.4.1 OVERVIEW

Cumberland supports a high quality of life through the protection and enhancement of community health, safety, and well-being. This includes the support for urban agriculture and local food production. The Village's Zoning bylaw permits small-scale urban agriculture in most residential areas. This includes domestic beekeeping and keeping of hens, rooftop beekeeping in the downtown core, and keeping of livestock on lots larger than 1 acre.

There are also opportunities for agriculture at a larger scale. While Cumberland does not have any land within the provincial Agricultural Land Reserve and soils are generally not suitable for farming, agriculture can take many forms that do not rely on local soil conditions, such as hydroponics, aeroponics, aquaponics, container growing with imported soil, vertical farming, and greenhouse growing with soil substitutes.

OCP policy supports local food production by removing barriers to different forms of agriculture in Cumberland, designating land for agricultural use, and promoting soil-less agriculture, food storage, processing and packaging within its industrial areas.

8.4.2 LOCAL FOOD PRODUCTION OBJECTIVES

1. Strengthen the regional food system.
2. Increase local food growing and farm gate sales opportunities on public and private lands.
3. Enable food storage, processing and packaging within industrial areas
4. Incorporate and celebrate First Nation traditional knowledge for edible plant foraging, gathering, and traditional uses.

8.4.3 LOCAL FOOD PRODUCTION POLICIES

Food Security and Access

1. Integrate food security into emergency planning.
2. Support local and regional food access programs, such as the Cumberland FoodShare program.
3. Participate in initiatives to raise awareness about food waste and how to reduce it.

Local Food Production, Processing and Storage

4. Update the municipal social procurement policy to more specifically support the purchase of locally grown or prepared food as part of the Village's sustainable procurement practices.
5. Support local food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.
6. Review permitted uses in industrial zones to include non-soil based agriculture, greenhouses, food processing and post-production facility uses.
7. Continue to support the keeping of animals for food production within designated land-uses as further defined in the Zoning Bylaw
8. Participate in regional initiatives, such as a food hub, to develop a more sustainable food system, including food production, processing, transportation, and waste diversion.
9. Support opportunities for First Nation partnerships in local food production and ecotourism through wildcrafting and traditional gathering knowledge.
10. Consider new and innovative approaches to urban food production that increase food security, in partnership with citizens, community groups, and other stakeholders.
11. Encourage small-scale, neighbourhood-level food production within the community.

Community Gardens

12. As part of the Zoning Bylaw review, explore permitting community gardens on private property.
13. As part of the next update of the Village's Parks and Greenways Master Plan, explore including policy that encourages community gardens in parks and along greenways.
14. Seek opportunities to pilot community gardens in parks and greenways.

Local Food Sales

15. Enable food production and sales on private lands, provided to the activities comply with provincial and federal regulations for food production, safety, handling and sales.
16. Support farmers and small-scale growers selling directly to the public through farmers markets, community food events, and roadside stands.

Greenhouse Gas Emission Reduction

17. Explore opportunities in the agricultural sector to reduce greenhouse gas emissions and conserve energy.

8.4 TOURISM

8.4.1 OVERVIEW

Over the decade preceding adoption of this OCP, nature-based recreation has increased steadily in Cumberland. Surrounded by mountains, forests, and lakes, the Village attracts locals and visitors who enjoy hiking, mountain biking, paddle boarding, kayaking, boating , camping, rock climbing, skiing, and sporting events. The Village recognizes that its attraction to outdoor recreation enthusiasts also benefits from regional tourism experiences adjacent to the Village (e.g., Mount Washington, Strathcona Provincial Park, and the Beaufort Range).

Complementing its outdoor appeal is a thriving arts and cultural scene, highlighted by live music events and a variety of festivals throughout the year. These recreational, arts, and cultural assets are pillars of the local tourism economy and have contributed to a steady increase in visitation over the past decade.

During recent engagement on the OCP, residents voiced a clear desire to strike a thoughtful balance between tourism and local quality of life. As a result, the community is shifting its focus—not on attracting more visitors, but on enhancing the economic returns of existing tourism. Over the coming decade, priorities will include expanding overnight accommodation options—such as small- to mid-sized hotels, hostels, and guest houses—ensuring that visitors can stay locally, thereby supporting Cumberland's vibrant array of local businesses.

8.4.2 TOURISM OBJECTIVES

1. Encourage tourism opportunities that helps to strengthen and diversify the Village's economy while protecting and preserving the Village's environment and culture.
2. Increase visitor length of stay, and expenditures within the Village.

8.4.3 TOURISM POLICIES

1. Encourage business development based upon eco-tourism principles and practices.
2. Encourage and support multi-season sustainable and authentic arts and culture, nature, adventure, heritage, and ecotourism .
3. Establish recreational trails that connect to regional trails and corridors.
4. Working with other partners, continue to maintain public access to private forest lands for appropriate recreational uses. Continue to implement tools such as access agreements and trail management plans to manage recreation on private forest lands.
5. Enable and incentivize the development of small and medium-scale overnight accommodations, including boutique hotels, hostels, and guest houses to encourage more overnight stays and increase business revenue from tourism.
6. Ensure tourist accommodations are designed, constructed, and operated in a manner consistent with the vision for Cumberland and do not take away long term rental housing.

7. As needed, encourage tourism developers to provide for appropriate levels of on- or off-site staff housing needed to support staff associated with new products and services
8. In support of a vibrant Village core, tourism amenities (e.g., bicycle rentals) and servicing (e.g., restaurants) should, to the extent possible, be sited within the Historic Village Commercial Core
9. Work with the tourism industry, K'ómoks First Nation, and other partners to encourage the development and provision of a diverse supply of visitor experiences, including attractions and activities which feature the Village's natural and heritage resources and K'ómoks First Nation culture.
10. Buffer tourism destination areas from residential and industrial developments to protect their character, preserve the visitor experience, and mitigate conflicts.
11. The Historic Village Commercial Core should be promoted and supported as a hub for tourism destinations with mixed use development in support of community and tourism activities.

9.0 COMMUNITY WELL-BEING

9.1 DIVERSITY, EQUITY AND INCLUSION

Diversity, equity and inclusion are the foundations of individual well-being and a strong and interconnected community. This section of the OCP recognizes that individual and community well-being extends beyond physical health—it encompasses mental, emotional, cultural, social, economic, and environmental dimensions. By fostering environments that are diverse, fair, and inclusive, the Village can enhance the quality of life for Indigenous peoples and people of all ages, ethnic identities, abilities, gender, and sexual orientation, regardless of source of income.

Supporting OCP policies prioritize equitable access to recreational opportunities, local nutritious food, affordable and adaptable housing, safe and accessible parks and public spaces, and opportunities for cultural expression. Policy also acknowledges the importance of preventive approaches to health, the value of strong social networks, and the need to reduce systemic barriers that impact equity-deserving populations.



Figure 22: Diversity, Equity, and Inclusion - Key Concepts

Key to social inclusion is supporting residents to age in place, ensuring that older adults can remain safely, comfortably, and actively engaged in their homes and communities as they age. This requires thoughtful planning in the areas of housing, transportation, accessibility, recreation, parks and leisure.

Through thoughtful planning and collaboration with community organizations, other local governments in the region, and senior government agencies, the Village can create the conditions for all residents to live healthy, connected, and meaningful lives at any age.

9.1.2 DIVERSITY, EQUITY AND INCLUSION OBJECTIVES

1. Remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking to access Village services, programs, and facilities.
2. Create opportunities to promote healthy lifestyle practices through educational tools and community outreach that are tailored to people of different ages, ethnic backgrounds, ability, gender and sexual orientation.
3. Place public health as a priority in land use planning with objectives that are explicitly about health, active living, and address the multiple impacts of the built environment.

4. Provide a safe community by maintaining public safety and security through a focus on strategic prevention activities and timely emergency services. Apply CPTED (Crime Prevention Through Environmental Design) principles when reviewing new and re-development proposals.
5. Seek private and public partnerships that promote health, wellness, and healthy lifestyles.
6. Work to enable community health, social service, and recreational facilities to meet the physical, mental, spiritual, and social needs of residents and visitors.

9.1.3 DIVERSITY, EQUITY AND INCLUSION POLICIES

1. Complete an accessibility and inclusion assessment and action plan that reviews municipal services, employment, public communication, employee training, among other things.

2. Ensure civic engagement is accessible to residents of all ages and abilities and, in particular, actively reach out to equity-deserving groups.

3. Explore partnerships with organizations that support equity-seeking groups.
4. Explore opportunities to better engage youth as part of community engagement processes.
5. Explore ways to recognize the unceded traditional territory of the K'ómoks First Nation in public spaces and municipal facilities.
6. Update the Village's street naming policy to ensure street names are more reflective of Cumberland's diverse heritage and culture.
7. Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.
8. Provide gender neutral bathrooms and gender inclusive recreation programming within the Village's recreation facilities (see section 9.2 for further parks, recreation and leisure policies)
9. Through land use planning and zoning, encourage a greater diversity of housing types to provide more options for ageing in place, long-term rentals, affordable starter-homes, adaptable and accessible units (see section 7.3 on housing for additional policies) to support socio-economic diversity.
10. When constructing new or repairing or replacing existing municipal infrastructure, neighbourhood parks and recreational facilities, ensure they are accessible to people of all abilities.
11. Provide adequate designated parking for people with disabilities.
12. Work with BC Transit towards more frequent transit service and better connections to the transit system in the City of Courtenay and the Town of Comox (see section 7.6.6 for additional transit policies).
13. Provide cycling routes that are safe and attractive for riders of all ages and abilities (see section 7.6.4 for additional policies on the cycling network).

14. Complete the sidewalk network to ensure safe access to the downtown core and other key destinations in the community (see section 7.6.4 for additional policies to improve pedestrian facilities).
15. Support healthy food options (see section 8.4 on local food production for specific policies).
16. Ensure a significant complement of municipal parks, trails and playgrounds is accessible to people of all abilities (see section 9.2 on parks and greenways for additional policies).
17. In close coordination with SD71, encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the community.
18. Work with Vancouver Island Health Authority in reviewing health care infrastructure capacity in conjunction with future community development.

9.1.4 AGEING IN PLACE POLICIES

1. All development applications and new Village infrastructure developments or upgrades should consider the needs of seniors and, where appropriate, incorporate design features to improve their friendliness to seniors.
2. Advocate for transit connections to destinations and amenities that serve seniors.
3. Where feasible, Village sidewalks, roads, public places, and facilities should be safe and accessible to seniors.
4. Support the development of assisted living options within the health care framework of the Village.
5. Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities in the community.

9.2 RECREATION, LEISURE AND PARKS

Providing a diverse range of indoor and outdoor activities and settings is essential to meeting the recreation needs of the community. Recreation activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver. The Village provides indoor and outdoor recreation opportunities and programs that enhance the quality of life expected by residents. Additionally, the recreation and leisure opportunities and programs available in the community are a key determinant of the health of individuals and interconnectivity of the community and a significant competitive attraction to a skilled labour force and employers.

Cumberland's natural and built recreation resources and settings provide opportunities for the community to be engaged as participants as well as organizers and providers of recreation opportunities, programs and events.

The built environment of a community shapes the lifestyles of residents toward or away from an active lifestyle. Academic research in the health sciences has consistently demonstrated a strong correlation

between the proximity to parks, open spaces, and recreation infrastructure and higher levels of physical activity. Through thoughtful land use planning, the Village plays an important role in providing opportunities for residents to be physically active and therefore, healthier.

9.2.1 RECREATION, PARKS, AND GREENWAYS OBJECTIVES

1. Through partnerships, provide indoor and outdoor recreation opportunities, facilities, and services that:

    a. Are diverse
    b. Improve community and individual health
    c. Are accessible to all—regardless of age, income or ability
    d. Provide both unstructured and structured recreation and play opportunities
    e. Ensure that recreation opportunities highlight and respect Cumberland's natural environment

2. Provide accessible and quality parks, greenways, open spaces, and recreational corridor systems that:

    a. Protect, restore or enhance biodiversity and environmentally sensitive areas to support ecosystem services. Ecosystem services include provisioning services (production of food, medicine, and water), regulating services (climate and disease control), and supporting services (nutrient cycling) and cultural services (recreation, tourism and mental health).
    b. Ensure functional natural connections and landscape connectivity.
    c. Offer a diversity of recreation settings and structured and unstructured recreation activities and play.
    d. Are located within walking distance (400 m) of most residents or places of employment.
    e. Are identifiable and actively managed
    f. Integrate with the regional parks, open space, and recreational corridor system
    g. Follow crime prevention through environmental design (CPTED) principles for safety and access to amenities and facilities.

9.2.2 RECREATION POLICIES

1. Develop and maintain a long-range *Village of Cumberland Recreation Facilities Master Plan* that provides a clear vision, goals, and strategies for meeting recreation needs in the community.

2. Update the *Village of Cumberland Parks and Greenways Master Plan*. As part of that planning process, consider mutually supportive goals and policies in the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030*, or successor plan, and in a future regional parks plan.

3. When updating the *Village of Cumberland Parks and Greenways Master Plan,* consider connectivity between protected greenspaces in the Village to electoral area and regional parks and greenways.

4. Seek out funding programs to upgrade or replace the recreation centre.

5. As part of any upgrades or replacement of recreation facilities, follow the policies and actions in the *2024 Climate Action Plan* to reduce building-related greenhouse gas emissions.
6. Enhance recreation facilities and programs available to children, youth, and adults with a focus on providing exciting ways of promoting early childhood development, life-skills, and community connection.
7. Encourage appropriate public and private sector investment in recreation facilities, parks, and recreation corridors through private donations, capital funding or other means.
8. Maintain policies and fee structures for recreation facilities and parks that encourage use by people of all incomes, ages, and abilities.
9. Work with partners and residents to support, sustain, and enhance the provision of community delivered recreation programs, facilities, and services.
10. Pursue joint-use agreements with the School District No. 71 (Comox Valley) to provide public access to school facilities and parks and school access to Village facilities and parks for recreation purposes.
11. Identify opportunities to create additional park space with play opportunities for families with children within mixed-use and residential areas that are currently underserviced with park space.

9.2.3 RECREATION MANAGEMENT POLICIES

1. Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP environmental protection objectives and policies and development permit guidelines, *Riparian Area Protection Regulation* and other legislation.
2. Actively manage recreational use of parks, open space, and recreational corridors to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Provide accessible information to residents and visitors so people may choose the type and location of recreation opportunities that best meet their desired experience.
4. Support and work with partners to actively manage motorized recreation activities (Off-Road Vehicles) through a network of designated trails and areas to minimize environmental impacts and conflicts while maintaining a quality recreation experience.

9.2.4 PARKS AND GREENWAYS POLICIES

1. Update and maintain the long-range *Parks and Greenways Master Plan*, to provide a clear vision, goals, and strategies for the parks and recreational corridors system.
2. Ensure that the planning, design, and development of parks reflects the conservation priorities and recreation needs of the community.

3. Collaboratively work with private and forestry landowners to plan, formalize, maintain and, where appropriate, enhance public recreational access to a network of multi-use trails for recreation and tourism purposes.
4. Support the implementation of the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030,* or successor plan, and a future regional parks plan.
5. Continue to secure access agreements and trail corridors on adjacent private forest lands.
6. Within Coal Creek Historic Park Permit, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.

9.2.5 PARKS AND GREENWAYS DEDICATION POLICIES

1. Consider granting higher density at time of rezoning, to encourage the donation by developers of amenities that include, but are not limited to, cash contributions to the improvement of parks and greenways and/or dedication of parkland beyond the minimum five percent required at subdivision. This is to balance the need for increased density to achieve the complete community goals of this Plan, with the need to maintain and enhance the quality of the public realm.
2. As shown on **Map B: Alternative Transportation Network, Parks, Trails and Conservation Lands**, work with partners to maintain and expand, as appropriate, a network of conservation-focused parks or open spaces to provide core biodiversity habitat areas and protect environmentally sensitive areas, ecosystem function, and landscape connectivity. Conservation-focused parks may support passive recreational use and ecotourism as a secondary management objective. Infrastructure and facilities should be limited to those necessary to manage the potential impacts of public use on ecological values.
3. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
4. Designate new, and maintain existing, recreation-focused parks in support of recreation objectives established in the OCP and community needs.
5. Retain a variety of open spaces ranging from natural areas, landscaped buffers, and passive spaces to beautify the Village and provide habitat and passive recreational use.
6. Retain public access to public lands, waterways, and shorelines for recreational use (e.g., Comox Lake).
7. Require that environmentally sensitive areas be retained under single ownership or dedicated to the Village at the time of subdivision. Such lands will not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.
8. Prioritize park dedication over cash-in-lieu contribution, where opportunities exist. Environmentally sensitive areas and required setback areas are not considered as part of development related park dedications.

9.2.6 PARKS AND GREENWAYS USE POLICIES

1. In accordance with the park classification and priorities as shown on **Map B,** and as appropriate, parks may:

    a. Support nature, adventure, and heritage and ecotourism
    b. Accommodate festivals, celebrations, and other special events that will not damage environmental values, ecosystem services or the enjoyment of the park by others
    c. Provide opportunities to enhance play through natural playgrounds
    d. Include community gardens
    e. Support public art.

2. Developers will be encouraged to provide integrated stormwater management facilities as parks and greenways dedication beyond the five percent minimum requirement at the time of subdivision. Incorporation of stormwater management facilities into the required five percent parks and greenways dedication will not be permitted.

9.2.7 PARKS AND GREENWAYS MANAGEMENT POLICIES

1. Manage parks and open spaces in accordance with their classification as defined in the *Parks and Greenways Master Plan*, as amended from time to time.
2. Actively manage recreational use of parks and open space to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Support and encourage community involvement and participation in the management and stewardship of parks and open spaces.

D IMPLEMENTATION



10.0 IMPLEMENTATION

This section outlines objectives, policies, and strategies to enable implementation of OCP goals and policies, as well as methods to engage the community and monitor success. The implementation strategies also provide a basis for the Village to formulate and adopt an applicable financing strategy.

10.1 FIRST NATION ENGAGEMENT

10.11 OVERVIEW

The Village recognizes that the administrative boundaries of the Village of Cumberland fall within the core traditional territory of the K'ómoks First Nations with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation. Engagement with First Nations is guided by the following objectives and policies.

10.12 FIRST NATION ENGAGEMENT OBJECTIVES

1. Build mutual trust and understanding.
2. Consider the perspectives and interests of the K'ómoks First Nation and other First Nations whose traditional territories encompass Cumberland during community planning and decision-making processes.

10.13 FIRST NATION ENGAGEMENT POLICIES

1. Engage with the K'ómoks First Nations in community planning processes on a government-to-government basis.
2. Engage the K'ómoks First Nation at the earliest possible stages of a planning process and work with them to determine how they wish to be engaged throughout the process.
3. Maintain communication throughout planning processes as agreed at the start of the process.
4. Refer high level plans, such as this OCP, for comment to all First Nations whose traditional territories overlap with the administrative boundary of the Village, as per the provincial consultative data base.
5. Communicate to First Nations how their interests and perspectives were considered during planning processes.

10.2 COMMUNITY ENGAGEMENT

10.2.1 OVERVIEW

Meaningful opportunities for community participation in land use planning and transparent decision-making processes are essential to building trust in local government institutions. They are also key to the achievement of the OCP vision and goals. The following policies provide direction for community engagement.

10.2.2 COMMUNITY ENGAGEMENT OBJECTIVES

1. Inspire and promote meaningful community engagement and involvement in planning and decision-making processes.
2. Maintain frequent, convenient, and accessible communications throughout all community planning and decision-making processes in accordance with statutory requirements.

10.2.3 COMMUNITY ENGAGEMENT POLICIES

1. Input will be sought from residents and stakeholders on how they can be best engaged in planning and decision-making.
2. Accessible, convenient, and transparent engagement methods and processes will be used to inspire engagement by all interested residents and stakeholders including those who may not normally express their views.
3. Residents will be engaged with at an early stage in community planning and decision-making.
4. Provide accurate, adequate, timely, and objective information to enable residents to meaningfully engage in community planning and decision-making.
5. Input provided by residents should meaningfully influence community planning and decision- making.
6. Developers, businesses, and other community organizations will be encouraged to communicate early and often with the community, on proposed developments and land use changes.

10.3 ADVISORY PLANNING COMMISSION

10.3.1 OVERVIEW

A Council may, by bylaw, establish an advisory planning commission (APC) to advise Council on all matters respecting land use, community planning or proposed bylaws and permits. Village Council established an advisory planning commission in 2014. Since its establishment, the APC has provided valuable input and recommendations to Council on development applications, planning initiatives,

policy and regulatory updates, representing diverse interests in the community. The APC is advisory in nature and does not have any direct approval, ownership, or authority over matters that are referred to it by Council. The roles and responsibilities of the APC are outlined in a bylaw.

10.3.2 OBJECTIVES

1. Provide the opportunity to residents to participate directly in civic affairs.
2. As resources permit, continue to support an advisory planning commission that reviews and provides feedback on land use planning matters to Council.

10.3.3 POLICIES

1. Recruit residents representative of a variety of community interests to the Advisory Planning Commission.
2. Provide information and training for Advisory Planning Commission members on land use planning to build their understanding and expertise in community planning.

10.4 MONITORING THE PLAN

10.4.1 OVERVIEW

Monitoring and evaluation have an important role to play in providing feedback and information on the performance of policies within the OCP. It determines how well policies are working and whether housing targets and greenhouse gas emission reduction targets are being met. The Village also submits local statistics annually to the Comox Valley Regional District to support monitoring the implementation progress of the Regional Growth Strategy. Monitoring will help the Village assess whether the Plan remains relevant or whether adjustments need to be made in order to meet the Plan's objectives and targets.

10.4.2 MONITORING OBJECTIVES AND POLICIES

1. Review housing needs every five years, prepare a housing needs report, and establish housing targets for the subsequent five and 20 years, pursuant to Local Government Act, Part 14, Division 22 *Housing Needs Reports*.
2. Report on climate actions and greenhouse gas emission targets outlined in the OCP and the Climate Action Plan 2024.
3. In preparation of the Council strategic planning process, report on progress on implementing key objectives and policies in the OCP.
4. As part of the Council strategic planning process, identify priorities for actions to be undertaken in the coming two to three years, taking into consideration community and Village staff resources and capacity.

10.5 IMPLEMENTATION CONSIDERATIONS

The implementation of the vision and goals of the OCP is supported by other bylaws, in particular the Zoning Bylaw. Subsequent to the adoption of the OCP, the Zoning Bylaw is amended to update zones to correspond to the OCP land use designation. In some instances, existing zoning may be retained at the time a comprehensive new Zoning Bylaw is adopted. This is intended to respect existing businesses and industry and acknowledge that full implementation of OCP designations and policies may await comprehensive re-development proposals by property owners. As such, the land use designations of this Plan incorporate existing lawfully established uses until redevelopment by the landowner. However, all new and re-developments must comply with applicable Development Permit Area designations.

The policies and guidelines in the OCP are not to be interpreted as an approval for a use on a specific site as the policies do not address the specific situation or condition of each site within the Plan area. The OCP makes no representation that a particular site is suitable for a particular use as site conditions or constraints, including environmental contamination, need to be assessed on a case-by-case basis as part of an application for land use, subdivision, or Development Permit approval.

10.6 SUPPORTING BYLAWS

To fully implement certain aspects of the Plan, amendments to the Zoning Bylaw will be required. However, the OCP will be a material consideration for all future redevelopment within the Plan area. Any land use rezoning applications will occur on a site-by-site basis. Any application to rezone parcels must be consistent with the **Error! Reference source not found.** Designation map (Map A). Where an application is not consistent, an OCP amendment is required in addition to a Zoning Bylaw amendment. The OCP amendment application should demonstrate how the proposal meets OCP goals and policies.

10.8 DEVELOPMENT APPROVAL INFORMATION

The community vision and goals in this OCP are greatly shaped by the form and character of new development as well as the redevelopment of buildings and properties in the Village. Development also impacts the natural environment, groundwater resources, farmland and hazard areas. To implement the vision and goals in this OCP, development in Cumberland should be compatible with that vision and goals. To evaluate a proposed development and related activity, in particular its impact on the natural environment and community resources, the Village may require development approval information in relation to applications for Zoning Bylaw amendments, development permits, and temporary use permits. This authority is derived from section 485 of the *Local Government Act*,

Development approval information requested may include, but is not limited to, impacts and recommended mitigation measures on matters related to:

a. The natural environment
b. Transportation patterns including traffic flows
c. Local infrastructure
d. Public facilities including schools and parks

e. Community services
f. Displacement of tenants as a result of a redevelopment
g. Other matters as identified by the Village

The type of information required and the process to be followed to provide development approval information to the Village are outlined in the Development Application Procedures Bylaw, No. 1187, 2023 and amendments thereto.

10.8.1 DESIGNATED AREA

The Development Approval Information Area encompasses all lands within the Village's administrative boundaries.

10.8.2 OBJECTIVES

1. Ensure development is consistent with the community vision, goals, objectives, and policies outlined in this OCP and other Village bylaws, plans or policies.
2. Understand the possible impacts of development and related activities on the natural environment, infrastructure, and the community.
3. Avoid or mitigate, to the extent possible, any negative impacts.

10.9 TEMPORARY USE PERMITS

A temporary use permit (TUP) is a tool to allow a use that is not permitted by the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time but does not warrant a change of land use designation or zoning of the land. A TUP can specify the conditions under which the temporary use may be carried out and regulate the construction of buildings or structures permitted by the TUP.

TUP's should not be considered a substitute for a rezoning application.

10.9.1 DESIGNATED AREA

The issuance of temporary use permits can be considered in all OCP land use designations within the Village boundaries.

10.9.2 OBJECTIVES

1. Avoid conflicts between different types of uses (i.e., residential, commercial and industrial).
2. Provide for temporary approval of transitional uses or uses where uncertainty exists.
3. Test the appropriateness or viability of a use where it is premature to decide upon rezoning and long-term land use rights.

10.9.3 EVALUATION CRITERIA

1. In addition to development procedure requirements, temporary use permits will be considered against the following criteria:

a. The temporary or seasonal nature of the use.

b. Compatibility of the proposed use with adjacent existing uses.

c. Benefit of the use to the larger community.

d. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use.

e. Intensity of the proposed use.

f. Inability to conduct the proposed use on land elsewhere in the community.

Reviewed and approved by the Ministry of Transportation and Infrastructure (MOTI) with respect to access to and effect on provincial highways

10.10 OCP AMENDMENT PROCESS

There may be certain situations where there is a need for a site- or policy-specific OCP amendment such as the adoption of a local area, neighbourhood, or comprehensive development plan. Such amendments must not conflict with the broad plan policy but bring added provisions or clarifications for specific areas or topics. When an owner-initiated Official Community Plan amendment is reviewed by Council, among other considerations, the following may be considered as part of the decision:

a. Has the proponent demonstrated clearly that there is a need for the use in the community, given population projections, available properties in the Village and suitability of the subject lands for the proposed use?

b. Is the proposed use compatible with adjacent uses?

c. What are the life-cycle cost implications of the proposed for public infrastructure, including, but not limited to, roads, water, sewer, parks, and public facilities?

d. Does the proposal incorporate innovative or efficient technology into the design?

e. Does the proposal impact sensitive ecosystems on the property?

10.11 FISCAL PROCESS, IMPLEMENTATION PRIORITIES

Implementation of this OCP will require Village financial planning to align with the vision, goals and objectives of this Plan.

Short-term implementation priorities to implement OCP objectives and policy are captured in Table 9. The annual Council Strategic Priorities planning process will identify further priorities over three-year time frames.

Table 10.2 Short-Term Implementation Actions

Action	Reference	Type of Action
Comprehensive review of the Zoning Bylaw to align with the new OCP	Section 7.3	Regulatory
Update to the Subdivision Servicing and Building bylaws as part of modernization of the Village's development approvals bylaws and processes		Regulatory
Update to the Building Bylaw to introduce the Zero Carbon Step Code		Regulatory
Adoption of an Amenity Cost Charges Bylaw	Section 6.1 and 7.3	Regulatory
Updates to the Development Cost Charges Bylaw		
Updates to the Development Application Procedures Bylaw.	Section …	Regulatory
Liquid Waste Management Plan		Planning
Active travel projects (sidewalks, multi-use trails)		Capital Projects
Fleet greening		Capital Project
Parks and Greenways Plan update		Planning

11.0 DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREA

11.1 PURPOSE

The goals, objectives and policies of the OCP related to development are, in part, implemented through Development Permit Area (DPA) and Heritage Conservation Area (HCA) designations and guidelines.

Development Permit Areas and Heritage Conservation Areas are established to guide property owners and to assist the Village in addressing potential development issues by providing development objectives, guidelines and conditions. As well, they are intended to provide the residents of the Village with a degree of certainty that development is consistent with the community vision for Cumberland.

Development Permit Areas (DPA) are designated under section 488 (1) of the Local Government Act (LGA). As of 2025, provincial legislation authorized DPA's to be designated for the purposes of:

(a) Protection of the natural environment, its ecosystems, and biological diversity

(b) Protection of development from hazardous conditions

(c) Protection of farming

(d) Revitalization of an area in which a commercial use is permitted

(e) Establishment of objectives for the form and character of intensive residential development

(f) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development

(g) In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region

(h) Establishment of objectives to promote energy conservation

(i) Establishment of objectives to promote water conservation

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions

(k) Mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed development.

The HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation.

11.2 REQUIREMENT FOR A DEVELOPMENT PERMIT

Generally, a Development Permit is required prior to undertaking construction, alteration of land or subdivision within identified DPAs, unless exempted in the individual DPAs. Section 489 of the *Local*

Government Act more specifically outlines when a Development Permit is required, and section 615 outlines when a Heritage Alteration Permit is required in relation to a Heritage Conservation Area.

Development permits are issued in accordance with the stated guidelines.

Council may issue a development permit that varies or supplements regulations, including of the Subdivision or Zoning Bylaw, subject to the limitations identified in section 490 of the Local Government Act. Section 617 provides similar and broader authority and limitations in relation to Heritage Alteration Permits.

Also, development permits can include requirements and conditions or sets standards under section 491 of the *Local Government Act* and can impose conditions respecting the sequence and timing of construction.

11.3 GUIDELINE LANGUAGE

The development permit area guidelines provide direction at various levels:

Must and **required** identify a requirement. **Must not** and **prohibited** identify what is not allowed.

Should, **recommended**, and **encouraged** indicate a strong preference for a measure. Similarly, **should not, not recommended, discouraged** express a negative preference for a measure. Alternatives may be proposed but need to be justified and meet the intent of the guideline.

May and **could** indicate that a guideline is optional. The purpose of guidelines that use these terms is to support the exploration of different options.

In some circumstances not all of the guidelines may be applicable, and some may be competing. However, the final arbitrator of whether a guideline is applicable or reasonably satisfied is Council.

11.4 DPA AND HCA DESIGNATIONS

DPA designations are mapped on Maps F, G, H, I, J and K of this Bylaw. The following Development Permit Areas have been established for the Village:

Table 11.1 Cumberland DPA's and HCA's

DPA's and HCA's
DPA 1 Environmentally Sensitive Areas
DPA 2 Groundwater Protection
DPA 3 Farmland Protection
DPA 4 Wildland Urban Interface
DPA 5 Industrial

DPA's and HCA's
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

10.1 DPA 1 - ENVIRONMENTAL PROTECTION

A. DESIGNATED AREA

The Environmental Protection Development Permit Area, DPA 1, is shown on Map F and applies to all aquatic ecosystems, terrestrial ecosystems, and connectivity areas within the OCP area. Specifically, the Development Permit Area is defined as follows:

a. **Aquatic ecosystems**:

1. All mapped and unmapped riparian assessment areas as defined in the *Riparian Areas Protection Regulation* (RAPR) of the *Riparian Areas Protection Act* as follows:

   i) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;

   ii) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

   iii) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds that are not subject to the RAPR; 30 metres as measured from the natural boundary or top of ravine bank, whichever is greater.

The following definitions are used for the purpose of defining the aquatic ecosystems of DPA 1 as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

'stream' includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek or brook; and (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

'top of the ravine bank' means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum

distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed

b. **Terrestrial ecosystems** mean the following sensitive ecosystems: terrestrial herbaceous (rocky outcrops), older forest, older second growth forest, sparsely vegetated (cliffs and bluffs), wetland, riparian and woodland.

c. **Connectivity areas** are areas that provide opportunities to connect freshwater aquatic ecosystems and terrestrial ecosystems, and at-risk ecological communities to create an interconnected natural areas network.

d. **Steep Slope** means land in its natural state with an angle of 20% or greater for a minimum height of 10 metres; and slopes designated as hazard lands by a geotechnical engineer.

B. CATEGORY

This development permit area is designated pursuant to section 488(1)(a), (b), (i) and (j) of the *Local Government Act* for the following purposes:

(a) Protection of the natural environment, its ecosystems and biological diversity
(b) Protection of development from hazardous conditions
(i) Establishment of objectives to promote water conservation

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, bio-inventories, other research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

A large area within the Village's administrative boundaries remains undeveloped. The undeveloped areas consist of lakes, streams, wetlands, and forests of varying age classes, as well as recently harvested and replanted forests. Those areas support the ecosystems that sustain a diversity of plant and animal species and their habitats. Healthy ecosystems are important to human health and well-being. DPA 1 is intended for the implementation of the requirements of the provincial *Riparian Areas Protection Regulation* (RAPR) for the protection of fish habitat and, more broadly, for the protection, conservation, and restoration of sensitive ecosystems that are fragile remnants of specialized ecosystems with high biodiversity. They are generally classified as herbaceous terrestrial areas, older forest, sparsely vegetated areas, wetlands, riparian areas, and woodlands. These ecosystems are sensitive to development due to their potential vulnerability and rarity.

DPA 1 incorporates biodiversity, terrestrial, watercourse, and riparian ecological protection requirements. These areas are necessary to conserve and enhance ecosystem services, to sustain the quality of life in the community, and to maintain and restore habitat connectivity for

species movement. Habitat connectivity can occur in the following forms illustrated in figure 11[1].

a. **Core areas**–Sensitive terrestrial and aquatic ecosystems, critical habitats and large forested areas that may be protected as parks or reserves.

b. **Linear corridors**–The land and water habitat corridors that link core areas. They can include intact and restored areas and some areas under human area, such as forestry and agriculture.

c. **Stepping stones**–Smaller patches of habitat that are linked to allow wildlife movement for shelter, feeding and resting within a landscape in which other activities (such as agriculture and forestry activities) are taking place.

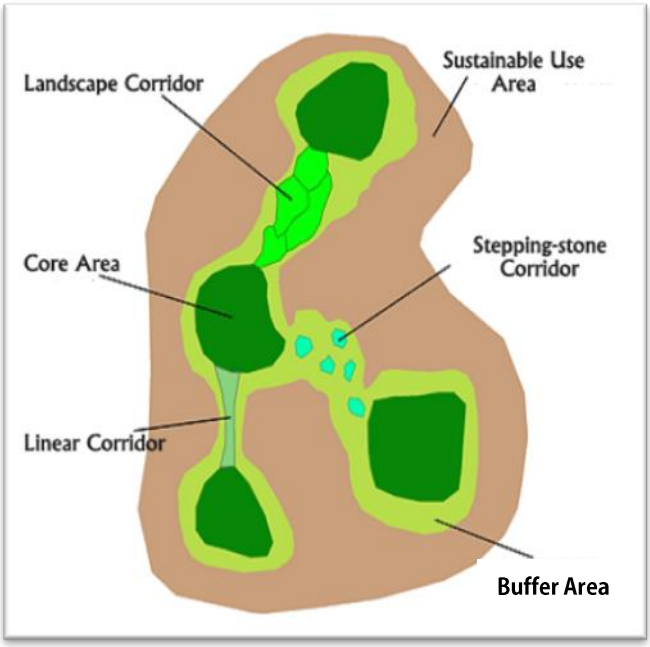


Figure 11: Components of A Natural Areas Network: a mosaic of land uses that can support and maintain biodiversity

d. **Buffer areas**–Zones of transition that protect core areas from adjacent uses

e. **Landscape corridor**–A corridor of continuous natural cover that allows movement between core habitat and protected areas (IUCN, Connectivity Conservation: Experience in Planning, Establishment and Management of Biodiversity Corridors, 2004).

f. **Sustainable use areas–**Lands designated for human settlement and use. They can be established outside of corridors as well as within both buffer and corridor zones**.**

Steep slopes may be associated with the aquatic, terrestrial, or connectivity areas identified in DPA 1. In addition to the protection of the natural environment, the intent of DPA 1 is to protect people and property in the course of land development.

Development at the site level can contribute to the overall objectives of this development permit area through the identification of restricted development areas and buffer areas:

> *Restricted development areas* are in place to protect core habitats including sensitive terrestrial and aquatic ecosystems.

[1] Adapted from Nature without Borders, 2nd Edition, April 2013, p. 18. Original image in International Union for Conservation of Nature (IUCN), July 23, 2007. Connectivity Conservation: International Experience in Planning, Establishment and Management of Biodiversity Corridors (Background Paper), p. 3.

Buffer areas buffer *restricted development areas* from land use impacts that may otherwise compromise their natural function. *Buffer areas* create a transition from core habitats to other land uses.

Additional objectives of this designation include:

1. Protect, conserve, and restore sensitive ecosystems.
2. Ensure that natural resources are protected, connectivity restored and maintained, and development impacts mitigated.
3. Create a network of habitat and natural areas through the identification of designated areas building on the concepts described above and illustrated in Figure 11.
4. Protect endangered species and ecological communities.
5. Protect raptor and eagle nests.
6. Restore and enhance previously degraded ecosystems.

Land within the DPA 1 designated area must not be subdivided or altered, and the construction of, addition to or alteration of a building or other structure must not be started unless the owner has obtained an environmental protection development permit or unless one or several of the following exemptions apply.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.

7. Construction of a Village approved trail or pathway that:

    i. meets Village trail design and construction standards,
    ii. is located outside of the riparian assessment area as defined in section 8 of the provincial RAPR, or where it has been delineated by a Qualified Environmental Professional (QEP) outside of the SPEA,
    iii. does not cross rare ecological plant communities,
    iv. does not cross endangered species habitat, and
    v. does not require removal of healthy mature trees.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.

10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Wildlife Movement

13. Wildlife-friendly fencing that does not present a risk of injury or entanglement to wildlife and is within an existing landscaped or disturbed area. It should:

    i. not be higher than 1.05 metres,
    ii. have a bottom strand not lower than 0.3 metres above the ground,
    iii. not be barbed, and
    iv. have a top that is highly visible, e.g marked with reflectors or flagging.

Limited Construction, Repair and Maintenance of Existing Property

14. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.

15. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Areas under Covenant, Location Outside of DPA

16. Where the Village, the Province of BC or a land trust holds a covenant to protect the natural environment, which meets or exceeds current DPA 1 requirements, and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the protection measures in the covenant.

17. Where, upon inspection of the site and report by a Registered Professional Biologist (RPBio) and where the sufficiency of the report is to the satisfaction of the Director of Development and Bylaw Services, the actual location of an aquatic ecosystem, terrestrial ecosystems and/or connectivity area is not on the subject property. This exemption does not apply if a water body was previously filled or realigned without a development permit.

E. GUIDELINES

1. BIO-INVENTORY AND IMPACT MITIGATION REPORT

a. Before any land alteration and before development design begins within this DPA, the owner must obtain a professionally-prepared biological site inventory (bio-inventory) that includes recommendation to minimize impacts of the development.

b. The bio-inventory should be prepared by a registered professional biologist (RPBio) together with other professionals of relevant expertise, as the project warrants. For example, hydrologists should be consulted on maintaining hydrological function within aquatic ecosystems, a Professional Engineer or Geoscientist should be consulted if there is erosion potential or slope instability.

c. The inventory portion of the report shall:

   i. Be in accordance with *Develop with Care 2014 : Environmental Guidelines for Urban and Rural Land Development in British Columbia*, or the most current edition, and Appendix B: Bio-inventory Terms of Reference.

   ii. Describe the location of the parcel relative to the watershed that it is in, e.g. proximity to springs, headwaters and streams, and relative to underlying aquifers.

   iii. Describe the hydrological features of the parcel—including water shedding, collecting and conveyance areas.

iv. Include an inventory of wildlife species and their habitats, including raptor and heron nests, rare and threatened plant communities, endangered species listed under the *Provincial Wildlife Act* and the *Federal Species At Risk Act* (SARA) and any identified critical habitats for those species, and other important habitat features.

v. Present a detailed site plan showing the boundaries of environmentally sensitive areas within the site, location of existing and proposed buildings and structures, proposed new lot lines, and an assessment of existing natural vegetation, in particular mature trees.

e. The impact mitigation portion of the report shall:

i. Examine the impact of the proposed development on the larger watershed area(s) including watercourses, habitat connectivity, water quality and quantity upstream and downstream, and possible cumulative hydrological impacts that may result; and provide development pattern and servicing recommendations to minimize them.

ii. Describe the possible impacts of the proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem (as identified by the best available and most up to date information including the Province of BC's Sensitive Ecosystem Inventory and the Village's sensitive ecosystem inventory available on the iMap viewer).

iii. Determine and map recommended *restricted development* and *buffer areas* (see Develop With Care 2014 for general guidance on buffers).

iv. Provide the criteria used to define the boundaries of the *restricted development* and *buffer areas*.

v. Include any raptor and heron nest trees and setbacks from those trees to adequately protect the nests and nesting birds within the *restricted development areas*.

vi. Provide recommendations for development patterns and servicing, ecosystem restoration and enhancement to minimize the impact of the proposed development on the soils, vegetation, watercourses, wildlife, raptors and heron nests, and hydrology in all *restricted development* and *buffer areas*.

vii. Recommend appropriate timing of works associated with development in order to minimize impacts to wildlife during migration, breeding, birthing, and rearing seasons.

2. GENERAL GUIDELINES

a. When development is considered in Terrestrial or Aquatic Ecosystem Areas, the Village and owner may consider the following methods to prevent or minimize encroachment:

i. Bare land strata to allow flexibility in conserving the feature or area;

ii. Bonus density transfer, or density averaging, to the developable portion of the site;

iii. Variances to, or supplementing, regulations other than use or density (such as front and/or rear-yard setbacks, increasing the maximum site coverage of buildings provided that density is not increased, increasing the maximum building height, reducing parking space requirements); and/or

iv. Voluntary stewardship such as covenants, contracts, leases, or trusts to protect the feature or area.

v. Dedication to the Village as park However, these lands shall not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.

b. The Village encourages development proposals that offer to register a covenant on the title of lands consisting of sensitive ecosystems prior to any development, including subdivision. The covenant would protect the aquatic ecosystem and the nearby vegetation to ensure that it remains in a natural and vegetated state. It would be registered in favour of the Village, other public agencies including the Province of BC, or a land trust committed to the management of watercourses and streamside areas.

3. PROVINCIAL RIPARIAN AREA PROTECTION REGULATION

For development on existing lots:

a. If the development is proposed within a riparian assessment area, as per section 8 of the provincial *Riparian Areas Protection Regulation (RAPR)*, the applicant must, at their expense, retain the services of a registered professional Biologist (RPBio), or other Qualified Environmental Professional (QEP) to prepare and submit to the Province and the Village a riparian area assessment report pursuant to the regulations.

The Streamside Protection Area (SPEA) determined in the riparian assessment report must be the minimum setback required for the development but may be extended as part of a *restricted development area* to protect valued environmental resources.

For new subdivisions:

b. The proposed lot configuration of new subdivisions must consider the protection of the SPEA and minimize new lot lines in the SPEA. Depending on the location, accessibility, and sensitivity of the SPEA, the Village may require signage and fencing of the SPEA.

c. In accordance with section 490 of the *Local Government Act,* Village regulations may be supplemented so that minimum parcel sizes for subdivision parcels, including bare land strata lots, are met exclusive of the SPEA.

4. SITE PLAN AND DEVELOPMENT DESIGN

a. Development design must be informed by the objectives and guidelines of the most recent edition of Develop with Care - Environmental Guidelines for Urban and Rural Land Development in British Columbia.

b. The detailed bio-inventory and its recommendations must be used to create the site plan and development design. The plan and development design must include:

   i. if applying for subdivision, the proposed subdivision layout.

   ii. drawings or plans clearly describing any proposed structures and the materials and type of construction to be employed, including a cross section of the proposed structure and its layout on the ground,

   iii. a detailed description of existing structures near the proposed structure or area of work,

   iv. a detailed drawing or plan clearly describing any area of the removal of rock, gravel, or soil,

   v. estimated time required for completion in calendar days,

   vi. areas to be restored or enhanced as per the recommendations in the bio-inventory report,

   vii. a description of how environmental protection DPA guidelines will be met, how any issues identified in the bio-inventory and impact mitigation report will be addressed, and how recommended mitigation measures will be achieved,

   viii. copies of any applicable federal and provincial approvals, permits or licences, and.

   ix. any further information required by the Village to ensure compliance with these guidelines.

c. Development and subdivision should be planned in a manner that:

   i. supports the maintenance and restoration of natural system functions including watercourse hydrology and groundwater recharge, wetland vegetation and structure.

   ii. preserves natural features including soil, watercourses, groundwater, and native shrubs, groundcover, tree canopy cover, and mature trees, and incorporate these features into the design of the development.

   iii. minimize slope alterations and retain the natural terrain and topography of the site.

   iv. identify and avoid development on *steep slopes*.

v. maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas by preserving or replanting with native shrubs, groundcovers and trees to minimize fragmentation.

vi. protect endangered, threatened, or vulnerable species or plant communities by avoiding disturbance to sites where rare plants are growing and where rare natural plant communities occur.

vii. Protect raptor and heron nest trees and the setbacks around the trees.

viii. maintain critical habitat structures such as old trees, snags, trees with cavities, and ephemeral wetlands.

ix. protect existing soils and soil conditions.

x. restore and enhance historical forest densities and hydrological function within *restricted development zones*.

i. prevent disturbance of nesting sites and breeding areas.

d. Lighting within the proposed development must be designed to provide the minimum necessary for safety purposes and to avoid light intrusion throughout the parcel, but particularly into *restricted development* and *buffer areas*.

e. Fencing should be wildlife-friendly, allow animals to easily jump over or crawl under a fence and not present a risk of injury or entanglement. It should:

v. not be higher than 1.05 metres,

vi. have a bottom strand not lower than 0.3 metres above the ground,

vii. not be barbed, and

viii. have a top that is highly visible, e.g marked with reflectors or flagging.

f. Fencing to restrict access of livestock to Aquatic Ecosystem Areas must be installed where livestock are expected to be present on the property. Any fencing should be designed to be wildlife-friendly as per 4(e) above.

g. Any trail or pathway development must:

i. minimize the impacts of recreational use on *restricted development areas* and adjacent natural areas and systems,

ii. adhere to the Village's trail and pathway design and construction practices for environmentally sensitive areas, and

iii. be designed to prevent motorized vehicle use to the maximum extent possible.

5. ECOSYSTEM RESTORATION AND ENHANCEMENT

a. The SPEA and *restricted development areas* must remain free of development except in accordance with conditions contained in the permit.

b. If a portion of an Aquatic Ecosystem Area *buffer area* has been substantially altered or permanently removed such that restoration is impractical the *buffer area* may be widened in other portions of the site as compensation.

c. Disturbed areas within the SPEA, within *restricted development areas* and within *buffer areas* must be restored in accordance with a restoration plan provided by a QEP. At a minimum, the plan must include the following:

   i. Replanting must be with trees, shrubs, and ground cover native to the area and selected to suit soil, light, and groundwater conditions of the site.

   ii. Individual trees must be planted at a density in accordance with the recommendations of the QEP.

   iii. Replacement trees must be species native to the area or as approved by the Village.

   iv. Where needed, add plantings to enhance bank stability and provide cover to a watercourse.

   v. A native shrub layer should be provided for the restoration area and shrubs should be planted at an average density of 1.0metre apart and a minimum #2 pot size at time of planting.

   vi. Native groundcover may be substituted for native shrubs where groundcover would have occurred naturally. If used, groundcover must consist of brush layers or planted groundcover species at a maximum average spacing of 0.5metres with plants of minimum 10.0centimetre pot size at time of planting.

   vii. Areas not covered by trees, shrubs, or groundcover may be seeded with native herbaceous plants, grasses, or legumes or covered with a natural mulch to reduce the opportunity for germination and spread of non-native seeds.

   viii. For wooded areas, clearing should not exceed 10 percent of the Aquatic Ecosystem Area, should be confined to the outer portions of the Aquatic Ecosystem Area, and must not be on *steep slopes*. The same replacement ratio, average tree density, and site features as in guidelines ii. apply.

   ix. All vegetation must be protected from intrusion by motor vehicles with a curb or other suitable protective barrier if roads, driveways, or parking areas abut the restoration area.

6. STORMWATER MANAGEMENT

a. Development must minimize rainwater runoff and maintain pre-development water quality and quantity on the property.

b. In furtherance of the objectives and guidelines of this DPA, and as per the *Local Government Act,* sections 484 and 485, development approval information may be requested on the impact of a development proposal on the natural environment. The

Village may require a stormwater management plan and the development must be designed to implement the plan's recommendations. The plan must:

i. examine pre-development water quality and quantity on the site and provide mitigation and enhancement strategies to maintain pre-development water quality and quantity;

ii. follow source control (on-site) principles and practices, and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies;

iii. take advantage of on-site opportunities for natural storage and infiltration to soil, wetlands, and forests; and

iv. use site adaptive principles in facility placement and design, site grading, tree retention, pervious surfaces, and the scale and types of measures used to capture, direct, and manage stormwater.

7. EROSION AND SEDIMENT CONTROL

a. To prevent harm to aquatic ecosystems, land alteration, construction, addition to or alteration of buildings must minimize the amount of sediment entering waterbodies and watercourses.

b. The Village may require an erosion and sediment control plan by a qualified professional to control erosion and sediment movement.

c. The development must be designed and implemented in accordance with the erosion and sediment control plan recommendations.

8. SHORELINE PROTECTION DEVICES

a. Where shoreline protection works are proposed, they shall be designed by a Professional Engineer and:
   i. Be limited to that necessary to prevent damage to existing structures or established uses on adjacent upland;
   ii. Be the 'softest' possible shore protection measure that will still provide satisfactory protection;
   iii. Not be expected to cause erosion or other physical damage to adjacent or down-current properties; and
   iv. Address compatibility with any adjacent shore protection works.

b. Where protection from erosion is proposed as either new works or replacement, every effort will be made to design shoreline protection in accordance with the Green Shores programs of the Stewardship Centre of BC. These programs provide resources for, and examples of, shoreline erosion protection involving creation or maintenance of low-angle slopes allowing for dissipation of wave energy, retaining native plants and habitat, and

providing a natural appearance. Some Green Shores approaches rely on use of the beach below the natural boundary, which may require permission from the Province or other landowner.

c. Entirely 'hard' structural shore protection measures such as concrete walls, lock block, or stacked rock (riprap), may be considered as a last resort only when a geotechnical and biophysical analysis demonstrates that:

    a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with upland development;

    b. All possible on site drainage solutions by directing drainage away from the shoreline edge have been exhausted;

    c. Green Shores non-structural or structural measures are not feasible or not sufficient to address the stabilization issues;

    d. It is not feasible to instead construct a retaining wall that meets the zoning bylaw s setback;

    e. The shore protection measure is designed so that neighbouring properties are not expected to experience additional erosion; and

    f. All shore protection structures are installed upland of the present natural boundary.

9. DOCKS AND BOAT LAUNCHES

a. Preference is to be given to the placement of mooring buoys and floats instead of docks. It is also to be given to the construction of joint use docks rather than individual ones. Multifamily and strata-titled developments are to construct joint use dock facilities.

b. Residential docks should be located and designed to avoid the need for shore defence works, or breakwaters.

c. Structures in contact with the water should be constructed of stable materials, including finishes and preservatives that will not degrade water quality. Refer to the BC Ministry of Environment Best Management Practices for Small Boat Moorage on Lakes, 2006 or as amended for more information.

d. All docks should be constructed so that they do not rest on the bottom of the foreshore at low water levels.

e. Any plastic foams or other non-biodegradable materials used in construction of floats and docks should be well contained to prevent escape into the natural environment.

f. Docks should not exceed 20 m2 in total surface area, and not extent a distance greater than 30m from the present natural boundary of the upland parcel.

g. Dock ramps should not exceed 1.5m in width for access ramps or walkways and 3 metres in width for any other portion of the dock.

h. Boat launch ramps are the least desirable of all water access structures and may only be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes. The ramp width should be minimized, and paved strips versus a full concrete pad is preferable. Development Permit applications must demonstrate all applicable provincial and federal guidelines have been followed and approvals are in place.

10. STEEP SLOPES

a. Unnecessary disturbance of the steep slope should be avoided. Site development should preserve natural vegetation on steep slopes and retain the natural terrain, topography of the site, and minimize cutting into the slopes.

b. Development at the top and toe of a steep slope should be designed to prevent negative impacts to slope stability and protect development from the hazard. The Village may require a report by a qualified professional which must include recommendations to be implemented by the development such as drainage management, landscaping, and proximity of buildings and structures to the slope.

10.2 DPA 2 - GROUNDWATER PROTECTION

A. DESIGNATED AREAS

The areas shown on Map G are designated as Development Permit Area 2.

A development permit is required for the subdivision or the alteration of land, construction of, addition to, or alteration of a building or other structure on the land. For clarity, this includes, but is not limited to, the following activities:

a. Installation of a septic field (in areas where permitted)
b. Installation of fuel oil or gasoline storage tanks (in areas where permitted)
c. Construction of a new private well
d. Construction of a geothermal energy system

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(a) and (i), of the *Local Government Act*:

(a) Protection of the natural environment, its ecosystems and biological diversity

(i) Establishment of objectives to promote water conservation.

In addition, section 485 of the Local Government Act permits local governments to request development approval information such as site plans, research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information. Section 9.7 of this OCP further outlines policy on development approval information.

C. JUSTIFICATION

This Development Permit area (DPA) designation has been established to ensure that development takes place in a manner that protects, sustains or enhances the quality and quantity of ground water sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystems.

This DPA lies above an unconfined aquifer, an aquifer that lacks a confining layer such as clay, and has been identified by the provincial government as being highly vulnerable to contamination[1]. The aquifer is the source of domestic water for many Cumberland residents.

The DPA includes all lands designated industrial, all lands that have an industrial use, and lands that permit gas stations because those land uses may include the storage, handling, or disposal of hazardous materials and, therefore have a higher potential to contaminate underlying soils and groundwater than residential, institutional, commercial, and other non-industrial land uses.

The DPA also encompasses the Coal Creek well and the surrounding area which feeds the well. The Coal Creek well is one of Cumberland's sources of drinking water, further described in the Village's *Long Term Water Supply Strategy, Final Report, June 2016*. The aquifer which supplies water to the well is described in the Water Supply Strategy as an "unidentified aquifer" and lies below aquifer 417.

Additional objectives of this designation include:

1. To sustain the health of groundwater and hydraulically connected aquatic ecosystems.
2. To protect and sustain the quality and quantity of groundwater sources for drinking water, irrigation and other approved uses.
3. To reduce the risk of groundwater contamination from development.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.

[1] Map G which shows the extent of the unconfined aquifer corresponds to the provincially mapped Aquifer 417 with an area of 37.4 km2. Information about groundwater resources and wells are available at https://apps.nrs.gov.bc.ca/gwells/aquifers

3. Mining activities authorized by a *Mines Act* permit.

4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.

6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.

7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.

10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

8. Subdivision of land where no new lots will be created.
9. Excavation of an area less than 15 m^2 and shallower than 0.5 m
10. Construction involving a building floor area of 10.0 m^2 or less.
11. Erection of fences 2.0 m or less in height.

E. GUIDELINES

1. Before any land alteration and before development design begins within this DPA, the owner must obtain a report from a qualified registered professional which assesses the risk of contamination resulting from the proposed land use and identifies measures to ensure development proposals have no detrimental impacts on either the quality or quantity of groundwater. At a minimum, the report must include the following:
    a. Review of the depth of groundwater, flow direction, soil permeability, and potential contamination sources from the proposed use.
    b. An examination of pre-development water quality and quantity on the site.
    c. Measures required to ensure the proposed development and land use will not have a negative impact on the aquifer.
2. Development proposals must demonstrate how they are implementing the measures identified in the required report to ensure that the development poses no unacceptable risk to either the quality or quantity of groundwater.
3. Where a municipal sanitary sewer system is not available, sewage must be conveyed to an on-site private sewage disposal system which must, at a minimum, include a two-stage septic system, a large capacity tank and a gate valve before infiltration to subsurface. The two-stage system must be designed by a qualified professional and consist of a separate tank where the sludge is digested and prohibit mixing of digested sludge with incoming sewage. The qualified professional must provide assurance that water quality of the aquifer is not impacted.
4. For developments to be serviced by a non-municipal community water system, the water service provider must provide written confirmation by a professional of sufficient quantity and quality of potable water.

5. Land uses involving materials and substances that have the potential to contaminate groundwater should be located on hard surfaced, impermeable floors, and include systems to capture and treat effluents and spills.
6. Grease, oil, and sedimentation removal facilities must be provided for stormwater infiltration systems, treated effluent, and diverted stormwater collection and discharge systems where there is potential for silt, petroleum-based and other contaminants to enter a watercourse or infiltrate into the ground. A plan for on-going maintenance of these facilities must be provided.
7. All hazardous substances must be stored in secure, impervious containers with secondary containment.
8. Facilities handling fuel, oils, solvents, pesticides, or fertilizers must include spill containment systems and a Spill Response Plan.
9. Above and underground storage tanks for hazardous materials or petroleum products are strongly discouraged. Where they are warranted, their installation must follow industry best practices to avoid contamination of the soil and groundwater, at a minimum, meeting the following requirements:
    a. Double-walled steel tank construction
    b. Secondary containment of piping
    c. Tanks coated with rust-resistant material
    d. Overfill protection device
    e. Spill containment device around fill pipe
    f. A dispenser sump and tank sump, for the control of possible leakage from the dispenser or piping; and
    g. Leak detection of the interstitial space, piping and sump pump(s).
10. Installation of hazardous materials and petroleum product storage tanks must be conducted by a licensed qualified contractor under the supervision of a qualified professional.

10.3 DPA 3 - FARMLAND PROTECTION

A. DESIGNATED AREA

The areas shown on Map H are designated as Development Permit Area (DPA) 3.

B. CATEGORY

DPA 3 is designated pursuant to section 488 (1)(c) of the *Local Government Act* for the protection of farming.

C. JUSTIFICATION

This development permit area is intended to reduce land use conflicts that may arise between active farm operations and non-farm uses. Appropriately designed developments on non-Agricultural Land Reserve (ALR) lands adjacent to farmland can decrease the likelihood of conflict and nuisance complaints from adjacent non-farm users. Normal farm practices are protected under the *Provincial Farm Practices Protection Act (Right to Farm)*.

Typical conflicts that may occur as a result of non-farm uses being located in or adjacent to agricultural areas include complaints about early morning farm equipment noises, drifting dust or spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

The following guidelines are intended to protect the vitality of local agriculture and encourage commercial, active agricultural operations on lands within the provincial ALR. While there is no designated ALR within the jurisdiction of the Village, parts of the municipal boundary adjoin ALR in other jurisdictions. Consideration of subdivision layout, building design, stormwater management, buffering and fencing of lands beside the ALR will protect the agricultural uses of the ALR lands and reduce conflicts between users.

Additional objectives of this designation include:

1. To reduce the potential for conflict between non-farm uses and neighbouring active farm operations.
2. To protect the viability of agricultural operations.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

13. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
14. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

1. Construction of an accessory building with a floor area of 10.0square metres or less.
2. Erection of fences 2.0metres or less in height.
3. Roof replacement.
4. Installation of solar domestic hot water or photovoltaic systems on roofs.
5. Land alteration or construction that occurs more than 30.0 metres from the nearest property line of a parcel of land within the ALR
6. Subdivision of land where no new lots will be created.
7. Land alteration for urban agriculture and community gardens.

E. GUIDELINES

1. Any proposed development, including subdivision, should be designed to minimize the impacts of non-farm development on adjacent agricultural uses.
2. Roads and pedestrian access routes that end at the boundary of the ALR should be avoided except where necessary to provide access for farm equipment.
3. A minimum 15 m continuous vegetated landscape buffer must be established parallel to the agricultural land boundary within the non-farmland. New plantings should be native, drought resistant, and adapted to the site conditions. Where already present, native

vegetation should be retained and, as applicable, densified to establish a continuous buffer.

4. Mature trees within the buffer should be preserved, except where they have been determined by a certified arborist to pose a hazard or be at high risk of failure.
5. A landscape plan should identify existing species and additional species to be planted and include prescription for maintenance.
6. The landscape buffer may be designed to absorb and manage stormwater as long as this does not compromise the vegetation or reduce its effectiveness as a buffer.
7. Landscape buffers should be designed to mitigate equipment noises, drifting dust and spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.
8. Where soils and site conditions permit, vegetation should include evergreens for year-round screening.
9. Buffer design may include appropriate barrier fencing in combination with vegetative screening.
15. Fencing should be wildlife-friendly and not present a risk of injury or entanglement to wildlife and be within an existing landscaped or disturbed area. It should:
    i. not be higher than 1.05 m,
    ii. have a bottom strand not lower than 0.3 m above the ground,
    iii. not be barbed, and
    iv. have a top that is highly visible, e.g. marked with reflectors or flagging.

10.4 DPA 4 - WILDLAND-URBAN INTERFACE

A. DESIGNATED AREA

The areas shown on Map I are designated as Development Permit Area No. 4 (DPA 4).

B. CATEGORY

This development permit area is designated pursuant to section 488 (1) (b), of *the Local Government Act*: Protection of development from hazardous conditions.

In addition, section 485 of *the Local Government Act* permits local governments to request development approval information such as site plans, landscape plans, research reports and studies. All of DPA 4 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The Village is surrounded by large forested areas. These tracts of forest create an interface with adjacent residential, commercial and industrial areas. One purpose of this Development Permit Area is to reduce the potential for damage to private property in the event of a wildfire and reduce the potential for wildfire spreading into the Village.

Embers from large catastrophic wildfires are known to fly 1 km to 2.5 km under certain conditions. That means in the event of a large wildfire in the surrounding forests, buildings and structures in all of the Village may be exposed to airborne embers. The Village's form and character DPAs (DPA 5 – 10) include guidelines to reduce the use of highly flammable building materials and landscaping to reduce the risk of ignition. The Village also participates in the Comox Valley FireSmart Program to provide information and FireSmart assessments to homeowners in the Village to identify what further measures they can take to integrate FireSmart principles into their properties.

However, lands within 100 m of undeveloped forested lands are particularly at risk and are identified in the DPA 4 area. If designed to be FireSmart, those properties also play an

important role in preventing the spread of a wildfire into the community. In addition to meeting the DPA 4 guidelines below, property owners are encouraged to complete the most recent BC Firesmart Home Ignition Zone Self-Assessment at firesmart.ca to identify further ways to integrate FireSmart principles into their property and yard.



Source: BC FireSmart

Forested areas where future development could occur (subject to OCP amendments and rezoning) are also included in DPA 4 and the guidelines are intended to reduce the hazard potential in those areas.

While protecting development from wildfire is the primary purpose of this designation, it is also important to do so in a manner that minimizes harm to the natural environment itself. More fire resistant properties, including fire resistant buildings and landscaping, will reduce the risk of fire that may originate on a private property spreading to neighbouring properties and into adjacent forests.

Additional objectives of this designation include:

1. Protect buildings and properties near wildland-urban interface boundaries from heat radiation, direct flame contact or airborne embers produced by interface wildfires.
2. Reduce the risk of wildfires spreading into the Village from surrounding forested areas.
3. Promote the planting of native species with low flammability.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*

2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

17. Subdivision of land where no new lots will be created.
18. Construction involving a building floor area of 10.0 ^{m2} or less.
19. Construction that is limited to the addition, replacement, or alteration of doors, windows, building trim, or soffits.
20. Replacement of a roof with a fire-resistant material
21. Replacement of siding with a fire-resistant material
22. Land alteration to facilitate urban agriculture and community gardens.
23. Erection of fences 2.0metres or less in height.
24. Where the Village holds a covenant directing requirements for FireSmart buildings and yards, that meets or exceeds current DPA 4 guidelines and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the requirements of the covenant.

D. GUIDELINES

1. FIRESMART BUILDINGS AND YARDS

a. Following are the minimum FireSmart standards that must be met for all buildings and vegetation on a property:
    i. Roofing materials with Class A or B Fire Resistant rating.
    ii. Gutters constructed of non-combustible material.
    iii. Non-combustible siding materials such as stucco, metal, brick, cement shingles, fibre cement, or non-combustible cladding.
    iv. Non-combustible or fire-rated exterior doors.
    v. Closed in and screened roof vents.
    vi. Eaves enclosed with properly fitted non-combustible soffits and fascia.

vii. Heavy timber construction, fire-retardant treated materials, and other non-flammable materials for decks and railings.

viii. Underside of decks or porches enclosed with non-combustible sheathing.

ix. A 1.5 m non-combustible surface surrounding buildings and decks.

x. Fencing within 1.5 m of a structure constructed of non-combustible material.

xi. Where chimneys are permitted, they should have approved spark arrestors.

xii. Vegetation is cleared 3.0 m from power lines and, where permitted, propane tanks.

xiii. Coniferous trees within 10.0 m of any buildings and structures shall be limbed up to 2.0 m from the ground.

xiv. No hedges comprising of coniferous species such as juniper, cedar or yew, may be planted.

xv. No bark mulch may be applied within 10 m of buildings and structures.

2. FIRESMART SUBDIVISION DESIGN

a. As part of subdivision applications, where the land to be subdivided is partially or fully within DPA 4, a Wildfire Hazard Assessment Report should be completed and the subdivision design must implement those measures. The Assessment Report must assess wildfire hazard risk and may recommend additional measures beyond the following guidelines below to minimize that risk:

   i. Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and density of the subdivision and lands beyond.

   ii. Wherever possible, the subdivision must provide opportunities for large setbacks (10.0metres minimum) between new building sites and forested areas. As a term of the development permit, the Village may ask for a covenant requiring buildings to be located within an identified buildable area to the front of properties that are located on a forested edge.

   iii. Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision.

   iv. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

v. Where forested areas extend into the subdivision, a fuel hazard assessment including recommendations for mitigating any hazards should be prepared by a qualified wildfire mitigation specialist.

vi. Site design should consider topography so that building sites are located on the flattest areas of the property, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.

10.5 DPA 5 – INDUSTRIAL

A. DESIGNATED AREA

The areas shown on Map J are designated as Development Permit Area 5.

B. CATEGORY

This development permit area is designated pursuant to sections 488 (1)(f)(h), (i), and (j), of the *Local Government Act*.

f) Establishment of objectives for the form and character of industrial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 5 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The intent of this designation is to foster industrial development that is both visually appealing and sensitive to its surrounding context.

The development permit guidelines promote thoughtful building and landscape design that considers the relationship between structures, the streetscape, viewscapes, open spaces, and neighbouring properties, while ensuring safe, multimodal access to industrial lands.

Although the preservation of viewscapes is important throughout the area, it holds particular significance in the Bevan Industrial Area—known as the "Bevan Lands"—which occupies a plateau with expansive views toward the Comox Glacier and other peaks of the Vancouver Island Range. The development permit area guidelines aim to safeguard key view corridor (also see figure 14: viewscapes from Village in section 6.2 of the OCP). .

Long-time established industrial uses are located along Cumberland Road and Ulverston Road. New development or improvements on those properties are equally subject to these development permit guidelines, with an emphasis on mitigating potential negative impacts on neighbouring residential uses, ensuring the continued visual quality of the developments, and promoting upgrades that result in increased energy efficiency, water conservation and lower greenhouse gas emissions.

Additional objectives of this designation include:

1. Enhance the visual quality of industrial development through architectural and landscape design.
2. Mitigate negative impacts on neighbouring uses.

3. Provide safe access and circulation for personal and commercial vehicles.
4. Integrate safe pedestrian and cycling facilities within the circulation system.
5. Provide landscaping that is drought-resistant and wildlife and pollinator-friendly.
6. Reduce energy and water consumption and reduce greenhouse gas emissions associated with the development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
10. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to less than 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the Local Government Act). A building permit may still be required.
11. Erection of fences 2.0 metres or less in height
12. Installation of solar domestic hot water of photovoltaic systems on roofs

Other

13. Subdivision where no new lots are created.

14. Text of content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. On-site vehicle circulation must be conveniently laid out, with unrestricted access to waste receptacle storage areas where on-site pick-up is necessary.

c. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.

d. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

2. LANDSCAPING AND AMENITY AREA

a. The open space around all buildings or structures, not required for parking, loading, equipment storage, assembly, processing, or manufacturing, should be enhanced through hard- and softscape landscaping.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees including street trees, shrubs, perennials, grasses. Lawn areas should be used minimally. Select plant species that are:

   i. Native or adapted to the region
   ii. Supportive of habitat, nesting, foraging, or pollination
   iii. Drought-tolerant
   iv. Adapted to anticipated future climate conditions wherever possible.
   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Landscaped buffers designed by a landscape professional must be provided:

i. where the industrial zone is adjacent to any property zoned for residential use, the buffer will be designed to effectively screen from view and mitigate noise from the industrial use as effectively as possible through the use of a landscaped buffer, sound-attenuating fencing, and siting; and

ii. along the road frontage on those lots identified on Map E, in order to screen from view and mitigate noise emanating from the industrial use to the highway:

- A planting buffer at least 4.0metres (13.1feet) wide which may include the plantable portion of the Village boulevard, if the private property has insufficient setback for buildings or required parking, and private property;
- This design will include combinations of trees, shrubs, drought tolerant grasses, ground covers, etc;
- The design will include at least one tree capable of attaining a height of at least 5.0metres (16.04feet), which must be planted on average every 10.0metres (32.8feet), interrupted only for driveways or walkways.

iii. along all other roads,

- A landscaped area buffer must be provided along the road frontage to soften the view of the industrial uses and create an attractive transition to the sidewalk and road.

h. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

iii. Due to their high flammability, juniper and cedar hedges should not be planted.

HARDSCAPING

i. Building footprints should be located to create opportunities for an outdoor amenity area for employees which includes outdoor seating and landscaping.

j. Fencing and/or vegetative screening on property lines should protect the privacy of occupants on adjacent properties.

k. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

l. Where an industrial use is located within 60 metres of a residential use, sound attenuating fencing, a minimum of 2.0 metres in height, should be installed to buffer noise transfer to the residential use. To break up a long solid fence line visually, fences over 10 metres in length should have a vegetated buffer in front of the fence.

m. All waste disposal and recycling bins must be screened and be protected within an animal-proof enclosure, not less than 2.0metres in height.

n. Such elements as shipping and loading areas, outdoor storage areas, shipping containers, transformers, and meters must be additionally screened through landscaping, solid fencing and appropriate siting.

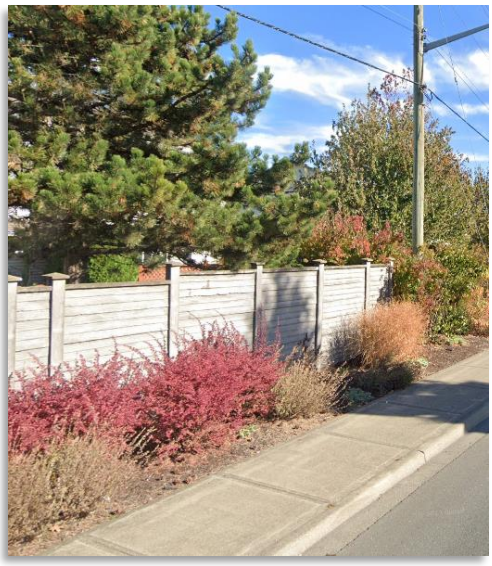


Figure 10.5-1: Example of sound attenuating fencing with a vegetative buffer in front (guideline 2l)

WATER CONSERVATION

o. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

p. Design sites to minimize water use for irrigation by using strategies such as:
   a. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.
   b. Selecting drought-tolerant species
   c. Using lower water requirement systems such as drip irrigation.
   d. Using recycled water for drip irrigation systems.

q. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

r. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25 percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. All buildings and expansions thereto, storage, parking, and supply yards should be designed to be compatible with surrounding land uses and the major roads fronting the property.

b. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

c. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

d. Building design should include a variety of architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest.

e. Building massing should respond to a human scale with materials and details that are proportionate to human height.

f. Buildings should provide visual interest at the street and sidewalk level by:

   i. Designing primary entrances to be clearly visible and accessible from the street.

   ii. Locating the office, reception, or sales component of the building closer to the street than the plant/warehouse component of the building and using different roof lines, different exterior materials, decorative design elements and/or architectural elements, to distinguish between the two building components.

   iii. Articulating building frontages by visually separating them into smaller distinctive units and avoiding blank walls along street, sidewalk, and multi-use trail frontages. Where blank walls cannot be avoided because of the proposed use of a building, their effect should be attenuated through a wall treatment.



Figure 10.5-2: Example of interesting ways of treating blank walls (guideline 3fiii)

   iv. Locating purely utilitarian accessory buildings, such as equipment storage buildings or shelters, concrete or prefabricated metal buildings in rear or side yards and screening them to the street with landscaping or fencing.

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing is encouraged to incorporate passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain
   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:

i. fully shielded (full cutoff), directing light downwards to prevent skyglow



Figure 10.5-4: Example of shielded directional lights (guideline 5d)

ii. Located to minimize light instrusion into residential caretaker units

iii. not reduce the separation effectiveness of any landscaped buffer.

d. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards.

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas should be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.



Figure 10.5-5: Examples of guidelines 6 b. and c.

d. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

e. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of buildings.

10.6 DPA 6 – MULTI-UNIT RESIDENTIAL AND MIXED USE

A. DESIGNATED AREA

The Multi-Unit Residential and Mixed-Use Development Permit Area, DPA 6, is shown on Map K.

B. CATEGORY

This development permit area is designated pursuant to section 488.1 (1), (a), (b), (f), (h), (i), (j) of the *Local Government Act* for the following purposes:

(f) Establishment of objectives for the form and character of commercial and multi-family residential development.
(h) Establishment of objectives to promote energy conservation.
(i) Establishment of objectives to promote water conservation.
(j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 6 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design for stand-alone multi-unit residential developments and for mixed use developments that include both residential and commercial uses.

Additional objectives of this designation include:

1. Promote a compact urban form where housing is located within a short walking distance of shops, restaurants, grocery stores, personal services, the community centre and parks.
2. Support housing diversity.
3. Ensure multi-unit residential development is well integrated and sensitive to the surrounding neighbourhood context.
4. Design buildings to a human scale and orient them to the street.
5. Ensure a pedestrian and bicycle-oriented development.
6. Provide landscaping and create greenspace for the enjoyment of residents.
7. Provide landscaping that is drought resistant and pollinator-friendly.

8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.

11. Text or content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. Wayfinding signage for larger developments should be provided. All signage should be architecturally compatible with the overall design of the buildings.

c. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

d. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. cafes, retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees, shrubs, perennials, and grasses. Lawn areas should be used minimally. Select plant species that are:
   i. Native or adapted to the region
   ii. Supportive of habitat, nesting, foraging, or pollination
   iii. Drought-tolerant
   iv. Adapted to anticipated future climate conditions wherever possible.
   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.
   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.
   iii. Due to their high flammability, juniper and cedar hedges should not be planted.



Figure 10.6-1: Example of emphasis on public realm (guideline 2 j)

HARDSCAPING

h. Building footprints should be located to create opportunities for plazas, courtyards, or garden patio areas with appropriate site furniture and lighting.

j. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

k. Where a playground is required, it must:

   i. be sited so that the maximum number of units possible within the development may view it, and
   ii. not have a grade greater than 2 percent.

l. Common open spaces should:

   i. Be located as close to dwelling units as possible, with walkways or multi-use pathways connecting to building entrances and to any parks and open spaces adjacent to the development;
   ii. Include a portion that is usable for active recreation, such as a walkway.

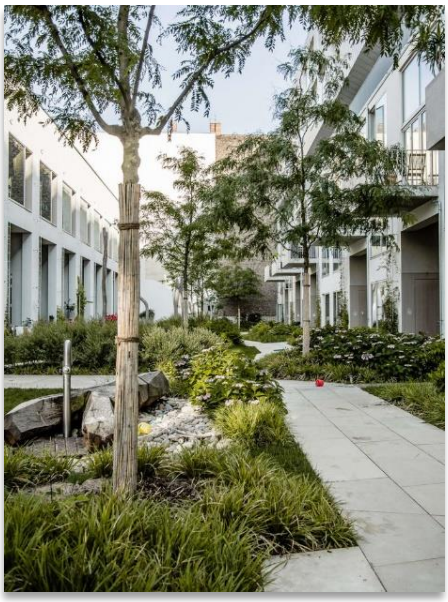


Figure 10.6-2: Example of landscaped common space with walkway (guidelines 2 l.i.)

m. Green walls/green screens are encouraged.

n. Fencing and/or vegetative screening on property lines should protect the privacy of occupants of adjacent properties.

o. Fencing materials should be sensitive to the neighbourhood context. Chainlink and solid corrugated metal fences on front lot lines are discouraged.

p. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

q. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.

r. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.



Figure 10.6-4: Example of screened outdoor storage (guidelines 2 q)



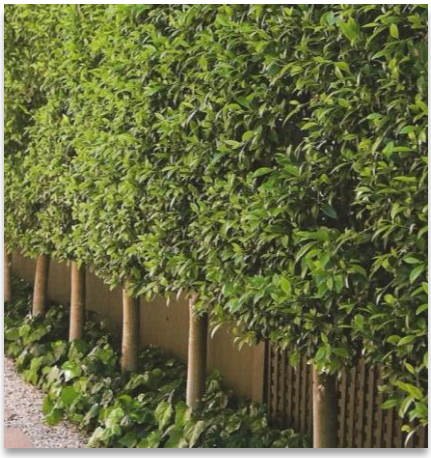


Figure 10.6-5: Example of fence and vegetative screening (guidelines 2 m,n)

WATER CONSERVATION

s. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

t. Design sites to minimize water use for irrigation by using strategies such as:
   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.
   ii. Selecting drought-tolerant species
   iii. Using lower water requirement systems such as drip irrigation.
   iv. Using recycled water for drip irrigation systems.

3. BUILDING FORM AND CHARACTER

a. Buildings should be sited to ensure that any adjacent low density single- and infill residential properties have visual privacy, by facing decks and balconies away from adjacent properties where possible.

b. Where the setback from an interior or rear lot line is less than 4.5 metres, transparent surfaces (windows) on walls facing directly onto adjacent low density residential properties should be limited to 20% of the total wall area and favour several smaller windows over one large window.

c. Design and site buildings to reduce direct sight lines into neighbouring properties to protect privacy.

d. Window placements should be offset between buildings facing each other to maintain privacy.

e. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.

f. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

g. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

h. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

i. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

   i. articulated building footprints and varying setbacks to reduce massing, and

   ii. frontages that are articulated and separated into smaller distinctive units.

j. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.



Figure 10.6-6: Example of interesting ways of treating blank walls (guideline 3j)

k. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

l. Building entrances should be prominent and clearly visible from access driveways and streets.

k. In the case of townhouses, where garages cannot be located off a laneway or off a driveway to the interior of the lot, garage doors must not be visually prominent, mitigated through a minimum of a 1.2 m setback relative to the front door, landscaping, varied orientation, materials, scale, and finishes.

m. In situations where multi-unit residential buildings face single-detached or residential infill development across a street, the multi- unit residential building should be designed to communicate with the dwellings across the street, for example, by including ground level entrances or patios facing the main road.



Figure 10.6-7: Example of ground level entrances (guideline 3 l)



Figure 10.6-8: Example of ground level entrances to apartment building units (guideline 3 l)

ADDITIONAL GUIDELINES FOR MIXED-USE BUILDINGS

n. The primary façade of mixed-use buildings and commercial entrances in mixed-use buildings should face the street, relate to the pedestrian scale and connect to the public realm (i.e. the sidewalk, street, public plaza). This may be achieved through design of entrance ways, the use of façade detailing, ground floor glazing, window size, awnings or roof canopies, signage, landscape treatment, outdoor furniture, distinct materiality and building articulation.



Figure 10.6-9: Example of ground floor commercial use oriented towards the public realm (guideline 3k)

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features, such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months



Figure 10.6-10: Example of passive building features (guideline 4a)

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot



Figure 10.6-11: Example of green roofs in a multi-family development (guideline 4b)

water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code under relevant legislation.



Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

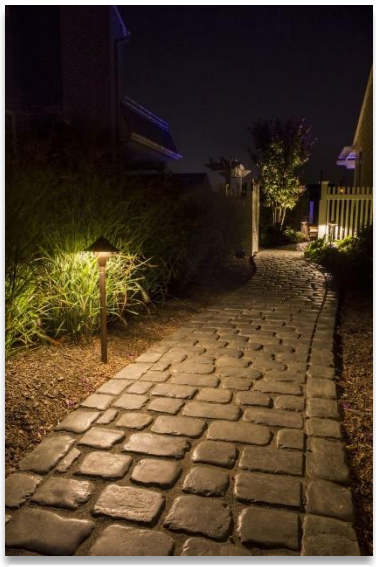


Figure 10.6-12: Example of illuminated pedestrian pathway (guideline 5c)

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (e.g. low level bollards).

d. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards

   ii. located to minimize light intrusion into residential units or not reduce the separation effectiveness of any landscaped buffer.

   iii. be complementary to the form and character of adjacent sites and Village streetlighting standards.



Figure 10.6-13: Example of shielded directional lights (guideline 5d)

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas may be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.



Figure 10.6-13: Example of landscaping and bioswale in a parking lot (guideline 6b)

f. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

g. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.

i. Where individual dwelling units have vehicular access via a public street, combined driveway access points are encouraged to minimize interruptions of landscaping along the boulevard.

j. Internal private roadways must be wide enough to permit easy negotiation of car access to individual garages or carports, parking areas, and to provide access for fire trucks.

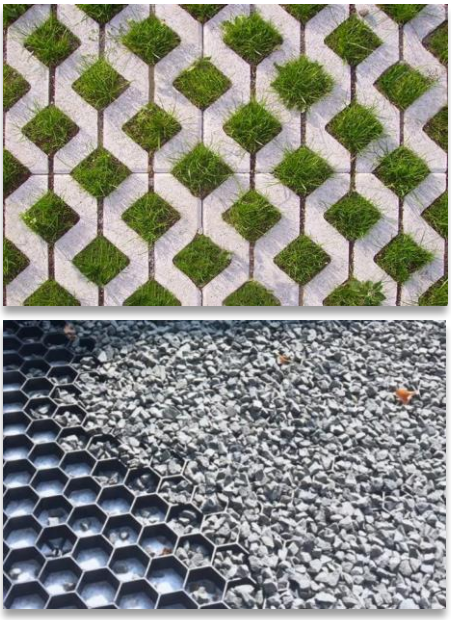


Figure 10.6-14: Example of permeable paving surfaces (guideline 6g)

10.7 DPA 7 - COMMERCIAL

A. DESIGNATED AREA

The areas shown on Map K designated as Development Permit Area 7, DPA 7.

B. CATEGORY

This development permit area is designated pursuant to s.919.1(1)(a),(f), (h), (i), and (j) of the LGA.

f) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 7 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to ensure a high standard of design for commercial development located outside of the Village commercial core.

The guidelines direct the sensitive integration of the form, character, and scale of commercial development into the neighbourhood context, ensuring that the development enhances the liveability of the neighbourhood and the Village as a whole.

Many development sites may contain natural features which should be preserved and integrated into new development to reflect the Village ambiance and accentuate viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Beaufort Mountains, Boston Ridge). In addition, landscaping can provide habitat and food sources for urban wildlife, enhance the urban forest, and provide for seasonal shading and cooling.

Additional objectives of this designation include:

1. Ensure attractive streetscapes, landscapes, building design and vibrant public spaces associated with commercial developments.
2. Create buildings that address the street and are designed to the human scale.
3. Ensure a pedestrian and bicycle-oriented development for persons of all ages and abilities.
4. Mitigate impacts on neighbouring residential uses.

5. Mitigate adverse effects on the natural environment and urban wildlife, including songbirds.
6. Promote landscaping that is drought resistant and wildlife and pollinator-friendly.
7. Promote FireSmart principles to reduce the flammability of residential properties in the event of a wildfire.
8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height

8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.



Figure 10.7-1: View to Beaufort Mountains (guideline 1 c)

c. Site design should analyze viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Boston Ridge, Beaufort Mountains) and demonstrate how key views can be preserved, in particularly from nearby sidewalks, streets, and public open spaces.

d. Service areas and outside storage areas should preferably be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

e. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaping should:

   i. treat vehicle entrances as design and landscape features or "gateways"

   ii. define building and parking area entrances

   iii. break up large parking areas

   iv. provide shade and climate control

   v. enhance the aesthetics of commercial developments

   vi. provide increased amenities for users

   vii. contribute to creation of a pedestrian friendly environment

   viii. break up the mass of buildings

   ix. soften architectural materials

   x. enhance the streetscape/parkway environment

   xi. ensure linkages to public sidewalks and multi-use pathways

   xii. improve the safety, function access and appearance of the area over the expected life of the landscaping and provide an accessible environment.



Figure 10.7-2: Examples of pedestrian-friendly commercial frontages and streetscapes (guidelines 2c vii,x)

SOFTSCAPING

d. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

e. Landscaping should include a mix of trees, shrubs, perennial plants and ground cover, preferably composed of native species that provide habitat and/or food sources for pollinators, native birds and small mammals.

a. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

b. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

c. Impermeable surfaces over the root zones of existing mature trees should be avoided.

d. Vegetation should be chosen and planted in accordance with BC FireSmar guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

   iii. Due to their high flammability, juniper and cedar hedges should not be planted.

HARDSCAPING

f. Building footprints should be located to create opportunities for plazas, courtyards, or wide sidewalks connecting to the frontage of commercial units and include appropriate site furniture and lighting.



Figure 10.7-3: Examples of creating opportunities for plazas and courtyards (guideline 2j)

e. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

f. Green walls are encouraged.

g. Fencing and/or vegetative screening along rear and side yards should protect the privacy of occupants of adjacent properties.

h. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

f. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.



Figure 10.7-4: Examples of screened waste disposal and recycling bins (guidelines 2f)

h. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.

WATER CONSERVATION

i. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

j. Design sites to minimize water use for irrigation by using strategies such as:

   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

   ii. Selecting drought-tolerant species

   iii. Using lower water requirement systems such as drip irrigation.

   iv. Using recycled water for drip irrigation systems.

k. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

l. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. Buildings must be sited to ensure that any adjacent residential properties have visual privacy.

b. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.

c. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

d. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

e. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

f. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

   i. articulated building footprints and varying setbacks to reduce massing

   ii. wall articulation

   iii. frontages that are articulated and separated into smaller distinctive units.

g. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.

h. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk (where present) level.

i. Building entrances should be prominent and clearly visible from access driveways and streets.

j. Building design should provide visual connections between entrances and



Figure 10.7-5: Example of interesting ways of treating blank walls (guideline 3g)

associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened “sense of place”.

k. Building scale should step down to adjacent pedestrian routes and building entrances.

l. Buildings should include multi-planed, pitched roofs with meaningful overhangs and arcades.

m. Buildings should include regular or traditional window patterns.

n. Strongly thematic architectural styles associated with franchises are generally undesirable and if utilized must be modified to be compatible with nearby character buildings, the natural setting and other objectives and guidelines reflective of Cumberland's unique history, character and context.



Figure 10.7-6: Example of visual connection between entrances and pedestrian areas (guideline 3 j)

o. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards

ii. located to minimize light intrusion into residential units

iii. not reduce the separation effectiveness of any landscaped buffer.



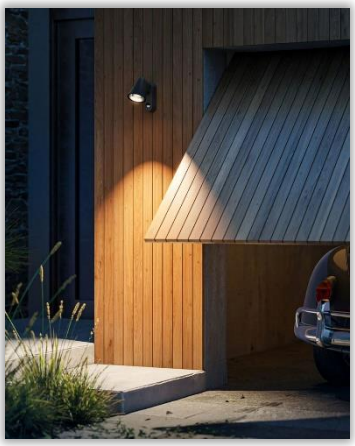


Figure 10.7-7: Example of shielded directional lights (guideline 5ci)

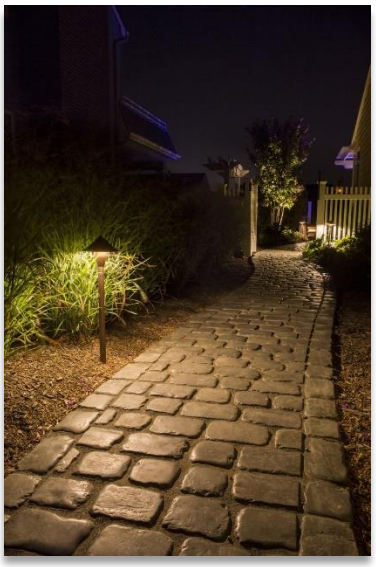


Figure 10.7-8: Example of illuminated pathway (guideline 5b)

7. ACCESS, PARKING AND LOADING

a. Large surface parking areas should be located at the rear and/or side of the main building(s).

b. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted, landscaped areas.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment and allow for safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.



Figure 10.7-9: Example of Parking Lot at Quality Foods in Comox (guideline 7 b.)

p. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

f. Travel routes of heavy equipment and trucks must have a dust free travel surface.

g. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from parking lots and rooftops. The use of permeable paving materials for parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.



Figure 10.7-10: Examples of pedestrian circulation (guideline 7 c.)

10.8 DPA 8 - INTENSIVE RESIDENTIAL–CARLISLE LANE

A. DESIGNATED AREA

The guidelines apply to the entire area of the Carlisle Lane development shown on Map K and designated as Development Permit Area No. 8.

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(e), (h), (i), and (j) of the Local Government Act.

e) Establishment of objectives for the form and character of intensive residential development.
h) Establishment of objectives to promote energy conservation.
i) Establishment of objectives to promote water conservation.
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design within the Carlisle Lane development and to guide the integration of laneway housing into the neighbourhood. The following guidelines provide expectations for developments to promote a residential environment that maintains desirable relationships to its surrounding context.

The development of laneway houses in combination with secondary suites within a single family residential neighbourhood promotes increased density, efficient servicing, home-based businesses, and rental opportunities within the neighbourhood.

Additional objectives are:

1. Achieve a high degree of residential liveability.
2. Achieve development that considers site specific characteristics.
3. Achieve sensitive integration of coach houses into a low-density neighbourhood.
4. Promote and encourage construction of quality housing.
5. Accomplish the above in an energy-efficient, sustainable and responsible manner.

D. EXEMPTIONS

A development permit is not required in the following circumstances:

1. Projects that are exempt from municipal control and regulated under federal and provincial law[1] including, but not limited to:
    a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act
    b. Forestry activities under the Forest Act or Private Managed Forest Land Act
    c. Mining activities subject to the Mines Act
    d. Hydroelectric facilities licensed by the Province
    e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village
    f. In-stream work as approved under the Water Sustainability Act
2. Public infrastructure works undertaken by the Village
3. Subdivision
4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))
5. Interior renovations to a building or structure
6. Erection of fences 2.0 metres or less in height
7. Replacement of a roof with fire resistant roofing material
8. Installation of solar domestic hot water or photovoltaic systems on roofs
9. For construction, alteration, renovation, addition or demolition of an accessory building.

E. GUIDELINES

1. FORM AND SCALE

a. New buildings should:
    i. Create visual interest by providing variations in height, rooflines and massing
    ii. Avoid building plans that are repetitive.
b. Flat roofed buildings are not permitted.
c. Large blank walls must not dominate the buildings and where windows/dormers/bays are not possible, landscaping should be used to mitigate the blank walls.

[1] Current laws and regulations as amended or replaced from time to time.

d. Garage must not be visually prominent, mitigated through the use of staggered setbacks, and varied orientation, materials, scale, finishes and colours.

e. The use of vinyl siding is prohibited.

f. Trim on windows, soffits and gables should complement the primary background colour of a building.

g. Large windows should not face directly onto adjacent properties.

h. Main entrances for principal dwellings should be prominent to the street.

i. The design and siting of coach houses shall:

   i. Be sensitive to the scale, mass and form of adjacent buildings

   ii. Use building materials that reflect the character of the principal dwelling unit

   iii. Not overlook and shadow adjacent properties

   iv. Utilize all habitable space opportunities such as building into the truss system of the unit.

2. LANDSCAPING

a. All portions of a parcel used for intensive residential, exclusive of parking areas, driveways or sidewalks shall be landscaped with a balanced mix of grass, shrub beds and trees to create a pleasant livable environment by providing an appropriate amount of usable open space, screening and shading.

b. A landscape plan by a landscape professional, shall be prepared with the broad objectives of providing:

   i. Vegetative screening on private lots to protect the privacy and to mitigate noise between occupants of adjacent properties

   ii. Low height vegetation between adjacent driveways on private lots to mitigate the visual impact of paved surfaces

   iii. Aesthetic, social and natural benefits of street trees and plantings on public and common areas

c. The use of drought-resistant plant species is encouraged in all landscaping.

d. Boulevard (common or public) landscaping will include street trees and grass or groundcovers.

e. Street trees of a type, spacing, and caliper size to be determined by the Village, shall be located on the public right of way within the subject development. These works shall include root barriers and irrigation.

f. Enhancement and landscaping along an adjacent lane must not contain parking or driveways.

g. Landscape plans will be provided at the developer's expense, which have been prepared by a landscape professional utilizing plants appropriate to the growing conditions. The plan shall

include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Private outdoor space for both the principal unit and the coach house must not constitute the same space and must be separated through landscaping.

i. Mature trees must not be cut down or damaged, wherever possible. Any trees removed by the Owners and occupiers must be replaced to meet the principle of "no net loss" of significant plant material. Replacement plantings must be sufficient in number, size, type and maturity in order to off-set its removal; Subsequent owners and occupiers must not remove replacement plantings installed by the developer or previous owner.

j. All landscaping is to be installed, staked, and mulched according to BC Landscape and Nursery Association standards.

k. Garbage and recycling systems must be placed in predetermined locations within the lane, in an enclosed area, garage, or adjacent to parking areas. Garbage and recycling areas and containers must be animal proof.

l. Fences must be constructed of wood. All wooden fencing and other wooden landscape components must not be left untreated unless the wood naturally has some preservative qualities (i.e., Western red cedar).

3. DRIVEWAYS AND PARKING

a. Paved driveway surfaces must not be wider than 5.0metres.

b. Where possible, parking for a coach house must not be accessed from the frontage road, but rather a secondary access in order to disperse traffic associated with any single property.

c. Parking areas for all recreational vehicles, trailers and boats, including commercial or industrial vehicles (if permitted by bylaw), must be parked behind the front face of the primary dwelling unit. This requirement must be met whenever these vehicles are on the property; there is no "temporary" storage or parking areas permitted.

4. OUTSIDE AMENITY AREA

a. A coach house must have an outside amenity area in the form of a deck, dedicated yard, garden or similar feature. A parking area does not qualify as an outside amenity area.

b. The amenity area must not be narrower than 2.5metres and must not be less than 10.0square metres in area.

c. Decks and balconies shall not overlook adjacent properties.

5. SAFETY FEATURES

a. The civic addressing for a coach house must be visible from the primary street frontage.

b. A coach house shall have a dedicated, unobstructed, hard surfaced path, not be less than 1.0metre in width that links the coach house to public street or lane. The pathway shall be lighted in such a way as to not impact neighbouring properties. Vertical clearance must not contradict fire safety requirements and standards of the Village and maintenance must not contradict Village bylaws.

6. ENERGY AND WATER CONSERVATION

a. Building units must not use any appliances that are not Energy Star certified.

b. Building siting and landscaping should consider passive solar exposure in wintertime and the reduction of sun penetration in summer.

c. Solar energy systems or pre-plumbing for future installation should be considered.

d. Natural infiltration of rainwater into the ground must be incorporated into the lot drainage management system unless the engineering and geotechnical reports confirm that the soils are not suitable for on-site infiltration.

e. Landscaping must not be developed without consideration of water-smart landscaping principles.

7. LIGHTING

a. Lighting for parking areas must not spill onto the neighbours' property or on to other units on the same property.

b. Motion-activated security lights must not create any light spillage on neighbouring buildings.

c. Lights from parked cars must not affect adjacent properties, but rather must be effectively prevented by the use of screening/fencing and/or landscaping and/or fencing.

8. STORMWATER MANAGEMENT

a. It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, it shall be required that each development prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan shall be prepared by a Professional Engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

9. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan shall be prepared by a registered profession for the construction and operational phases of the development.

10.9 DPA 9 - INTERCHANGE LANDS

A. DESIGNATED AREA

The guidelines apply to the areas shown on Map K and designated as Development Permit Area No. 10.

B. CATEGORY

This development permit area is designated pursuant to sections 488(1) (d),(f), (g), (h), (i), and (j) of the *Local Government Act*.

d) Revitalization of an area in which a commercial use is permitted
f) Establishment of objectives for the form and character of multi-family residential development
g) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

C. JUSTIFICATION

The guidelines reflect the intent of conceptual development plans provided during the rezoning process for the lands. Guidelines are intended to provide development controls that will guide developers in the preparation of detailed development proposals. There is a need to buffer and to minimize the built form onto adjacent public realms including the existing neighbourhoods in the Village. The guidelines are structured to provide principles and a general set of acceptable solutions for the character, built form and public realm. The guidelines are intended to allow the design process to inform the preparation of a development proposal.

Additional objectives are:

1. Encourage opportunities for community surveillance and safety through clustering uses, parking and identified walkways
2. Complementary retail uses
3. Encourage the use of building finishes and forms that have a historic precedent in the Village
4. Ensure neighbourly integration of commercial uses with the residential area
5. Promote safe pedestrian-oriented streets and parking areas
6. Promote connectivity to area trails and public parks
7. Create a distinct identity and character within the Village

8. Minimize building impact
9. Promote the use of local materials and regional precedents
10. Promote barrier free access and design

EXEMPTIONS

A Development permit is not required in the following circumstances:

1. Projects that are exempt from municipal control and regulated under federal and provincial law[1] including, but not limited to:
    a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act
    b. Forestry activities under the Forest Act or Private Managed Forest Land Act
    c. Mining activities subject to the Mines Act
    d. Hydroelectric facilities licensed by the Province
    e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village
    f. In-stream work as approved under the Water Sustainability Act
2. Public infrastructure works undertaken by the Village
3. Subdivision
4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))
5. Interior renovations to a building or structure
6. Erection of fences 2.0 metres or less in height
7. Replacement of a roof with fire resistant roofing material
8. Installation of solar domestic hot water or photovoltaic systems on roofs
9. For construction, alteration, renovation, addition or demolition of an accessory building.

[1] Current laws and regulations as amended or replaced from time to time.

GUIDELINES

1. SITE DESIGN

a. Each dwelling shall be provided with a minimum of 10.0square metres of open space. This space can be provided in the form of private open space such as balconies, courtyards, patios, porches, roof gardens and semi-private open space such as gardens, courtyards and landscaped setbacks to residential buildings.

b. Plaza design shall provide ease of pedestrian flow to primary routes.

   i. In general, a plaza should be a relatively open and uncluttered space, with clear sightlines to ensure visibility, surveillance and security.

   ii. The edge buildings of a central plaza should:

   - Maintain a continuous façade at the edge on all sides
   - Provide for active retail uses or visually interesting commercial, community, or residential uses at the first floor and above overlooking the space
   - Provide for rain protection at building edges

c. The Village will work with the principles of Crime Prevention Through Environmental Design (CPTED) in the consideration site design and landscaping.

d. Site design should consider the preservation of natural site features.

e. Site design should consider the preservation and enhancement of view corridors to open areas and viewscapes.

f. Site design should give priority to alternate modes of transportation, including public transit, bicycles and pedestrians.

g. Building setbacks shall be varied to enhance visual interest along the streetscape.

2. LANDSCAPING

a. Local building materials and finishes (e.g., stones, heavy timber) should be used.

b. Standard paving materials (i.e., materials such as asphalt and concrete) should be used for the majority of the streets and secondary sidewalks.

c. Higher quality paving (i.e., interlocking concrete pavers, brick and stone) should be used in highly public, special spaces such as squares, courts, pedestrian right of ways and primary sidewalks.

d. All landscaping shall be irrigated by means of an automated system.

e. A landscaped buffer shall be provided along all major roads and all buildings shall be screened from view from any adjacent property zoned for residential use as effectively as possible through the use of landscaping, solid sound attenuating fencing, and siting.

f. All waste disposal and recycling bins shall be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Landscape plans will be provided at the developer's expense, which have been prepared by landscape professional utilizing plants appropriate to the growing conditions. The plan shall include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Landscaping should:

   i. Provide shade and climate control

   ii. Enhance the aesthetics of Commercial developments

   iii. Provide increased amenities for users

   iv. Create a pedestrian friendly environment

   v. Break up the mass of buildings

   vi. Soften architectural materials

   vii. Enhance the streetscape/parkway environment

   viii. Provide buffers between incompatible land uses or site areas

   ix. Use drought tolerant plant species that are native to the region or suitable to this climate.

3. ACCESSIBILITY

a. Accessibility features shall be integrated into the overall design concept and identified on the site plans.

b. Accessible travel routes shall be provided from adjacent roadways and parking areas to the main building entry and incorporate barrier-free universal design principles.

c. Accessible travel routes shall be of a hard, slip- resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC)

d. Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.

4. BUILDING FORM AND CHARACTER – GENERAL

a. Metal finishes should be limited to structural frameworks and elements, roofing and siding material.

b. Entries should include a significant architectural element to ensure that the building entry is prominent and provides legibility and identity.

c. The use of reflective glass, mirrors or other highly reflective material is not permitted as entry material finishes.

d. Local building materials and finishes (e.g., stones, heavy timber) are encouraged as part of exterior building treatment.

e. Composition of materials along the length of a façade should reinforce the sense of multiple buildings, and minimize the apparent length of a building.

f. Glazed canopies and weather protection are required at building entries and where possible at select walkways.

g. Guidelines for ground floor façades:

   i. Corners should be visually prominent and need to be strongly defined with special features wherever possible.

   ii. Wherever possible, the use of blank walls at grade level should be avoided.

h. Guidelines for above ground floor façades:

   i. Blank walls may only be above the ground floor where windows are not recommended. Such walls shall be addressed with a range of options such as articulation, surface detailing, material, and texture.

   ii. Insets up to 3.0metres deep and up to 10.0metres long for façade walls are permitted above the ground floor.

i. Buildings with large visible roof areas, as seen from surrounding roads and higher buildings, should where possible incorporate roof articulation elements or green roof design to reduce the visual impact and expanse of flat roof area.

j. Mechanical enclosures shall not to be visible from the public realm or from adjoining buildings.

k. A variety of balcony typologies are encouraged depending on the streetscape character, including recessed, cantilevered, concealed, open or screened.

l. Buildings shall be designed to take account of prevailing wind directions and minimize potential wind tunneling effects.

m. Buildings should be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise through landscaping or sound attenuating fences.

n. Buildings should include regular or traditional window pattern.

o. Thematic architectural styles associated with some chain restaurants and service stores are generally undesirable and if utilized shall be modified to be compatible with nearby structures and uses.

5. BUILDING FORM AND CHARACTER – RETAIL/COMMERCIAL

a. The expansive use of reflective glass is not permitted.

b. An entry door should be recessed from 1.2 to 1.6metres from the shop front to provide a more articulated and fine grade appearance

c. Common entries to upper levels should be defined by an entry walk from the footpath that is separated from retail or office entries that are serving at-grade uses in the same building

6. BUILDING FORM AND CHARACTER–RESIDENTIAL

a. Entries to residential lobbies along a retail street should be defined and identifiable as distinct from retail shop fronts, yet be sheltered and semi-private in character

b. Buildings with a setback greater than 3.0metres should provide a patio or walled courtyard. Buildings with a setback less than 3.0metres should provide a landscape area appropriate to the internal use to provide a transition between the footpath and unit

c. Flat roofs are discouraged

d. Limited encroachments up to 1.0metre in depth are permitted into the setback for balconies, unit end walls, entry covers, and similar architectural features

e. At least one primary balcony should be provided for each residential unit that does not have an alternate outdoor private open space

f. Parking entries to residential buildings shall be consolidated. Individual parking entries for single units are not permitted

g. Wherever possible, parking entries and gates should be located at the side of the building and accessed from a lane to minimize visual impacts from the street

h. Wherever parking can only be configured with access directly from a street, the entry design shall be integrated with the larger façade and the entry point shall be recessed

7. SIGNS–GENERAL

a. Sign illumination for new signs should be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos, subject to any Sign Bylaw

b. Sign heights and size shall be in context with the neighbourhood, subject to the applicable bylaw provisions

c. No signs shall be equipped with flashing, oscillating or moving lights or beacons

d. Signs for common entries of residential buildings should be integrated with architectural elements of the building or with the entry landscape character

8. SIGNS – COMMERCIAL

a. Small Scale Signage

   i. Signs in shopping street environments should be oriented to pedestrians

   ii. Permitted Small-Scale Signage typologies include:

b. Signs parallel to building face:

c. As an integral part of the façade

d. Maximum projection of 300millimetres from build-to line

e. Limited in height to 1.5metres

f. Signs perpendicular to building face:

g. The bottom of the sign shall be a minimum height of 3.0metres above street level

h. Signs located below an awning may be attached to the building face or hanging from the awning

i. Signs hanging from an awning shall not to extend beyond the outer edge of the awning

j. Signs above an awning attached to a building face are limited to locations where non-residential uses are present at the first level or above

k. Signs attached to outer face of awning:

l. Shall have a maximum vertical dimension of 300millimetres

m. To be integrated with the design of the awning

9. LIGHTING

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

b. All site lighting installations should be fully shielded (full cutoff)

c. Light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter

d. Security and other lighting should be placed so as not to shine directly into residential properties or reduce the separation effectiveness of any landscaped buffer

e. Exterior building lighting should generally be concealed in soffits or other similar architectural features

f. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards

g. There should be sufficient on-site illumination for pedestrian and vehicle safety. Illumination should not encroach onto adjacent properties

h. Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (i.e., low level bollards) and address pedestrian safety

10. ACCESS AND PARKING

a. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas.

b. Pedestrian sidewalks (inclusive of street tree planting) on both sides of the street are generally a minimum of 3.0metres within retail areas, and a minimum of 2.0metres within residential areas

c. Streets shall be scaled and configured to calm traffic, provide for safe bicycle use within the travel lane and provide for ease of parallel parking

d. Streets shall provide a complete network of pedestrian sidewalks and crossings to reinforce pedestrian-friendly use

e. Sidewalks should provide connections to pathways extending to other parts of the community

f. Primary Sidewalks

    i. Widths of primary sidewalks should range from 3.0–6.0metres to allow for a high volume of pedestrians, and in certain locations, opportunities for café seating and umbrellas

    ii. Service locations and access points shall be appropriately placed to minimize visual impact and shall be located away from primary circulation paths and key corner locations

g. Secondary Sidewalks shall be a minimum of 2.0metres wide and located along all other streets and access ways into parking areas

h. Servicing

    i. Dedicated servicing areas shall not be visible from the public realm, and access points from the street shall be limited to a driveway crossing with docks screened from view

    ii. At-grade service areas should be sized to fully accommodate service vehicles within the enclosed service area

iii. Crossings of pedestrian walkways and vehicular driveways by service access corridors shall be identified and marked with contrasting paving material—in both colour and texture, and where appropriate by a slightly raised roll over curb walkways of at least 150millimetres to 250millimetres high, and spanning the width of the affected walkway

iv. Commercial

- Minimize the number of entry points for servicing by providing service lanes and by grouping docks and associated services off single entry points
- Each service dock should integrate loading, rubbish, and recycling and mechanical servicing requirements as appropriate

v. Residential

- Servicing access and docks related to residential sites should be separate from the commercial servicing wherever possible
- The visual presence of service or parking entries at the street shall be minimized by incorporating them into the façade design

i. Parking areas shall clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment

j. Parking areas should be surfaced with a paving treatment including pervious paving, cellular paving and concrete unit pavers. Parking aisles shall provide a hard travel surface

k. Developers are encouraged to use permeable surface treatments for roadways, parking areas and other hard surfaced areas within a development, where appropriate

l. Site designs should include provisions for multi-modal transportation

m. All parking requirements for the development shall be met on-site

11. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design should include passive heating, lighting and cooling design features

b. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs

c. Building orientation should, where practical, be designed to optimize the benefits of solar orientation

d. Building design should incorporate solar ready features

e. Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use

f. Electric vehicle plug-ins should be provided for new developments

g. All buildings shall be designed and engineered to be solar ready

h. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation

12. WATER CONSERVATION

a. Development projects should incorporate rainfall capture systems for irrigation where feasible

b. Development projects should minimize impervious areas and incorporate on-site integrated stormwater management solutions that maintain pre-development infiltration rates and site hydrology

c. Landscape planting should be designed to reduce water consumption through the use of native and drought-tolerant plant species suitable for the growing area

d. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller

e. The use of high water use turf, sod and lawn is discouraged

13. STORMWATER MANAGEMENT

a. A stormwater management plan shall be required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season

b. Stormwater management shall follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other water-bodies

c. Stormwater management shall take advantage of on-site opportunities to recycle water to absorbent soils, wetlands, and forests

14. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan shall be prepared by a registered professional for the construction and operational phases of the development



Figure 11.1: Downtown core (February 11, 1932), Cumberland Museum and Archives CMA 270-042

11.0 HCA 1 - Historic Village Commercial Core

A. DESIGNATED AREA

These heritage conservation area guidelines apply to the area designated as Heritage Conservation Area 1 (HCA-1) and shown on Map L.

B. CATEGORY

This HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation. This HCA also includes development permit designations under section 488 (1) of the *Local Government Act*:

e) Establishment of objectives for the form and character of intensive residential development
f) Establishment of objectives for the form and character of multi-family residential development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In order to facilitate development respectful of the surrounding natural environment through appropriate stormwater management and sediment control, this DPA also includes designation under 488(1)(a) *protection of the natural environment, its ecosystems and biological diversity.*

C. JUSTIFICATION

This Heritage Conservation Area (HCA) is intended to provide long-term protection of the Historic Village Commercial Core (HVCC) that has been designated for future mixed use.

Cumberland's downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design consideration which extends beyond the buildings themselves to the site development.

This HCA seeks to conserve the character of the HVCC by managing change that complements the established Village commercial streetscape and maintains the integrity of the historic architectural forms. It is essential to the integrity of an HCA to have the established heritage character serve as inspiration for new development. The form, character, and sense of place of the Historic Village Commercial Core is reliant on the existing stock of buildings, other structures and features and landscape elements, and it is essential that all components work together in an integrated and harmonious fashion. There is an eclectic mixture of architectural styles that lend to the unique character of the area and should inspire diversity of styles over time.

CHARACTER DEFINING ELEMENTS

Character defining elements of this area include:

a. A generally intact and unified streetscape of commercial and some residential buildings that illustrate the development period of the late 19th and first half of the 20th century, including buildings built to the street frontages. Character defining elements specific to some of the key historic buildings are further described in their Statements of Significance.

Commercial buildings:

b. A variety of architectural styles, including:

   i. "Storefront" design incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style. (e.g. Big Store, Frelones buildings);

   ii. Georgian style hip-roofed rectangular building with central recessed entry (e.g. King George Hotel)

   iii. Revival era commercial design (e.g. former Cumberland Drug Store at 2719 Dunsmuir, First Credit Union at 2717 Dunsmuir Avenue)

   iv. Edwardian era commercial style with balanced symmetrical façade, cornice with lentils, round headed windows on main frontage on facing first floor, and brick construction (Old Post Office).

v. Art Deco with sleek linear appearance, curved entrance with decorative tile work, and stucco siding (e.g. Ilo Ilo Theatre).

c. Architectural features such as cubic massing and dense site coverage, generally limited to one or two stories.

d. Continuing commercial viability with a variety of independent businesses, and a mix of institutional and residential uses.

e. Typical wood-frame construction for both early residential and commercial architecture

f. Street façades that are more elaborate than the more utilitarian rear façades.

g. Front façade that extends above the top storey and hides a gable or a flat roof.

h. Punched window openings, often with muntin or grille treatments.

i. Wood framed storefront windows, sometimes with transom windows.

j. Projecting cornices at the rooflines.

k. Recessed retail entrances.

l. Remaining examples of historic architectural detailing and materials.

m. An eclectic mix of vibrant and contrasting building styles and colours.

n. A mix of roof types including pitched as well as flat roofs.



Figure 11.2: Examples of false front (top and middle), canted storefront entrance with transom windows (all), pitched roof (middle), hip roof (right -most building in bottom photo).

Residential buildings:

o. Architectural styles predominantly represented are:

i. Queen Anne: asymmetrical house shape with intersecting roof lines, turrets and bay windows, first-floor porch, patterned shingles and decorative trim

ii. Folks Victorian: simple house forms decorated with elaborate spindle work, jigsaw-cut bargeboards, decorative trim

iii. Craftsman: low-pitched gable roof with deep, bracketed overhangs and exposed rafters, porches supported by massive piers and unadorned square posts, windows and doors with long vertical panes.

p. Typical wood-frame construction for early residential architecture.

q. The use of:

  i. pitched, gable and hip roofs,

  ii. large porches and verandas facing the main street:

  iii. wood siding and wooden-sash windows; trim and soffits.

r. End-wall chimneys, bay and picture windows.

s. Mature landscaping.

BRIEF HISTORY OF CUMBERLAND

Cumberland is part of the traditional territory of the K'ómoks First Nations (KFN) who used the area for hunting, gathering, and cultural practices long before the arrival of European settlers in the area. The Village recognizes the K'ómoks continued presence on the land and is committed to working with the First Nation to recognize that presence in formal and informal ways, as for example, through interpretive signage, art and place naming.

Colonial history is relatively short in Cumberland, beginning in 1852 with the discovery of rich coal deposits near Comox Lake. The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889 centred around the part of Dunsmuir Avenue west of Sutton Road, locally known as "Camp Road". The town of Cumberland was built further east in 1893. The current Cumberland Village site began development in 1893, with the layout of streets and blocks from First to Fifth Street and between Allen to Windermere Avenue, by the Union Colliery Company Surveyor Frank B. Smith[1.] Many residents of Union moved into Cumberland, leaving Union to the various ethnic communities. The two towns were amalgamated in 1967. Cumberland was named after a county in England, known for its coal mining and beautiful lake country.

Today, the HVCC stands as one of few surviving early mining town commercial and adjacent residential areas on Vancouver Island. The historic form and scale of commercial and residential buildings in the downtown area of Cumberland are integral to the appearance, feeling, and ambience of this area.

The heritage features and characteristics of the HVCC form a direct link with Cumberland's historic past. As typical with prosperous resource driven towns, a mix of businesses, institutions, and residences evolved to support a rapidly growing population. Even with economic depressions throughout the mining era, the Village boasted significant cultural, institutional, and business amenities. The outcome of this growth legacy is a high level of civic pride, community voice, and sense of place that have attracted businesses, visitors, and residents alike.

The past 130 years has seen changes to the downtown commercial core either through fires, demolition or remodeling. Despite this, the core heritage character of buildings and streetscape continues to define

[1] Jennifer Nell Barr, Cumberland Heritage: A Selected History of People, Buildings, Institutions and Sites 1888-1950, p.37-38

Dunsmuir Avenue and neighbouring streets. This is a significant asset and opportunity for the Village. The value and character of this area provides the potential to greatly contribute to the near and long term economic and cultural well-being of the community, justifying stewardship, conservation, and repurposing of the downtown commercial core buildings and streetscape.

SUPPORTING PLANNING DOCUMENTS

Prepared in 2008, the Cumberland Enhancement Study identified Dunsmuir Avenue between First and Fifth Street as a 'Historic Commercial Core'. The 2014 OCP created a Heritage Conservation Area for the HVCC to achieve appropriate, consistent, and sensitive revitalization of that designated area.

In 2015-2016, the Village prepared a comprehensive Heritage Management Plan that lays out a policy framework and heritage themes to guide heritage conservation actions. The plan takes a broad view of heritage in Cumberland, recognizing the importance of heritage resources throughout the village, including older residential areas.

With the 2025 OCP, the HCA-1 is extended and updated to add the areas on either side of Dunsmuir Avenue that are designated for commercial-residential mixed use to guide their redevelopment in a way that is sympathetic to the heritage character of those streets.

OBJECTIVES

This HCA is designated to achieve the following objectives:

1. To recognize and enhance the historic nature of the HVCC, designated on Map L for the benefit of present and future generations.
2. To ensure that building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the HCA respect the history and enhance the heritage character and value of the HVCC.
3. To promote conservation, restoration, and heritage-sensitive rehabilitation and renovation of the heritage buildings, other structures, land or features in the HCA, listed on Schedule A at the end of the HCA guidelines.
4. To regulate subdivision within the HCA, in a manner consistent with the guidelines and heritage scale, form and character of the area.
5. To accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of the HCA.
6. To promote appropriate adaptive reuse of existing buildings.
7. To support commercial development and densification in the residential areas included within the HCA in a manner that is sensitive to the heritage character of those primarily residential streets.
8. To continue to promote a pedestrian-friendly, accessible, vibrant, and animated historic downtown Village core.

9. To ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.
10. To accommodate, encourage and manage new development on vacant lots and redevelopment of existing properties to ensure that new buildings constructed within this HCA are designed so as not to detract from the overall effect and character of the surrounding original structures.
11. To implement the above objectives in a manner that promotes energy conservation, water conservation, and reduction of greenhouse gas emissions.
12. To prevent sediment from entering the stormwater system.

D. HERITAGE ALTERATION PERMIT

A Heritage Alteration Permit (HAP) is required pursuant to sections 617 to 619 of the Local Government Act, noting current statutory language indicates a person must not do any of the following unless a heritage alteration permit authorizing the action has been issued:

a. Subdivide land within the area;
b. Start the construction of a building or structure or an addition to an existing building or structure within the area;
c. Alter a building or structure or land within the area
d. Alter a feature that is protected heritage property

For greater certainty, the above includes the requirement for a Heritage Alteration Permit for:

a. Demolition of a building
b. Placement of a shipping container

In those cases where zoning requirements are considered for a variance, the heritage character of the area will remain the primary concern.

Given the multiple designations under the section 614 and 488 of the *Local Government Act*, a HAP issued in accordance with this HCA includes the required Development Permit noted under the heading "Category" above, however if the lands under consideration are subject to a different Development Permit Area designation, requirements for that DP(s) must be satisfied separately.

E. EXEMPTIONS

In accordance with section 614(3)(a) of the *Local Government Act,* and section 488(4) with respect to the DP designations subsumed within this HCA, a heritage alteration permit is not required if the following conditions apply:

1. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable heritage conservation area guidelines as determined by the Village.

2. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
3. Routine upkeep, exterior maintenance and repairs of buildings with materials, design and colours that are consistent with these guidelines so long as there are no changes to overall appearance, design, or materials used. However, any alterations to the types of windows (e.g. window pattern, substitution of aluminum or vinyl for wood frame windows), changes to siding materials, or changes to architectural features will require a Heritage Alteration Permit.
4. Additions of accessibility features including automatic doors, ramps and/or handrails that are made to compatible (e.g. similar materials, colours, design) with, but subordinate to, the heritage character of the existing building.
5. Roof replacement with fire resistant roofing material, provided the roof retains the same shape and form and the historic colour.
6. Addition of solar photovoltaic systems on roofs.
7. Installation of heat pumps, provided they are screened from public view with materials compatible with the main building. For clarity, where mechanical lines are attached to the façade, a HAP is required.
8. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).
9. Public art as approved by Council or designate.
10. Interior renovations.
11. The placement of impermanent structures such as benches and tables.

F. HERITAGE REVITALIZATION

When assessing applications for development within the HCA, the priority is the retention and restoration of buildings that contribute to the character and heritage value of the area.

Protected heritage property is listed in Schedule A. The buildings and sites on Schedule A meet one or more of the following criteria:

a. listed on the Cumberland Community Heritage Register
b. listed in the 2016 Cumberland Heritage Inventory
c. identified in “Cumberland Heritage – A Selected History of People, Buildings, Institutions and Sites 1888-1950
d. constructed prior to 1960, including reconstructed buildings
e. identified as having heritage significance – aesthetic, historic, scientific, cultural, social, spiritual or contextual (sometimes identified with a plaque)
f. post 1960 buildings that exhibit the HCA’s overall character-defining elements identified above.

A development proposal that retains and seeks to restore heritage property may be eligible for incentives as part of a Heritage Revitalization Agreement (HRA), a voluntary written agreement negotiated between a property owner and the Village and authorized by bylaw. An HRA outlines obligations and benefits to both parties to the agreement. Depending on the terms negotiated as part of the agreement, an HRA can vary or supplement zoning (except provincial Small Scale Multi-Unit Housing regulations use and density), servicing and other heritage regulations, including HAPs and other land use permits, as well as provide non-financial incentives to a property owner in return for the conservation of a heritage building. Incentives that may be considered as part of an HRA include:

- Additional permitted land uses
- Increase to lot coverage
- Additional density/increase in FAR
- Parking and/or setback variances
- Other variances to the Zoning bylaw as negotiated

Discussions on a Heritage Revitalization Agreement can be initiated by either the property owner or the Village. For certainty, and in accordance with section 610(5) of the Local Government Act, an HRA is not required for a Heritage Alteration Permit under this HCA, and is discussed here only for informational purposes.

G. GUIDELINES

1. GENERAL GUIDELINES – NEW CONSTRUCTION

a. Property owners proposing to construct new buildings in the HCA must look to the unique and special characteristics of the HVCC for design cues and guidance. Most important of these is the scale of the commercial area. The existing Downtown Commercial Core in Cumberland is a pedestrian scaled environment, with a range of one and two storey commercial buildings built from the late 19th century to the present day. Three-storey buildings were also common on Dunsmuir Avenue in the past, even though none of the original three storey buildings remain. This does not however, preclude an increase in storeys within the HCA, to encourage densification and multiple uses. New construction must integrate with the streetscape and enhance the character of the historic downtown core.

b. Consolidation of properties into large parcels must be discouraged unless the proposed building design is sensitive to the small-scale shop frontages typical in the commercial area of Cumberland.

2. GENERAL GUIDELINES – EXISTING BUILDINGS

c. The core principles of the guidelines are based on the integrity of individual buildings, an understanding of the original design concept for each structure, and integration of each building within the commercial core context. The current edition of **Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada** must be used as the basis for review and guidance. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention. Research is central to guiding proper conservation. Historic photos, archival records, and a careful examination of the building itself often yield clues as to what was located where, what materials were used, original colours, etc. This is especially true for windows and doors, which are often signature elements of buildings.

d. Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any renovations. The Village may request the completion of a Statement of Significance and/or a heritage conservation plan to guide the renovation or restoration of the exterior of those buildings, structures, land or features listed in Schedule A.

e. Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place and preserved.

f. Alterations should not be made to a building that interferes with the relationship of the lower and upper storeys.

g. The retail/commercial appearance of the street level of a building must not be significantly altered from the original.

h. The Village encourages the adaptive re-use of residential buildings for commercial purposes provided the renovations respect and do not significantly alter the exterior character of the residential building.

2. SITE DESIGN – EXISTING BUILDINGS AND NEW CONSTRUCTION

b. Site design must demonstrate how any natural site features, such as the natural topography and mature trees are preserved and integrated into the design and layout.

d. Site design must reserve the required setback from the powerline on Dunsmuir Avenue and reserve space for a transformer as per BC Hydro guidelines.

e. Recycling and solid waste pick-up and bin storage must be located to the rear of buildings.

f. All developments must reserve a non-buildable area a minimum of 1.5metres to the lane to provide adequate access to commercial and service vehicles, accommodate the turning radius of delivery trucks and enable the Village to maintain the lane and clear snow in winter. Owners are encouraged to grant a Statutory Right-of-Way (SRW) to the Village for those purposes.

g. No vehicle access will be permitted off Dunsmuir Avenue. Access must be from the rear lane to those lots fronting Dunsmuir Avenue.

3. LANDSCAPING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Landscaping must respect the heritage character of the area and be consistent with neighbouring properties.

b. Existing mature plantings that provide historic context and are a character-defining element of a property, must be taken into consideration for retention in any redevelopment of the site or before undertaking any new construction.

Hedges and Fencing

c. In order to maintain the existing open appearance, owners or designates should limit the height of solid hedges between the front of the principal building and the front lot line to the maximum fence heights.[2]

d. Fences must be compatible with the architectural style of building(s) on the property. Chain link and corrugated metal fencing is not permitted.

e. Such elements as shipping and loading areas, outdoor storage areas, shipping containers (if permitted), transformers, and meters must be screened through



Figure 11.3: Example of fence styles (guideline 3d)

[2] Maximum fence heights are regulated by the Zoning Bylaw.

landscaping, solid fencing, and appropriate siting.

Water Conservation

f. Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.

g. Landscape planting must be designed to reduce water consumption through the use of drought tolerant plants suitable for the growing area.

h. Design elements that recycle water into absorbent soils, such as raingardens and bioswales are encouraged.



Figure 11.4: Example of rainfall capture systems (guideline 3i)

i. Development projects are encouraged to incorporate rainfall capture systems for irrigation such as, for example, rainwater harvesting tanks or roof water collection.

j. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

k. Development projects must minimize impervious areas and incorporate on-site integrated stormwater management solutions that strive to maintain pre-development infiltration rates and site hydrology.

4. FORM AND CHARACTER – NEW CONSTRUCTION

a. New buildings or additions to existing buildings should be sited to mitigate impacts to visual privacy, lighting and noise on adjacent residential properties.

b. New buildings must not be set back from the street or side property lines unless there are specific design reasons, such as the development of an outdoor area for seating or to accommodate a historic use on the property. However, a front setback may not be used for onsite parking.



Figure 11.5: Example of zero setback (guideline 4b)

c. New buildings and materials must respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building.



Figure 11.6: Example of large windows (guideline 4d)

d. All new buildings must have large window openings onto the street. New buildings must not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to pedestrians

e. To respect the scale and massing of adjacent buildings and reduce the impact of taller buildings on adjacent lower buildings, on the street rhythm, and on the pedestrian streetscape, new construction should reduce the massing of the building. Following are examples of interventions to reduce massing:

   i. stepping back the residential storeys from the setback line above the ground-floor commercial units and/or stepping back the top storey;

   ii. adding balconies or other building articulations to recess portions of the building's façade;

   iii. carrying through a cornice line from an adjacent lower building;

   iv. providing a small public plaza, seating area or courtyard fronting the street.

f. Building massing must respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

g. New buildings should provide overhead weather protection over sidewalks to shelter pedestrians from the rain, subject to an encroachment agreement with the Village.

h. Overhead weather protection can be a solid horizontal or downward angled projection from the building and must:

   i. provide a minimum 2.8 metres height clearance from ground level to the bottom of the overhead weather protection;

   ii. extend out over the sidewalk at least 2 metres, with greater coverage desirable where sidewalk widths are adequate, but should occupy no more than 3/4 of the total sidewalk width and not interfere with street trees or hydro poles;

iii. the slope of the weather protection should consider the dimensions of adjacent building weather protection and match or approximate those dimensions unless there is a strong design rationale not to do so;

iv. where sloped overhead weather protection is used, the slope must be at a minimum of 30 percent.

i. All buildings and additions, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

j. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

k. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

5. FORM AND CHARACTER – EXISTING BUILDINGS

a. Original architectural details should be rehabilitated, rather than removed or replaced. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:

i. In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.

ii. Not every detail of every building may be feasibly restored, but surviving features must be retained and repaired. Unsympathetic later additions must be removed or replaced.

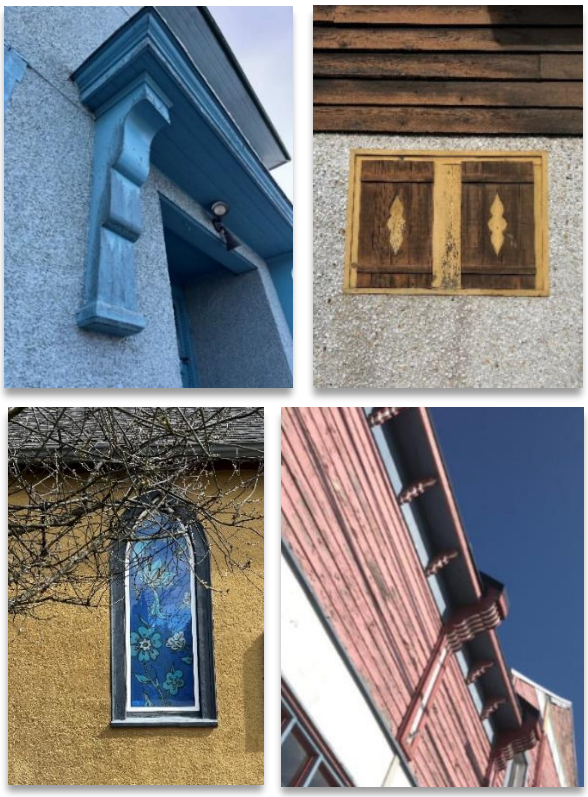


Figure 11.8: Example of architectural details (guideline 5a.)



Figure_: Example of storefront elements (guideline 4c)

iii. Fake or imitation "heritage looking" elements that were not part of the original building must not be added.

b. Building details must be compatible with the date the building was constructed or, a historically defensible later date, and must be based on documentary evidence.

c. The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) must be retained or if necessary reconstructed.

d. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

7. MATERIALS – EXISTING BUILDINGS

a. Original materials must be left in place, or exposed when intact.

b. Where original materials cannot be restored, replacement materials must respect both the style and the date of the individual building, as per the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

c. All materials used in alterations or additions, and for shipping containers (if permitted), must be sympathetic in appearance to the original structure.

d. Original wood siding and trim must be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary, the original configuration, assembly and appearance of wooden elements should be replicated as closely as possible.

8. WINDOWS AND DOORS – EXISTING BUILDINGS

a. Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt must be made to repair original windows or to replace inappropriate later additions with replicas of the originals.

b. If the original windows have not been removed, restoration must be considered.

c. Where windows are replaced, the same material should be used for the window frame as the original window, e.g. double pane wood frame windows should replace the previous single pane wood frame windows.

d. Windows that are blocked up in whole or in part should be opened and properly reglazed.

e. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed.

f. Where possible, original window and door hardware should be conserved and reused.

5. ADDITIONS AND PROJECTIONS – EXISTING BUILDINGS

a. Additions to buildings must respect and conform to the type of massing suggested by existing structures. This is a core principle in maintaining the heritage character of the area. The following also applies:

i. Additions must be compatible with, distinguishable from, and subordinate to
ii. existing historic structures. Good examples of this are provided in the *Parks Canada Standards and Guidelines for the Conservation of Historic Place*.

iii. The visual impact of building additions must be minimized from adjoining streets.

iv. Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch.

v. Architectural elements such as front porches, verandahs and bay windows must be retained and, where possible, restored to their original design.

9. COLOUR – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. The existing colour scheme in the HCA is eclectic. Colours are neither jarring nor drab but vibrant and contrasting. The choice of a colour scheme for a new building must be made on the basis of what is most appropriate for the individual building and what colours may be complementary to adjacent and nearby buildings, while respecting the overall vibrant and contrasting colour palette within the Heritage Conservation Area.



Figure 11.9: Example of vibrant downtown color scheme (guidelines 9a, b)

b. If an existing building has a Statement of Significance that identifies a particular colour or colour scheme as character-defining, that colour or colour scheme should be followed when repainting the building or changing the siding.

10. INTERIOR FEATURES – EXISTING BUILDINGS

a. While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.

11. LIGHTING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting.



Figure 11.10: Example of low level on-site illumination (guidelines 11b and c)

b. There must be sufficient on-site illumination for pedestrian/vehicle safety but illumination should minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas must be designed at a human scale (i.e. low level bollards) and in a historically sensitive manner.

d. All site lighting installations must be fully shielded (full cut-off).

e. Security and other lighting must be placed so as not to shine directly into residential units or to reduce the separation effectiveness of any landscaped buffer.

f. Lamp poles and luminaries used for site area lighting must be complementary to the form and character of adjacent sites and Village streetlighting standards.

12. SIGNAGE – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Signs must not be made of plastic.

b. No signs must be permitted on a roof.

c. The following sign types[3] are permitted for use in the HCA designated area:

   i. Projecting hanging signs: These signs project out from a building at a 90°angle and generally hang over the sidewalk.

   ii. Fascia signs

   iii. Painted window signs

   iv. Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls



Figure11.11: Example of projecting hanging sign (guideline 12c i)





Figure 11.12: Example of wall signs (guideline 12c ivi)



Figure11.13: Example of awning with advertisement (guideline 12c

[3] An encroachment agreement with the Village is required for any signs encroaching over, into or on public property, such as projecting signs and canopy and awning signs.

of their buildings. Painted wall signs should use mostly graphic elements and minimal amount of text.

v. Canopy or awning signs: The valances of canopies and awnings are often used for signage. Any advertising message must be confined to the valance area of the awning or canopy. Logos and business names may be placed on the angled surface of the awning or canopy.

vi. Free standing signs, except freestanding neon roadside signs.

d. No signs must be equipped with flashing, oscillating or moving lights or beacons.

e. Sign illumination for new signs must be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.



Figure 11.14: Example of sign illumination (guideline 12e)

f. The following materials are recommended for signage:

i. Painted or sandblasted wood
ii. Painted or enameled metal
iii. Carved out metal with back lighting
iv. Painted signs on fabric canopies or awnings

13. ACCESS, PARKING AND LOADING – NEW PARKING LOTS



Figure 11.15: Example of landscaping for pedestrian walkways and bike parking (guideline 13a)

a. Prioritize alternate modes of transportation, including public transit, bicycles and pedestrians in the layout of parking, access and egress points.

b. Promote the safety and mobility of through traffic by minimizing the number of access and egress points.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

d. Permeable surface treatments for parking areas and other surfaced areas within a development are encouraged.

e. Building entrances must be prominent and clearly visible from the road or laneway that they are fronting. Where commercial units do not have road or laneway frontage, directional signage must be placed from the road or laneway, and the entrance must be accessible via a pedestrian walkway from the road or laneway.



Figure 11.16: Example of prominent building entrance (guideline 15f)

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located at the rear of buildings.

g. Accessibility features, such as step-free entrances, must be integrated into the overall design concept and identified on the site plans.



Figure_: Example of directional signage (guideline 13f)

h. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry, applying barrier-free universal design principles such as, but not limited to, step free pathways, hard and slip resistant travel surfaces, adequate width to accommodate mobility devices, path lighting, and lever door handles on any gates.

14. SUSTAINABLE BUILDINGS – EXISTING BUILDINGS

a. **Materials:** Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.

b. **Doors:** For historic buildings, every reasonable attempt must be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the originals.

c. **Windows:** Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows must only be undertaken as a final resort in cases of extreme deterioration.

d. **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.

e. **Insulation:** Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft-proofing measures.

f. **Energy Performance:** Where feasible, install energy-efficient heating and cooling systems.

15. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS – NEW CONSTRUCTION

a. New building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain;

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation; and

   iii. roof overhangs, exterior louvred shutters, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months. These should be compatible with the character of the heritage context.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A variance to lot coverage of around 5

percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface

c. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

d. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.



Figure 11.18: Example of passive features (guideline 15a)

e. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

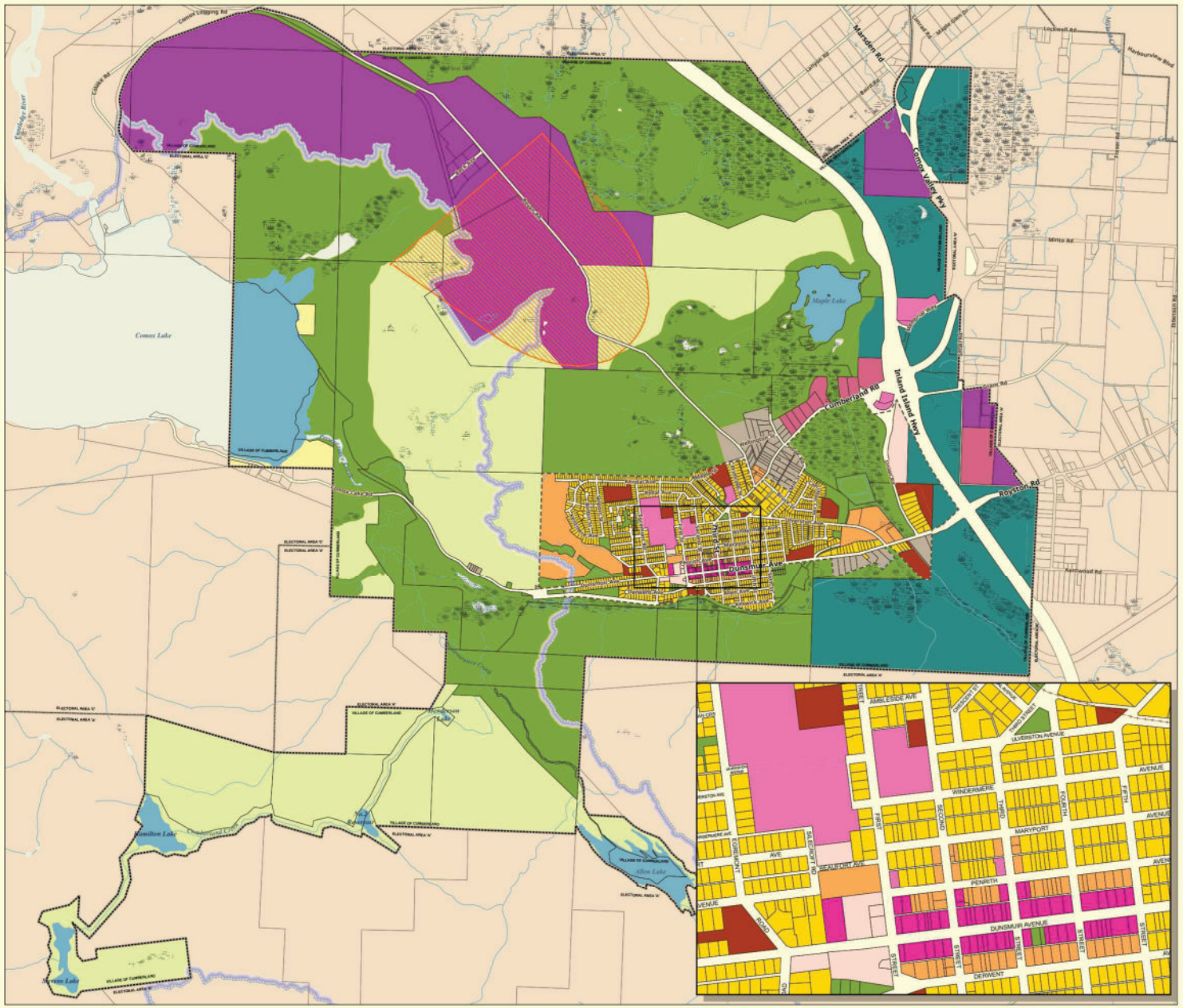
1. SOIL EROSION AND SEDIMENT CONTROL

a. Where the scope of work does not require a building permit, a Sediment and Erosion Control Plan prepared by a registered professional for the construction and operational phases of the development may be required.

SCHEDULE A: HERITAGE BUILDINGS, OTHER STRUCTURES, LAND OR FEATURES

Address	Historic Name	Current Common Name (where it exists)
North side of Dunsmuir Ave - West to East		
2688, 2692, 2694 Dunsmuir Avenue	Waverley Hotel and Liquor Store	Waverley Hotel and Liquor Store
2708 Dunsmuir Avenue	Babe's Café and Cumberland Accounting	
2712 Dunsmuir Avenue	Big Store – John Cliff's Dry Goods	Big Store
2714 Dunsmuir Avenue	Cumberland Hotel	
2718 Dunsmuir Avenue	--	
2720 Dunsmuir Avenue	Pete's Reproduction	
2722 Dunsmuir Avenue		
2724 Dunsmuir Avenue	Old Library	Biblio Taco
2726 Dunsmuir Avenue	Former Fly Shop	Tiny Pencils
2727 Dunsmuir Avenue	Royal Bank Building	
2730 Dunsmuir Avenue		Cumberland Brewing Company
2732 Dunsmuir Avenue		Cumberland Brewing Company
2744 Dunsmuir Avenue	Former Four Quarters	
2746 Dunsmuir Avenue	Bickle House	
2770 Dunsmuir Avenue	Legion Hall	
2780 Dunsmuir Avenue	Fourneau Building	
South side of Dunsmuir Ave – West to East		
2687 Dunsmuir Avenue	Masonic Hall	Masonic Hall
2691 Dunsmuir Avenue	Ilo Ilo Theatre	Ilo Ilo Theatre
2704 Dunsmuir Avenue	Fisherman's Daughter	
2701, 2703, 2705 Dunsmuir Avenue	Tarbell's / Cumberland Hardware	
2717 Dunsmuir Avenue	Credit Union	Credit Union
2719 Dunsmuir Avenue	Former Cumberland Drugstore	
2723 Dunsmuir Avenue	King George Hotel	King George Hotel
2733 Dunsmuir Avenue		Seeds Grocery

Address	**Historic Name**	**Current Common Name (where it exists)**
2739 Dunsmuir Avenue	Cumberland Post Office and Customs House	Old Post Office
2747 Dunsmuir Avenue	Bakery	
2757 Dunsmuir Avenue	Travel Information Centre	Ambulance Service
2771 Dunsmuir Avenue		Little Purple house
2773 Dunsmuir Avenue		Little Yellow house
2781 Dunsmuir Avenue	Frelone's Grocery	
North Side of Penrith Avenue		
2688 Penrith Avenue	United Church	Weird Church
2732 Penrith Avenue and 3287 Third Street	Anglican Church	Cumberland Community Church
South side of Penrith Avenue		
2687 Penrith Avenue	Catholic Church	Abbey Church
East side of Third Street		
3276 Third Street	Livery	
3290 Third Street	Old Bakery	
West side of Third Street		
3273 Third Street		Cook's
2731 Third Street		
East side of Second Street		
3270 Second Street		Alley Cuts
3272, 3274, 3276 Second Street Street	Marrochi Grocery	
West side of Second Street		
-	-	
East side of First Street		
-	-	
West Side of First Street		
-	-	
Beaufort Avenue		
2679 Beaufort Avenue	Old School Building Annex	



MAP A
Land Use Designations

LEGEND

Land Use Designations:

- Commercial Mixed Use
- Commercial
- Industrial
- Institutional
- Mixed Use - Civic Facilities
- Mixed Use
- Multi Family
- Residential Infill
- Recreation
- Residential Large Lots
- Interchange Lands
- Parks, Greenways and Open Space
- Working Forest
- Freshwater

Hydrology:

- Ditch
- River or Stream
- Waterbody
- Comox Lake Watershed Boundary

Other:

- Urban Containment Boundary
- Landfill Buffer
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Map Interpretation:
Land use designations include streams.
Land use designations extend to the mid-line of road rights-of-way.

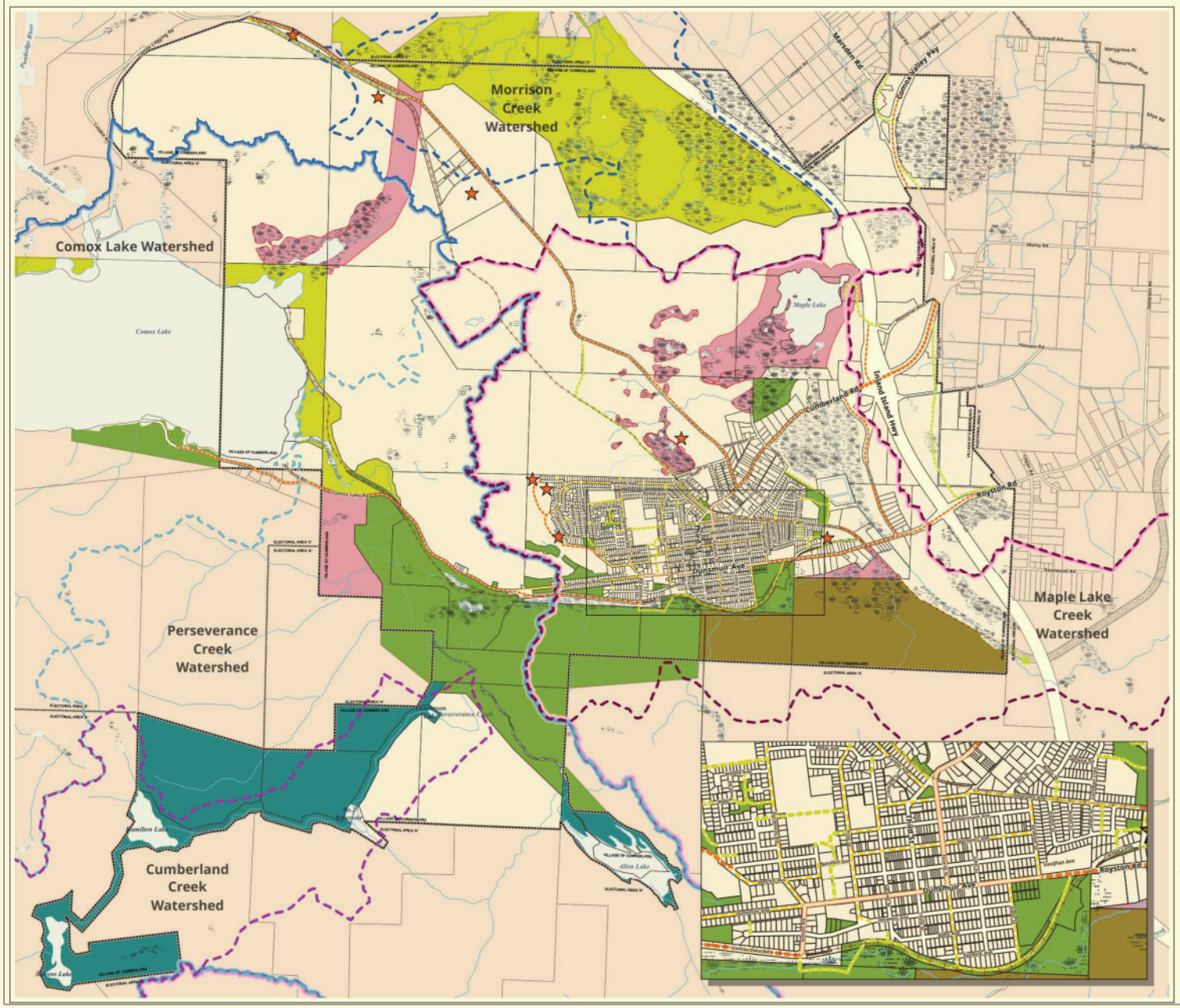
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This map has been compiled by the CVRD to identify OCP land use designations in the Village of Cumberland. Neither the Village nor the CVRD accept responsibility or liability for any errors, omissions or inaccuracies of the supporting data.

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MAP B
Active Transportation Network, Parks, Trails and Conservation Lands

LEGEND

Existing:
- Active Transportation Corridor
- Shared Street
- Multi-Use Trail
- Conservation Lands
- Municipal Park
- Village Forest Lands / Drinking Water Supply Area

Proposed:
- Active Transportation Corridor
- Shared Street
- Multi-Use Trail
- Municipal Trail Corridor
- Municipal Park
- Conservation Lands
- Protected Area

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

Other:
- Historic Railway
- Royston to Cumberland Railway Trail
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Watersheds:
- Maple Lake Creek
- Cumberland Creek
- Morrison Creek
- Perseverance Creek
- Trent River
- Comox Lake Watershed

Notes:
Recreational trails within parks, including those within the Cumberland Community Forest, are not displayed on this map. Multi-use trails that provide key connections and contribute to the active transportation network are displayed.

Other than the Comox Lake Watershed, no other watershed boundaries have been surveyed/ground truthed with LiDAR or any other means.

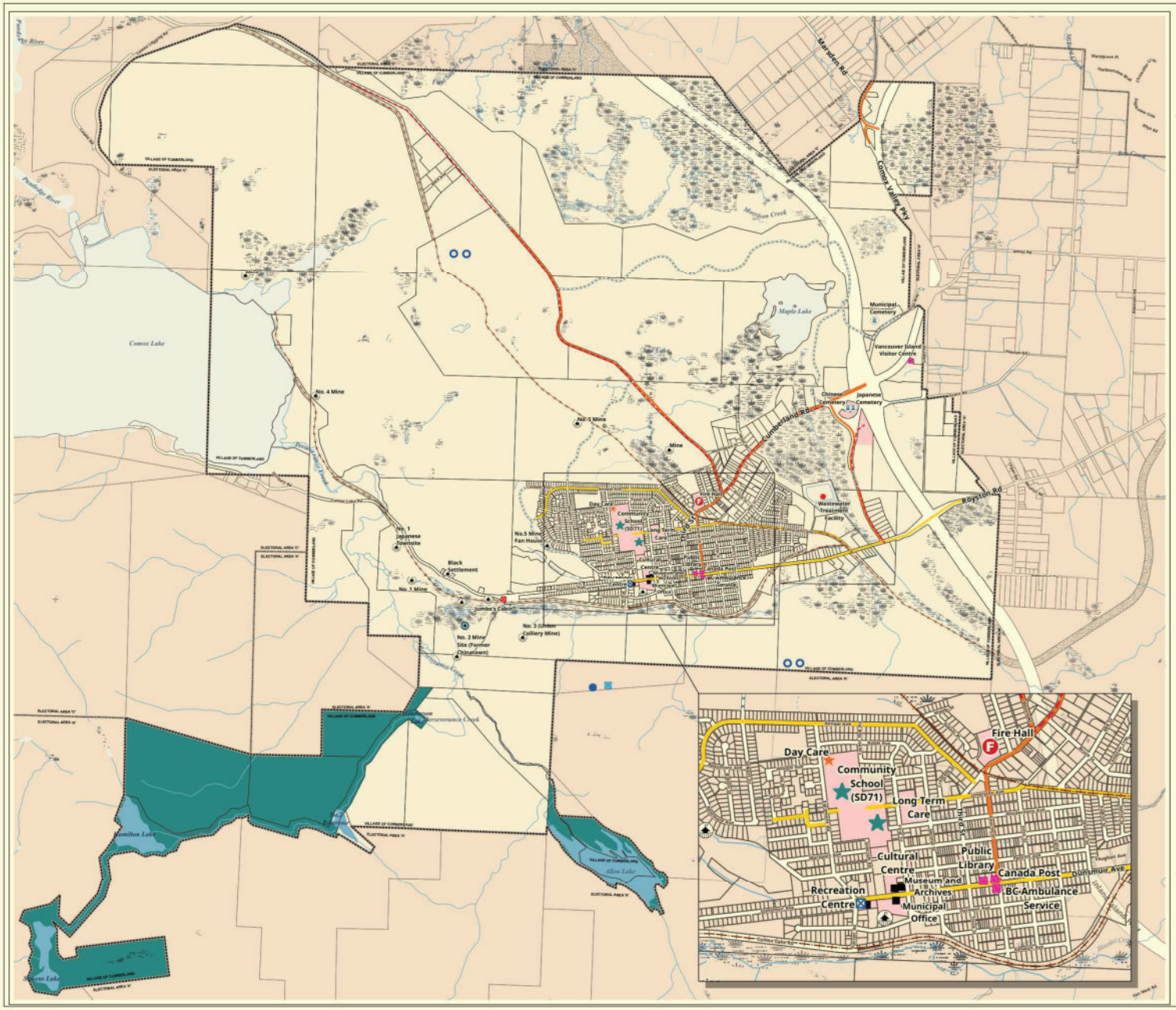
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MAP C
Public Facilities, Major Roads, Sewer and Water Systems

LEGEND

Public Facilities:
- Municipal Building
- Fire Hall
- Cemetery
- Historic Site
- Other Amenities / Facility
- School
- Day Care

Water System:
- Coal Creek Well
- Reservoir
- Water Treatment Plant
- Pump Station
- Pump Control Building
- Cumberland Drinking Water Lakes

Sewer System:
- Sewage Treatment

Major Roads:
- Arterial Road
- Collector Road

Lands:
- Public Facilities
- Village Forest Lands / Drinking Water Supply Area

Road Network:
- Future Road Connections

Water System:
- Future Reservoir

Sewer System:
- Future Sanitary Sewer

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

Other:
- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

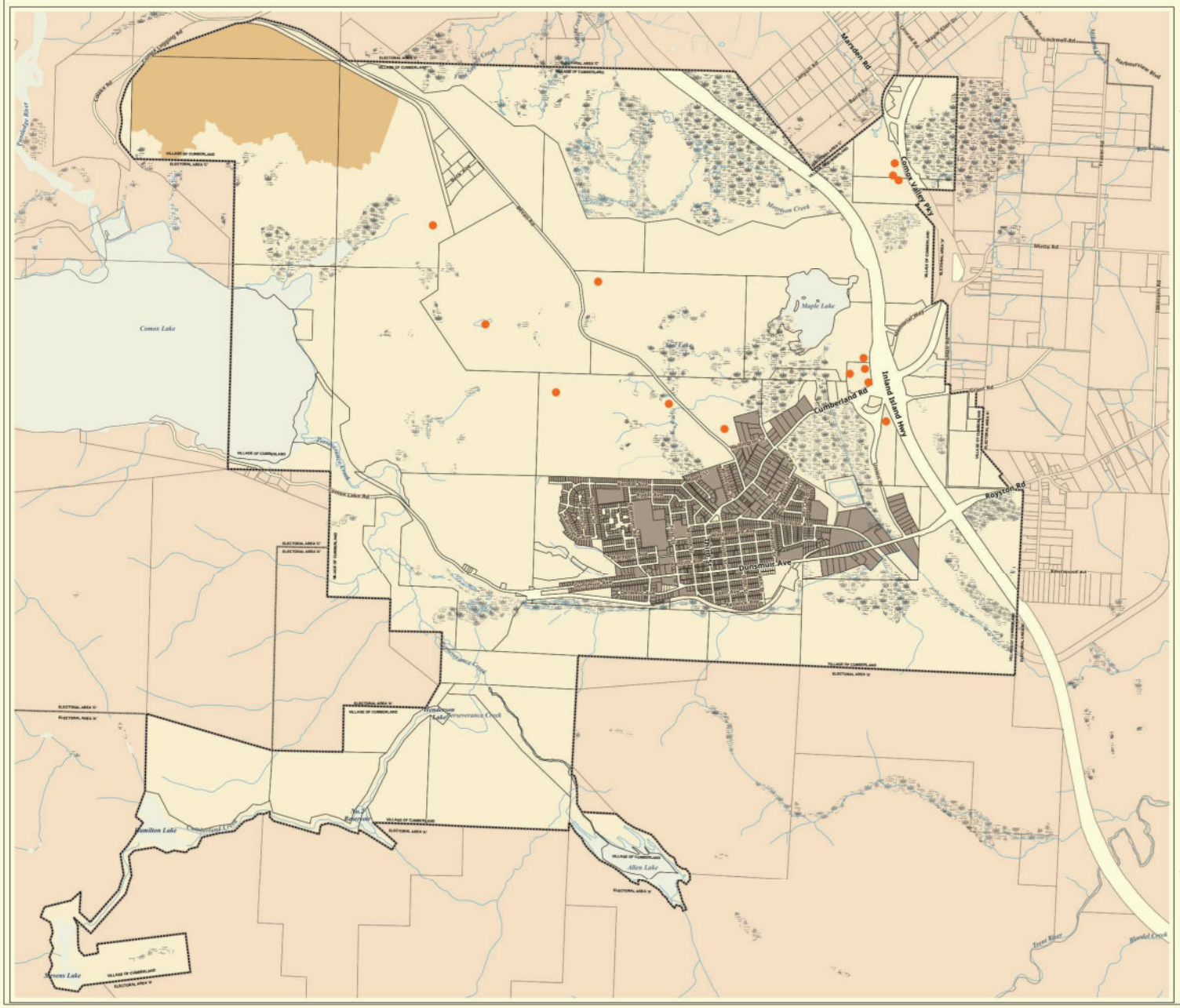
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MAP D
Areas Suitable for Sand and Gravel Extraction

LEGEND

- Notice of Works, Mines Act Permits (at 07/2025)
- Area Suitable for Sand and Gravel Extraction
- Established Urban Area

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Village Municipal Boundary
- CVRD Electoral Area Boundary

N

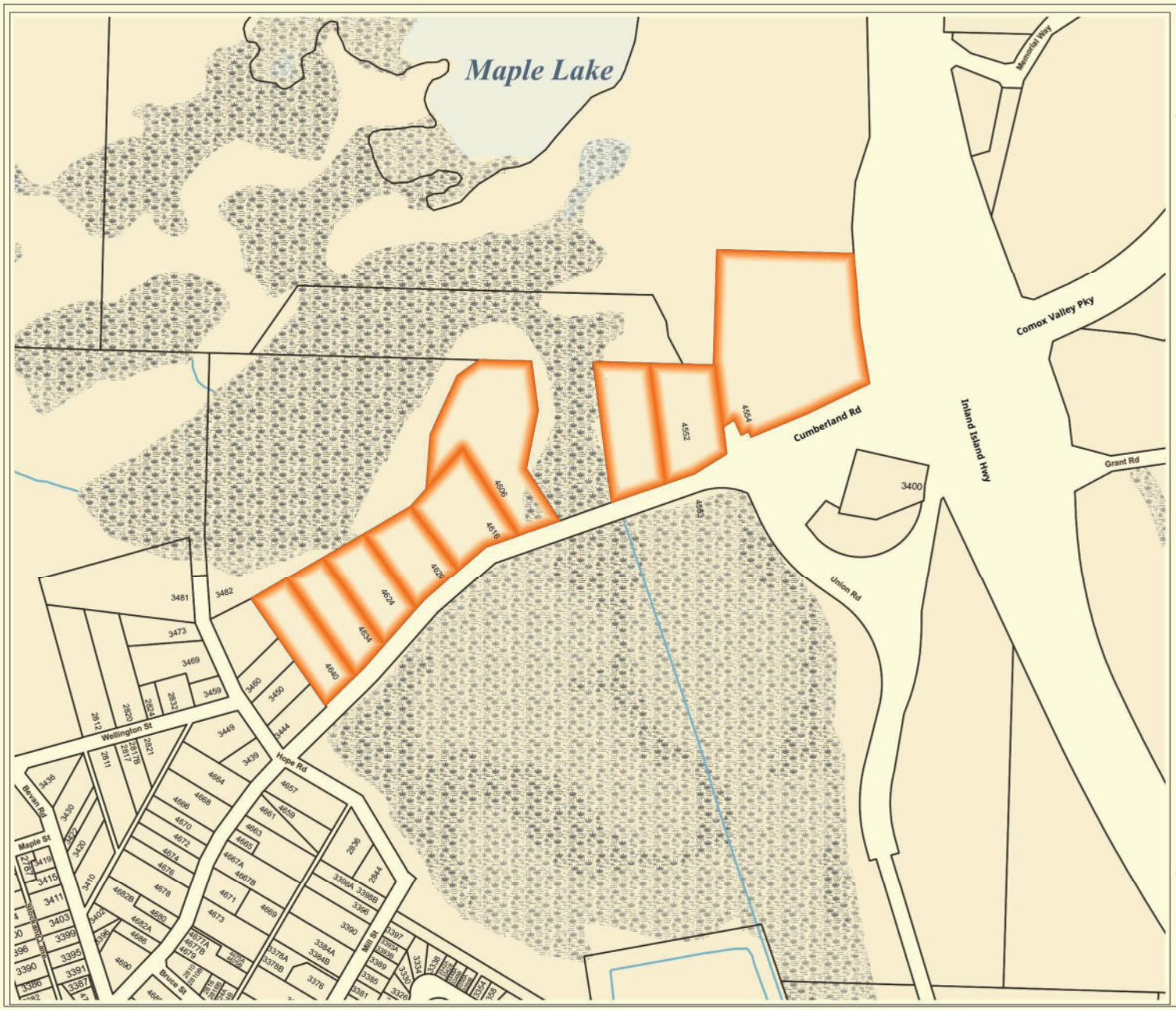
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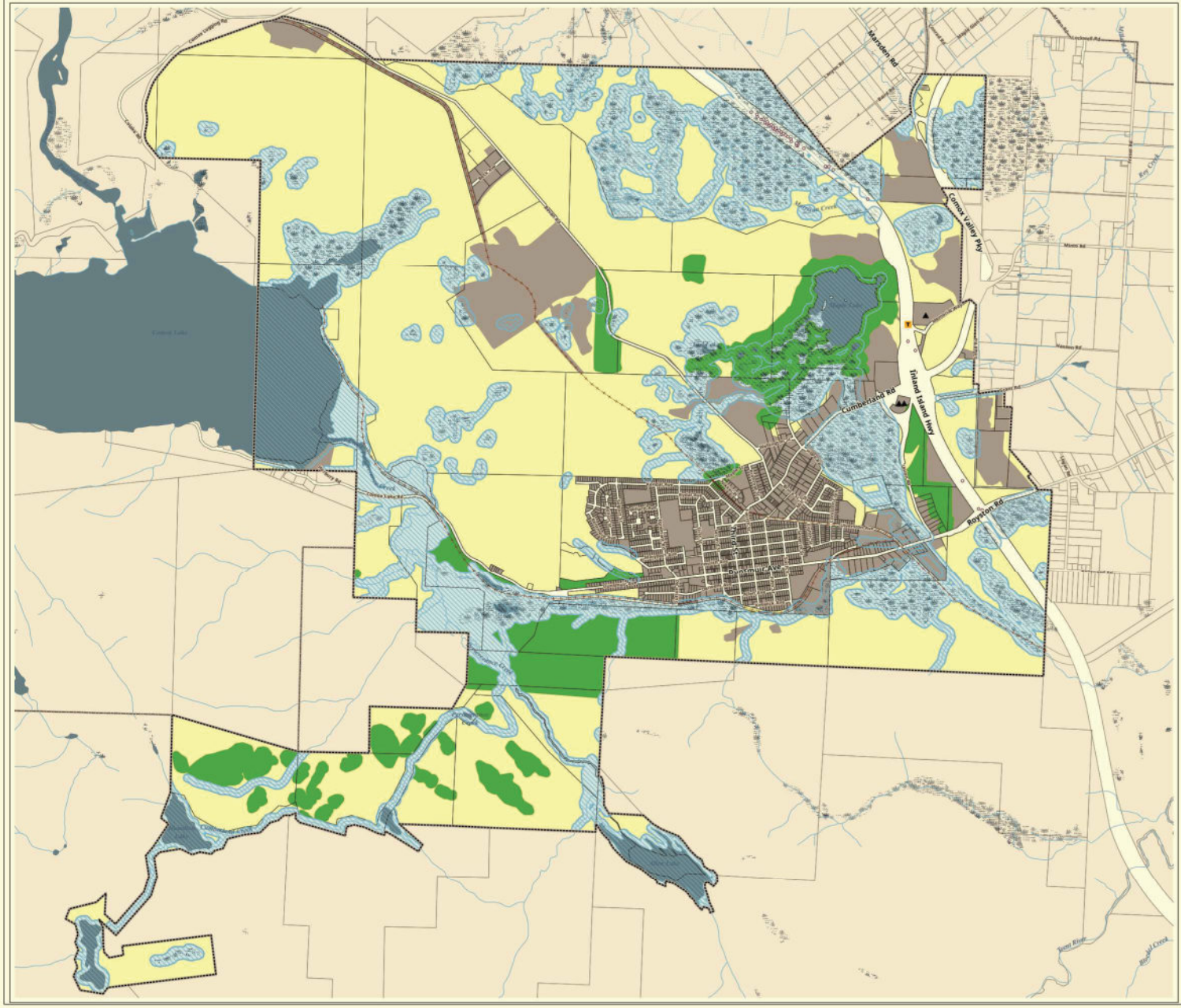
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Maple Lake
Memorial Way
Comox Valley Pky
Inland Island Hwy
Cumberland Rd
Grant Rd
Union Rd
Wellington St
Hope Rd
Maple St
Bevan Rd
Bruce St
Mill St
4654
4652
4606
4616
4624
4634
4640
4583
3400
3481
3482
3473
3469
3459
3460
3450
3444
3449
3439
4664
4668
4686
4670
4672
4674
4676
4678
4680
4682A
4682B
4690
4657
4659
4661
4663
4665
4667A
4667B
4669
4671
4673
2836
2844
3398A
3398B
3396
3390
3384A
3384B
3378A
3378B
3376
3367
3389
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3381
3326
3334
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3403
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2817B
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2405
4677A
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4675B
4685A
4685B
4687A
4687B
3398
3396A
3396B
3389A
3389B
3385A
3385B
3381A
3381B
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3412A
3412B
3416A
3416B
3420A
3420B
3424A
3424B
3428A
3428B
3432A
3432B
3436A
3436B
3440A
3440B
3444A
3444B
3448A
3448B



MAP F
DPA#1 - Environmental Protection

LEGEND

DPA#1:
- Aquatic Ecosystem Areas
- Terrestrial Ecosystem Areas
- Connectivity Area

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

- Culvert
- Tunnel
- Cemetery

Other:
- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Notes:
Recreational trails within parks, including those within the Cumberland Community Forest, are not displayed on this map. Multi-use trails that provide key connections and contribute to the active transportation network are displayed.

Other than the Comox Lake Watershed, no other watershed boundaries have been surveyed/ground truthed with LiDAR or any other means.

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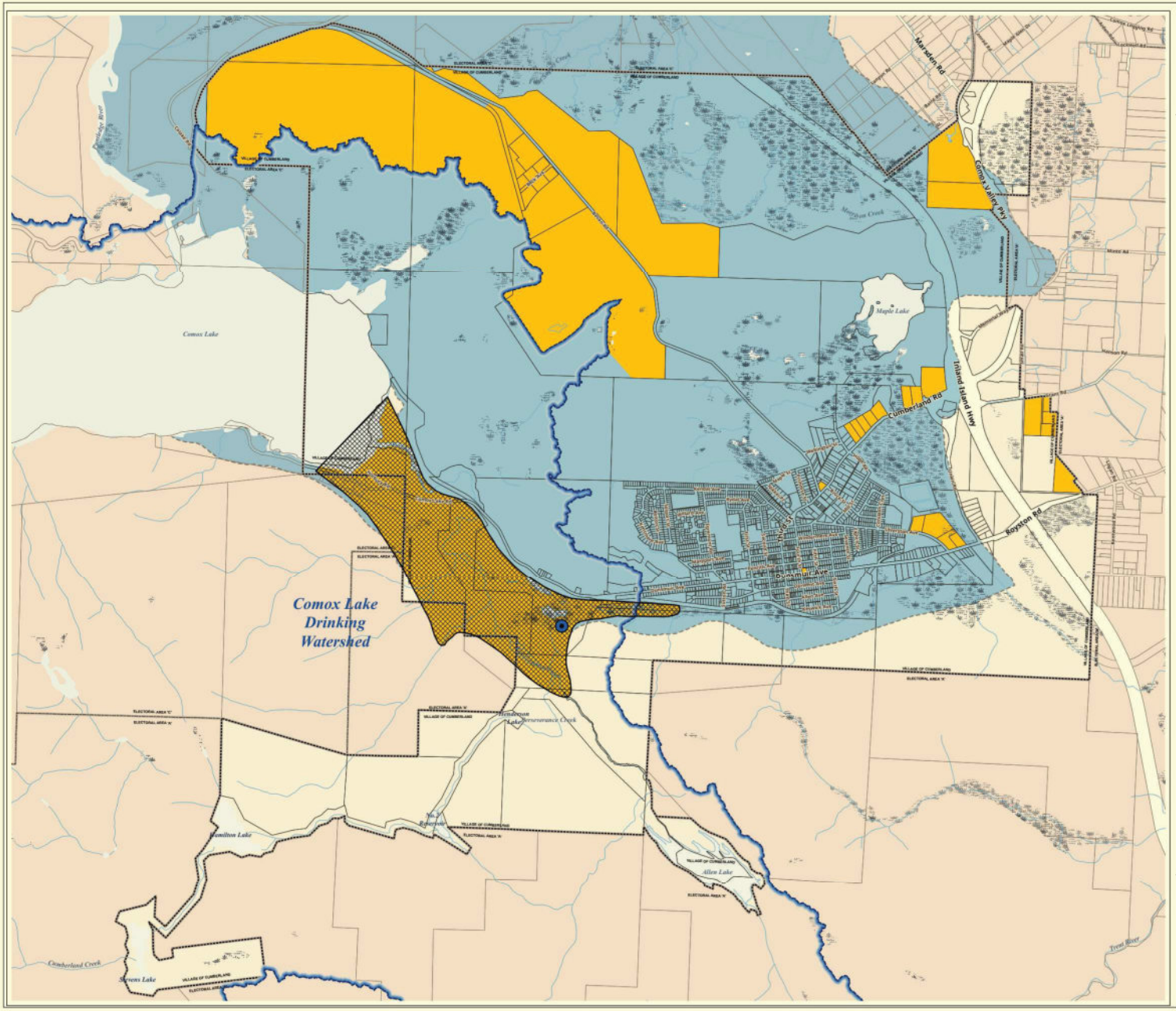
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MAP G
DPA#2 Groundwater Protection

LEGEND

- DPA#2 Groundwater Protection
- Village Water Supply Area
- Village Pumping Well (Coal Creek Well)

Other:

- Village Municipal Boundary
- CVRD Electoral Area Boundary

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody
- Groundwater Aquifer
- Comox Lake Watershed

Notes:

Village water supply aquifer approximate location and extent as drawn by GEC Guiton Environmental Consulting Ltd., in 2011.

The area of the groundwater aquifer corresponds to Aquifer 417 Puntledge/Cumberland, an unconsolidated aquifer with high vulnerability to surface contamination, mapped and described by the BC Government in 2019.

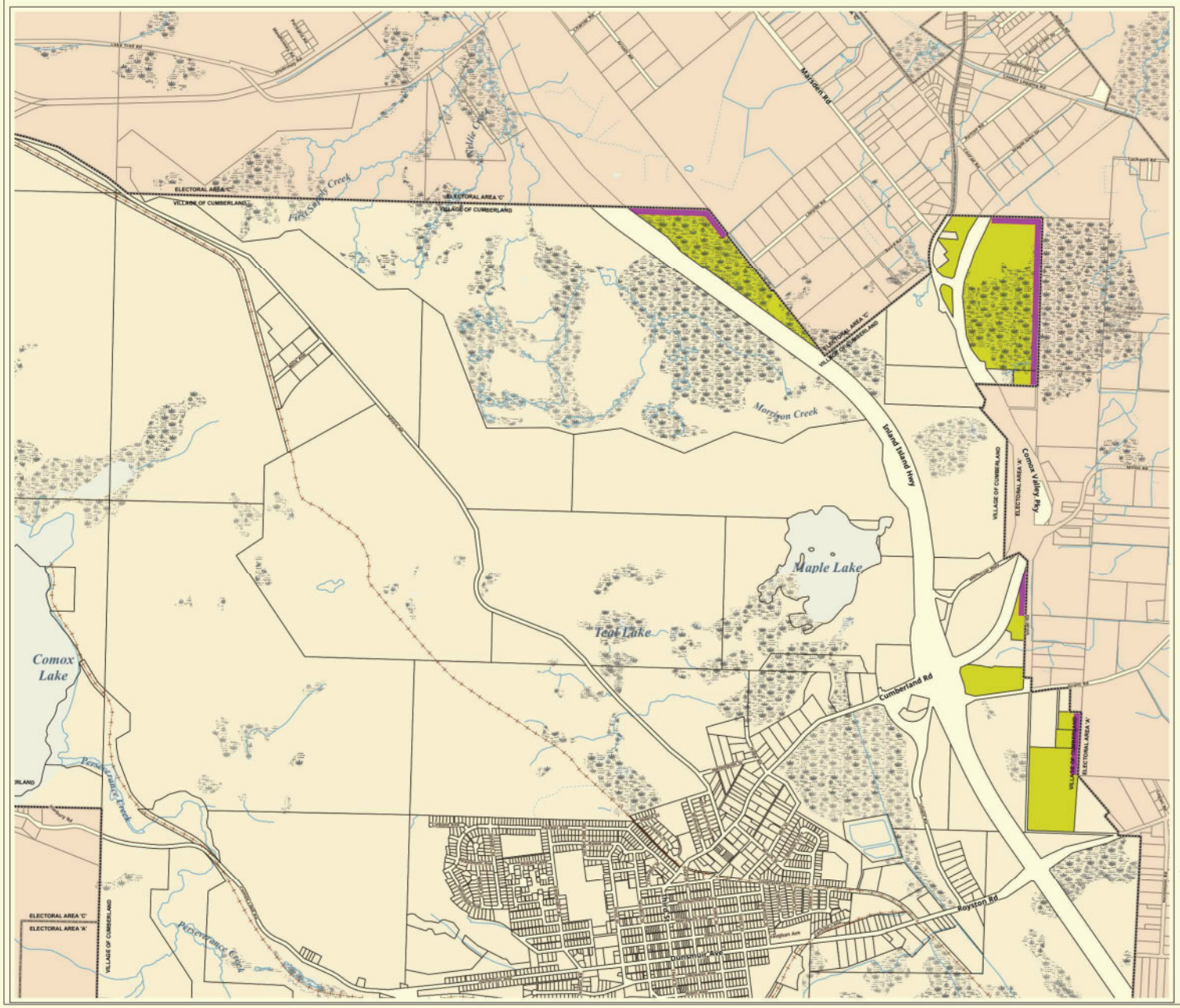
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MAP H
DPA#3 Farmland Protection

LEGEND

- Farmland Protection Buffer
- Parcel Requiring Farmland Protection

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

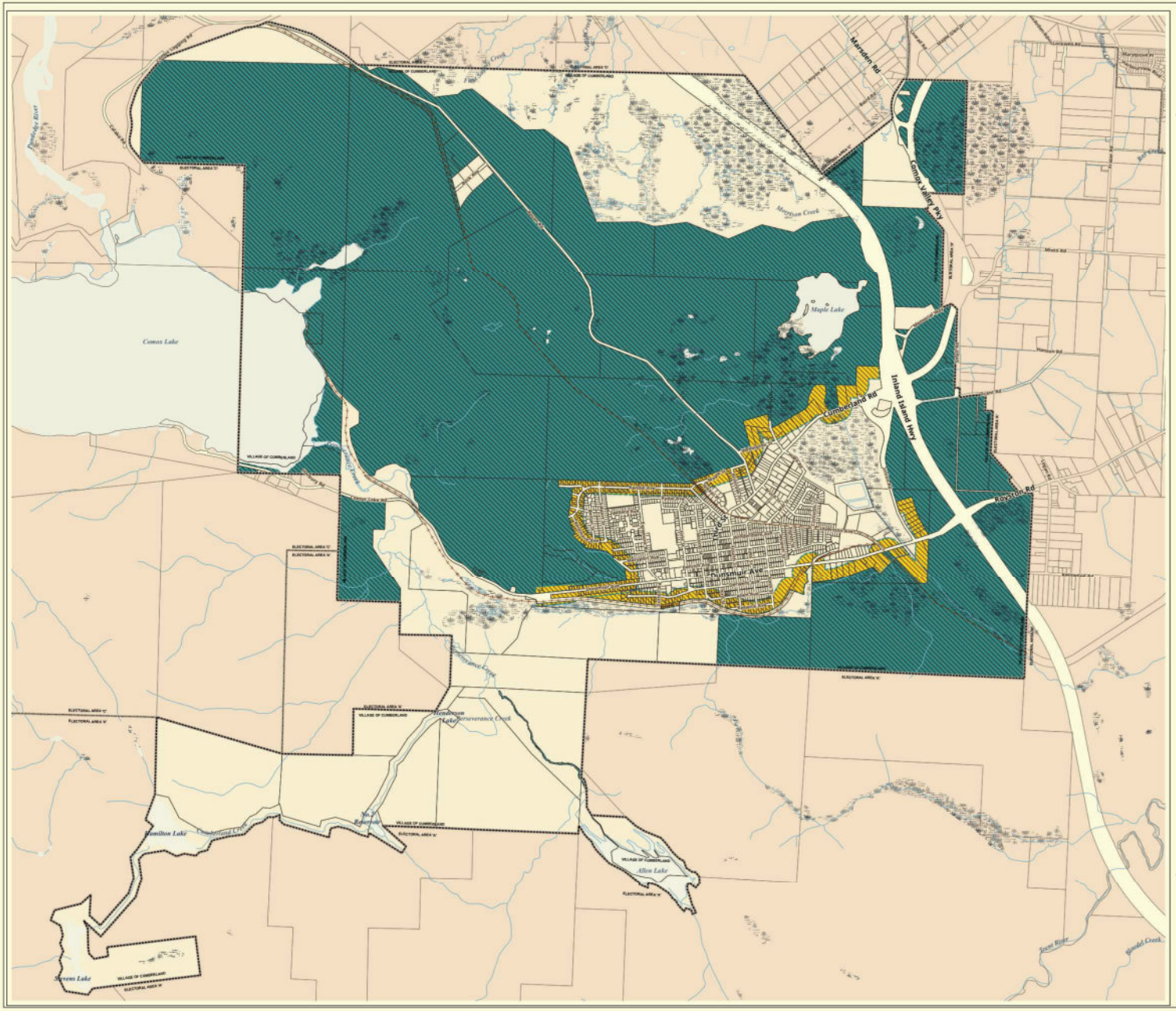
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0 125 250 500 750 1,000 Meters

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MAP I
DPA#4 Wildland Urban Interface

LEGEND

DPA#4:

- Wildland Urban Interface
- 100 metre Interface Buffer

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

N

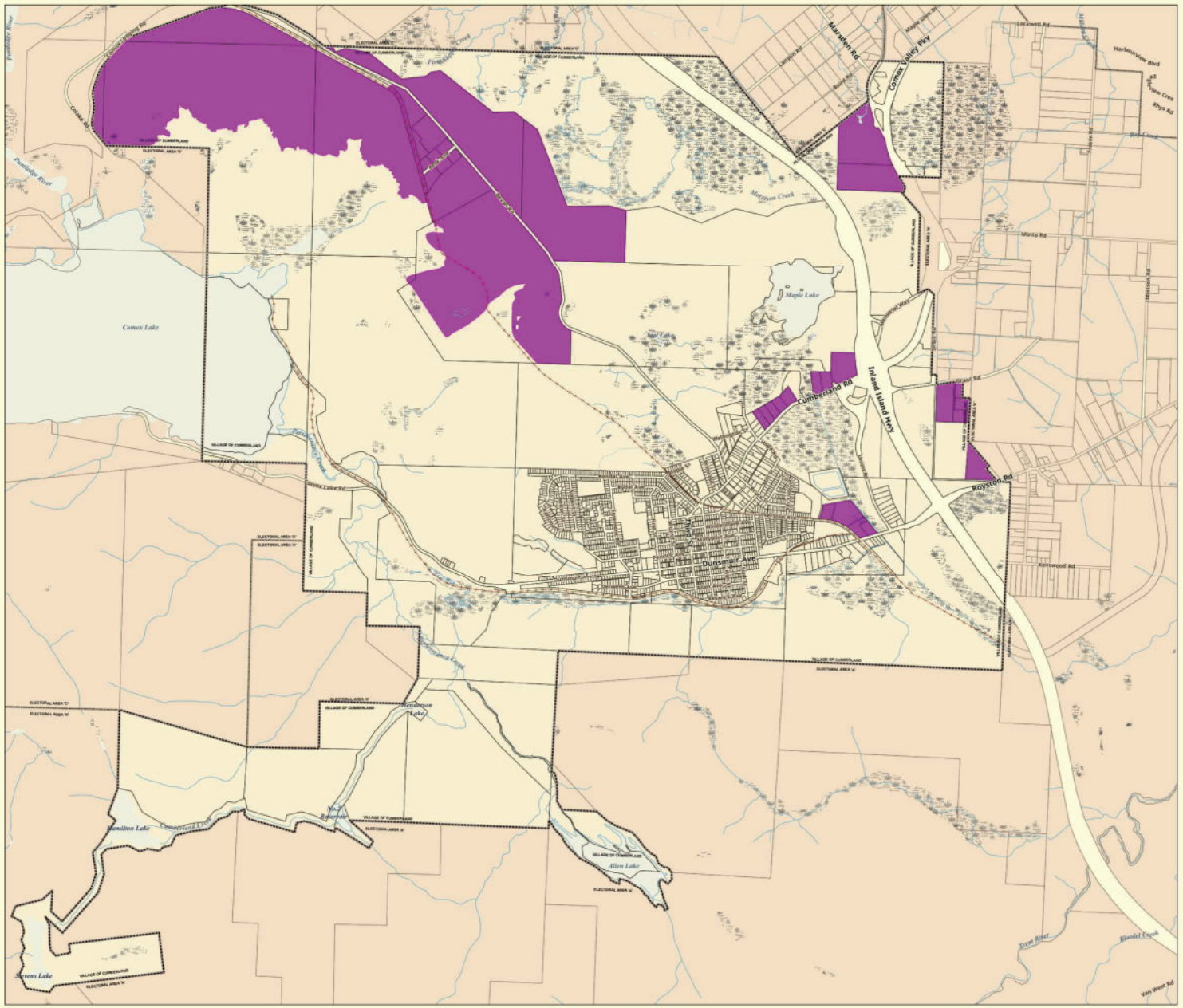
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MAP J
Industrial Development Permit Area

LEGEND

- DPA#5 Industrial

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

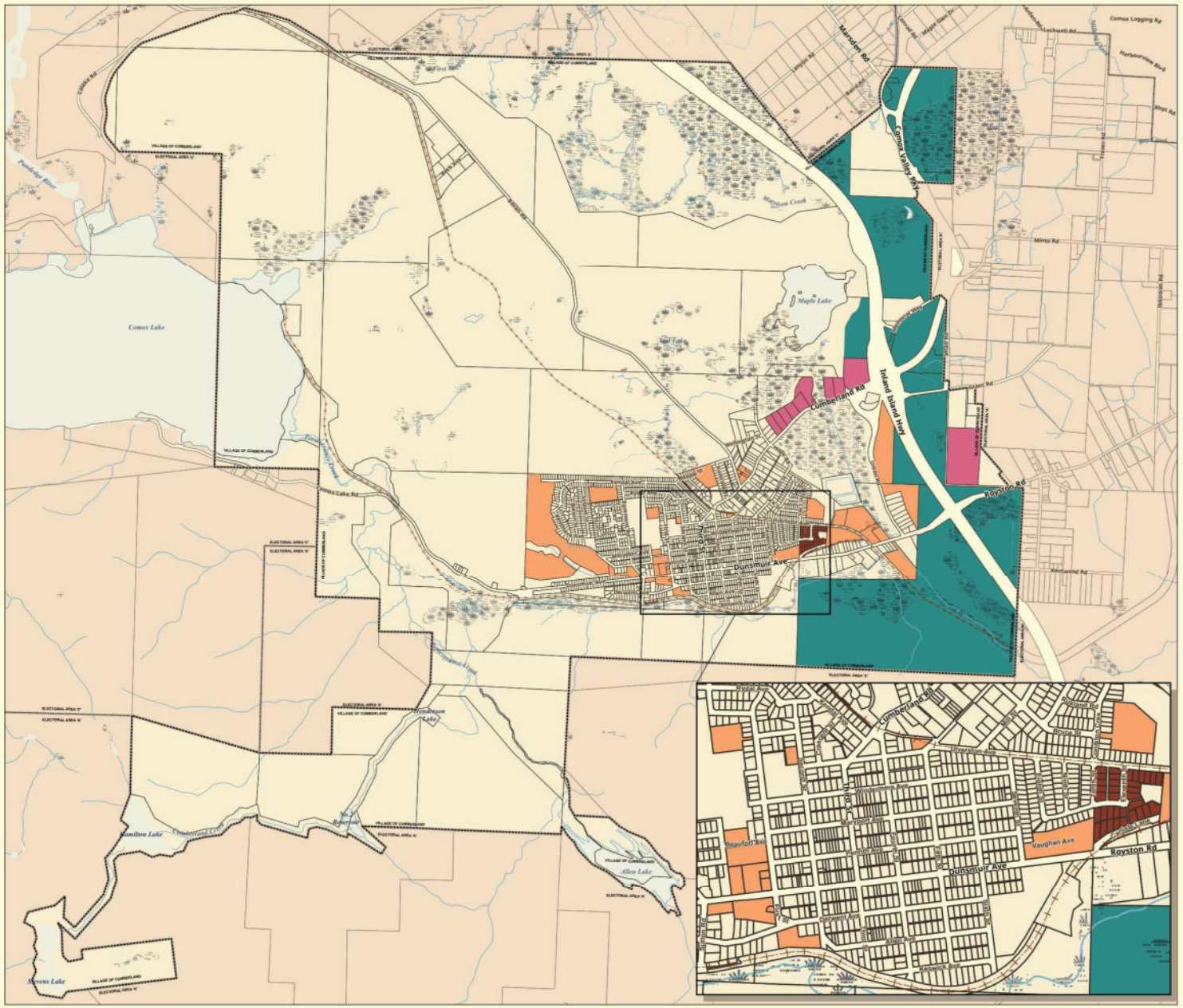
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MAP K
Form and Character Development Permit Areas

LEGEND

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

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

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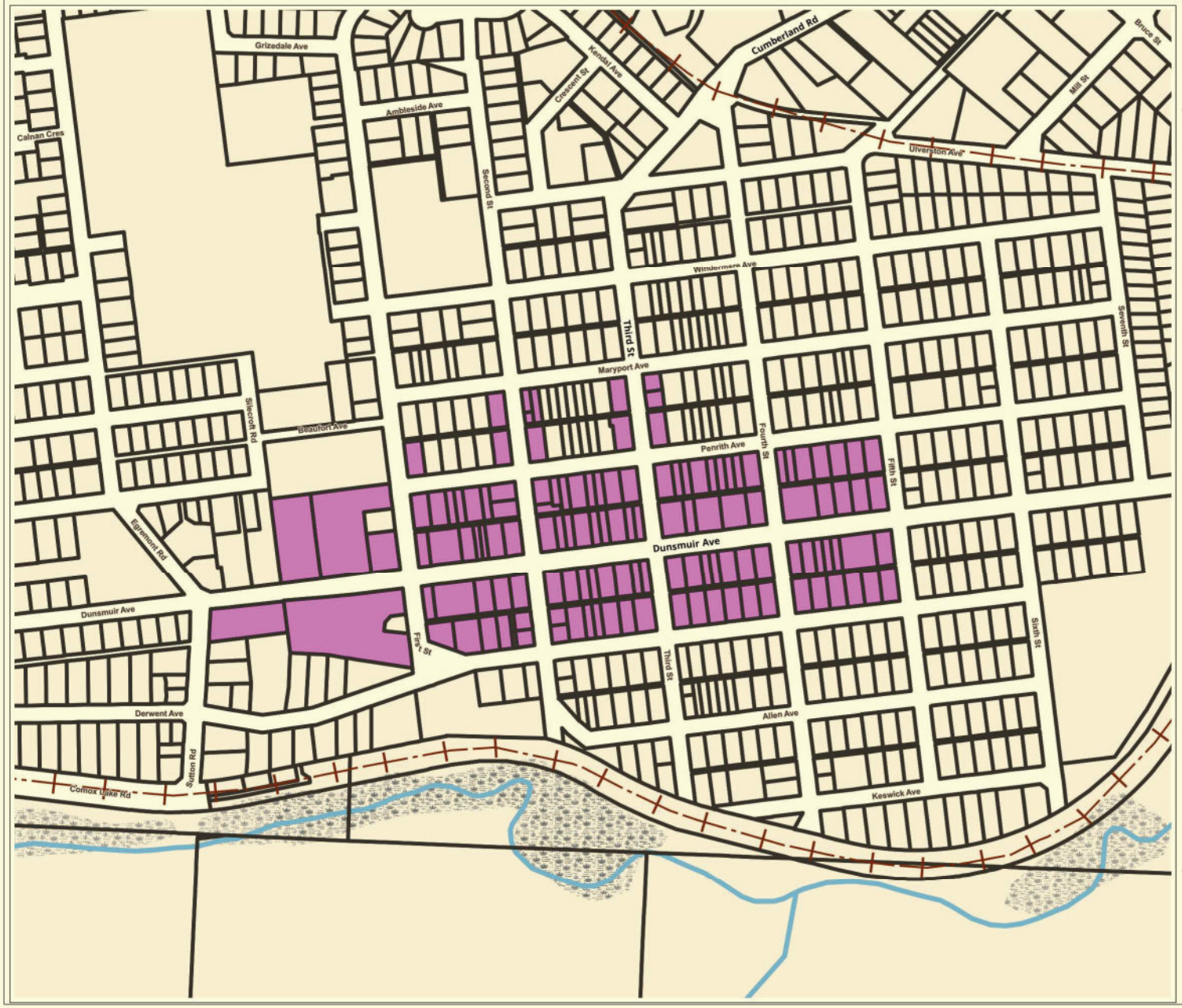
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MAP L
HCA-1 Heritage Conservation Area

LEGEND

- HCA-1 Heritage Conservation Area

Hydrology:

- River or Stream
- Wetland

Other:

- Historic Railway
- Village Municipal Boundary

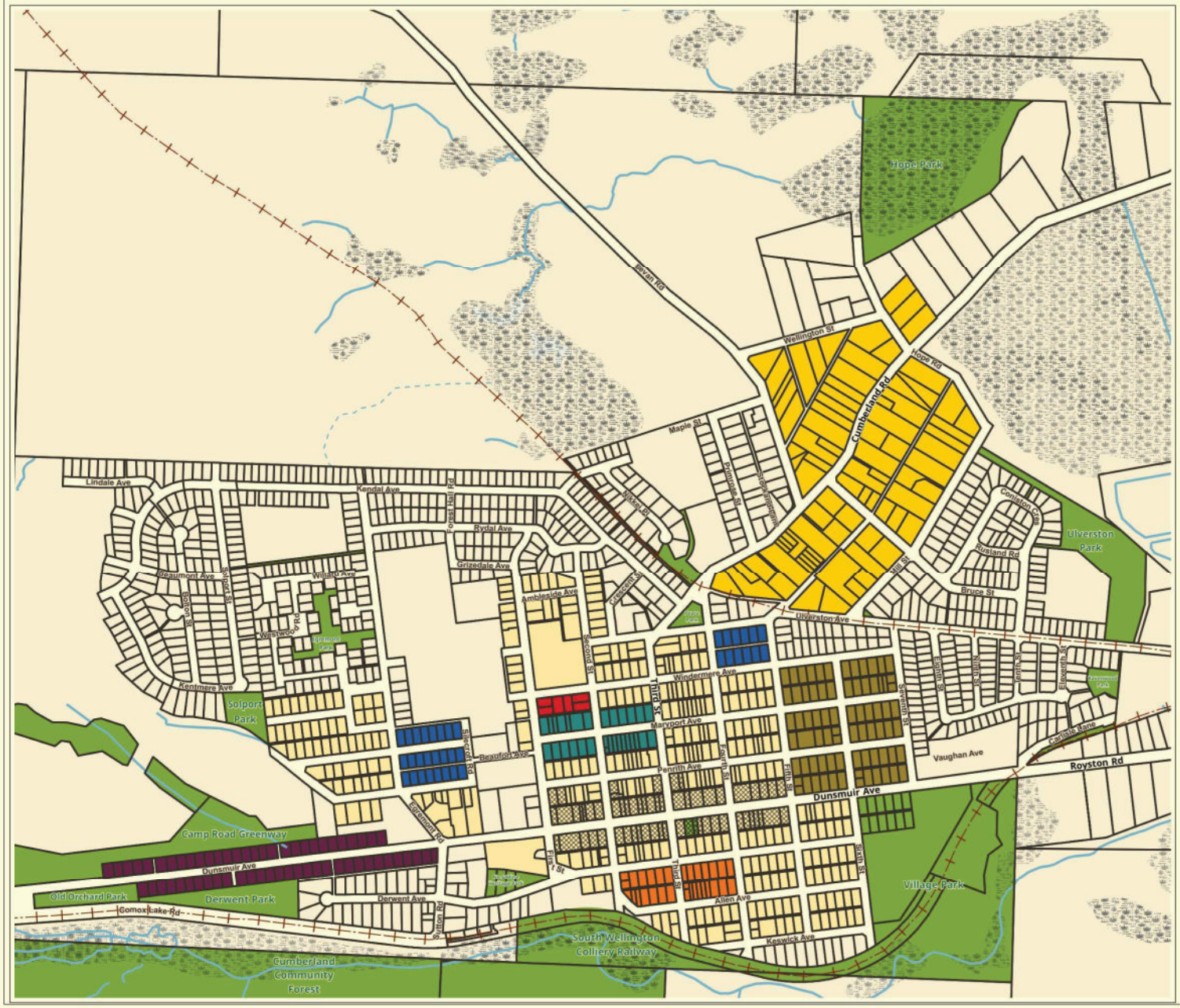
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0 37.5 75 150 225 300 Meters

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MAP M
Historic Neighbourhoods

LEGEND

Historic Neighbourhoods:

- Camp Road
- Doctors Row
- Fernwood Heights
- Veterans Housing
- New Bevan
- Little Jerusalem
- 42nd Street
- Other historic neighbourhoods - subdivision pre 1930
- Historic Village Commercial Core

Hydrology:

- Ditch
- River or Stream
- Wetland

Other:

- Historic Railway
- Municipal Park
- Village Municipal Boundary

N

0 62.5 125 250 375 500 Meters

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The Corporation of the Village of Cumberland

Committee of the Whole Meeting Minutes

September 2, 2025, 3:00 p.m.
Cultural Centre
2674 Dunsmuir Avenue

Council Present:	Mayor Vickey Brown Councillor Troy Therrien Councillor Nick Ward
Regrets:	Councillor Neil Borecky Councillor Sean Sullivan
Staff Present:	Michelle Mason, Chief Administrative Officer Courtney Simpson, Director of Development and Bylaw Services Kevin McPhedran, Director of Community Services Mike Ippen, Interim Director of Engineering and Public Works Rachel Parker, Corporate Officer Karin Albert, Senior Planner

---

1. Call to Order

Mayor Brown called the meeting to order at 3:04 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Committee of the Whole meeting, September 2, 2025

Motion 25-COTW

Moved by: Ward
Seconded by: Therrien

THAT the Committee approve the agenda for the Committee of the Whole meeting, September 2, 2025.

Carried Unanimously

3. Reports

3.1 Official Community Plan Review – Draft Bylaw 1230

Ms. Albert presented the draft official community plan highlighting key updates and changes from the current official community plan, including land use designation changes, and the reduction of the urban containment boundary reduced to reduce sprawl, retain greenspace around the Village, and focus development in the Village core.

Ms. Albert reviewed changes to the development permit areas: Environmental Protection guidelines ware more robust and enable conditions to be included in permits.

Provincial targets are included on housing targets and small-scale multi-unit housing,

Members gave positive feedback on the draft plan and discussed community consultation and engagement that ends on September 29 and includes review by some advisory committees. It was discussed that the new development permit areas would not take effect until bylaw adoption and that some applicants have expressed interest in working under the new guidelines.

Discussion took place on the urban containment boundary and the rationale and that some larger parcels were excluded as they were not needed to meet housing needs but could be looked at in future revisions to the OCP once the uptake on infill area is known. Discussion took place on having a variety of densities on larger lots.

It was asked that the plan overview and introduction include the intentional efforts to provide liveable community through outdoor recreation, as well as facilitate arts and culture, which has created economic opportunities.

Members reviewed the plan with staff and gave the following feedback:

- Like the listing of planning documents that fed the OCP
- Like the demographics noted
- Be deliberate with the use of “will”, “would”, “may”, “must”, “encouraged” versus “required”, and use “must” rather than “shall”,
- Staff will review how OCP would apply to comprehensive development areas and whether the 4-unit multi-family would apply.
- Whether GHG emissions targets are realistic, referenced in the Climate Action Plan
- Urban trees and building materials related to FireSmart guidelines
- Use of the expertise in the Development With Care document.
- Steep slopes and limiting retaining walls to keep natural landscapes
- Like interchange lands as one designation with comprehensive planning process
- Sites for future schools

- Discussion on expanding requirement for employee housing to large scale employers with use of density bonusing.
- Discussion on difficulty for heritage incentives for small communities
- Check the Transportation Master Plan to guide Map C, future road connections.
- Discussion on sidewalks on all streets and shared-streets concept.
- Support for use of terms diversity, equity and inclusion.
- Like specific language about water courses in DPA1
- Better language around bonus density transfer to use for discussions at subdivision

3.2 Second Quarter Financial Statements

There was no discussion on the report.

4. Question Period

There were no questions.

5. Adjournment

The meeting adjourned at 5:14 pm.

_____

Mayor

_____

Certified Correct by Corporate Officer

The Corporation of the Village of Cumberland
Advisory Planning Commission Minutes

Sept 11, 2025, at 4:00 p.m.
Public Work Meeting Room in the Old Fire Hall, 2680 Dunsmuir Ave.

Members Present:

Caroline Leadbitter
Sherry Westrop
Jason Ross
Genevieve Burdett
Matt Ishoy

Regrets:

Debbie Bowman
Ryan Camp

Staff:

Courtney Simpson

Karin Albert

The chair called the meeting to order at 4:05 pm

1. Approval of Agenda

Moved by: Matt Ishoy
Seconded by: Jason Ross

THAT the agenda for the Sept 11, 2025 meeting be approved

Carried Unanimously

2. Minutes

Moved by: Jason Ross
Seconded by: Matt Ishoy

THAT the minutes of the April 10, 2025 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None

4. New Business

4.1 - Draft Official Community Plan

- **APC Comments**
    - Concerns raised again as to why Urban Containment Boundary does not include residential properties around Cumberland Road entering north end of town.
        - Some members felt it would be better to include area in UC Boundary and land use designations changed to reflect growth opportunities (see note under 4.2 below on changing R1 zoning regulations as part of zoning bylaw update).
    - Concern raised on 7.2.5 that changed walkability from "in and around" to 15-20 min walk from Village core. Would like to see this as a 5 – 10 minute walk.
    - Discussion on 9.2.2 relating to recreation programs. Member felt #6 it could be re-worded to be more inclusive (i.e. "all ages and abilities") and should include health.
    - Concern with Union Road re-designation to Multi-Family & Mixed Use
        - Property labelled as Terrestrial Ecosystem Area in DPA1 - Area of high tree value (one of few places in Cumberland)
        - Carbon capture ability of 2nd mature trees in area
        - Poor walkability
    - Annotated map on public engagement site should include Multi Family designation change on Union Road (currently Greenway).
    - Ulverston Manor and Ulverston Heights are not shown on current map.
    - Vision statement does not have a paragraph representing mountain/forest recreation. There is no mention of mountain biking, trail running, hiking, forest bathing, mushroom foraging, trail building etc. One or more of these activities is a daily part of many people's lives in Cumberland.
        - There are only two references to "mountain biking" in the OCP

- DPA 6 should add “At least one primary balcony should be provided for each residential unit that does not have an alternate outdoor private open space” from DPA 9.
- 100 m colour band in Wildland-Urban Interface Development Permit Area, DPA 4, confusing - use same colour for all areas affected by DPA 4.
- Reference Firesmart requirements in the Interchange DPA.

4.2 - Zoning Bylaw Update

- **APC Comments**
  - Preference that area behind firehall that is Multi-Family on new OCP should be pre-zoned to Multi Family. It is currently R1 in draft zoning bylaw.
  - Discussion on changing R1 zone to allow for more units based on lot size. Currently, larger R1 lots would need to be subdivided to maximize development. Zoning bylaw could be changed to allow for more units (for example x units/sq ft or using FAR) to give more flexibility to property development ideas.

5. Next Meeting

The next meeting of the Advisory Planning Commission will be held on Thursday, October 9, 2025 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 6 p.m.

Homelessness and Affordable Housing Committee
Minutes of September 17, 2025 Meeting

Members Present:	Kathy Duperron (Chair)
	Bobby Herron
	Lindsay Monk
	Troy Therrien (Councillor)
Staff:	Courtney Simpson

Meeting called to order at 9:33.

1. Approval of the Agenda
   Moved by Troy, seconded by Bobby, carried unanimously.
   THAT the agenda for September 17, 2025 meeting be approved.

2. Minutes
   Adoption of March 19, 2025
   Adoption of August 16 , 2023
   Both moved by Bobby, seconded by Troy, carried unanimously.

3. Unfinished business
   None

4. New business
   4.1 Draft OCP
   Discussion of non-market housing
   Lindsay had to leave after half an hour. With no quorum, no motions were made.
   4.2 Zoning Bylaw Update
   Held over until the October 15, 2025 meeting.

5. Next meeting
   Scheduled for Wednesday, October 15, 2025 at 9:30

6. Adjournment moved by Bobby at 10:18.

The Corporation of the Village of Cumberland
Advisory Planning Commission Minutes

Oct 9, 2025 at 4:00 p.m.
Masonic Hall, 2687 Dunsmuir Ave, Cumberland, BC

Members Present:
Sherry Westrop
Jason Ross
Matt Ishoy

Regrets:
Ryan Camp
Genevieve Burdett

Staff:
Courtney Simpson
Karin Albert

The chair called the meeting to order at 16:03

1. Approval of Agenda

Moved by: Sherry Westrop
Seconded by: Matt Ishoy

THAT the agenda for the Oct 9, 2025 meeting be approved

Carried Unanimously

2. Minutes

Moved by: Sherry Westrop
Seconded by: Matt Ishoy

THAT the minutes of the Sept 11, 2025 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None

4. New Business

4.1 - Draft Official Community Plan

APC Comments

DRAFT

- Urban Containment Boundary
  - Question raised about getting feedback on why Urban Containment Boundary (UCB) does not include residential properties around Cumberland Road entering north end of town. What are Council's comments on UCB?
    - Members felt it would be better to include area in UCB and land use designations changed to reflect growth opportunities (see note on changing R1 zoning lot development in zoning bylaw update).
- Transportation and Connectivity
  - Question raised about the future plans to connect Bevan Industrial lands to the new wastewater system. Was the new system sized to include the Bevan Industrial properties?

4.2 - Zoning Bylaw Update

- **APC Comments**
  - **Landscaping**
    - Comment that landscaping bylaw should include reference to FireSmart guidelines and encourage FireSmart landscaping in design.
  - **EV Infrastructure**
    - Comment that bylaw should include requirement that EV infrastructure (panel sizing, running wires, etc) be required in Multi-family developments
  - **Vacation Rental Accommodation Area**
    - Comment that maybe vacation rental accommodation area could be extended in certain circumstances. For example, if someone builds 3 or more units and lives and long term rents a min of 1 unit, they could then short term rent 1 unit. This could encourage people to add long term rental units and to get a short term rental license.
  - **MU-2 Zoning**
    - Background - The APC has supported the Mixed Use designation of Penrith and Derwent on the sides close to Dunsmuir in the updated OCP.
      - The idea was to give additional commercial opportunities to those properties to expand downtown commercial zone

DRAFT

- There is strong concern with pre-zoning MU-2 as proposed. Pre-zoning those properties would exclude them from SSMUH legislation. Most of these properties are currently residential and should not lose out on the benefits of their current zoning. Owners of these properties would no longer be able to build an ADU and would not be able to build 4 units.
    - Clarification that density in MU-2 is expressed in Floor Area Ratio (FAR) and comparable or higher than the SSMUH density. Village will review the FAR in light of the comments.
- Properties should have the same residential rights as surrounding residential zones with additional commercial rights. (Maybe this should be a new residential zone vs a new mixed use zone).
- Or maybe properties should not be pre-zoned and interested owners could apply for MU-2 zoning if they desire.
    - MU-2 zoning should also allow for multi building option with residence behind (ADU) and commercial in front or commercial behind and residential in front.

FSG Zoning

- Has density in FSG been reduced to ensure can't have large lot subdivisions and create estate properties? Came up during build-out analysis for OCP.

Landscaping, p. 44:

- Include drought resistant and fire resistant plantings, native species.
- For FireSmarting, Village could require a metal strip at the bottom of wood fencing to prevent ground fire from spreading.
- Identify trigger for landscaping requirements, e.g. when adding a new dwelling unit or an addition of no more than 20% of existing GFA.

DRAFT

Parking

- Ensure there is a default calculation if use of a commercial unit in a new build is not known. Suggested default is “retail”.

5. Next Meeting

The next meeting of the Advisory Planning Commission will be held on Thursday, Nov 13, 2025 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 6 p.m.

DRAFT

The Corporation of the Village of Cumberland
Heritage Committee

October 16, 2025 at 4:00 p.m.
Masonic Hall, 2687 Dunsmuir Avenue, Cumberland, BC

Members Present:	Eric Pattison, Chair Marianne Bell Lois Harris Hugh McLean Kaili Zevenbergen Councilor Neil Borecky
Regrets:	Meaghan Cursons
Staff:	Courtney Simpson, Director of Development and Bylaw Services Karin Albert, Senior Planner

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The chair called the meeting to order at 4:03pm.

1. Approval of Agenda

Moved by: Harris
Seconded by: Borecky

THAT item 4.3 - Committee Workplan be moved to the top of the agenda and the thus amended agenda for October 16, 2025 be approved.

Carried Unanimously

2. Minutes

Moved by: Harris
Seconded by: Borecky
THAT the minutes of the June 19, 2025 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None.

4. New Business

4.1 2026 Committee Workplan

The work plan document includes both a status update of 2024-2025 activities and the proposed Committee workplan for 2025. Committee members provided edits for clarity:

- Work plan item to update the Village's street naming policy should include heritage as a consideration, otherwise, take out all the specifics, including equity and inclusion, and just leave "process and goals". The latter includes all of the above.
- Should also look at alley way naming. A few were named, there is opportunity to name others.
    - Staff clarified that would be a separate process. The street naming policy is for new streets named at subdivision.

Moved by: Harris
Seconded by: McLean

THAT the Heritage Committee submit the proposed 2026 work plan to Council for acceptance.

Carried Unanimously

Edited workplan attached to minutes.

4.2 Draft OCP

Discussion

Heritage Policies

- Delete statement under *7.4.1 Overview* (p. 65 of draft) that Union was left to various ethnic communities. Not correct.

Heritage Conservation Area Guidelines

- Guidelines are a lot clearer. Supporting images are helpful.
- Mixed Use area on north side of Derwent and south side of Penrith, clarify commercial or residential in the preamble as residential buildings may convert to commercial due to the proposed new zoning.
    - Staff clarified, as in current HCA text, no HAP will be required for alterations to existing residential buildings.
- Under *Character-Defining Elements*, *Residential Buildings* (p. 191) focus on listing the character-defining elements, not a particular architectural style.
- Under *Brief History of Cumberland* (p. 92), delete "leaving Union to the various ethnic communities"
- Under Objectives (p. 193) delete "renovation". That term is not used in heritage conservation. Should read "to promote conservation, preservation and revitalization…"
- Section *E. Exemptions*, #3, change "siding" to "cladding".

DRAFT

- Section *E. Exemption*, #10, change to “interior alterations” from “interior renovations”
- Delete guideline (f) under *5. Form and Character - New Construction* as it duplicates guideline (e) which explains better what “responding to a human scale” means.
- Lois and Marianne will update schedule A: Heritage Buildings, Other Structures… based on walk-by and review of records in *Cumberland Heritage- A Selected History of People, Buildings, Institutions and Sites 1888-1950*.

Maps

- Good to see the inclusion of a map showing Cumberland’s heritage neighbourhoods. Will assist with communication, raising awareness of Cumberland’s heritage and future heritage planning.
- Support the updated HCA area.

4.3 Draft Zoning Bylaw

Staff provided a review of key elements of the proposed new Zoning Bylaw.

Discussion

- What is the basis for the high minimum floor to ceiling height in the MU-1 (the former VCMU-1)? Heritage buildings on Dunsmuir Avenue have varying ceiling heights. There does not seem to be a “heritage” reason.
- Minimum height can be reduced. 11 to 12 ft is comfortable for a commercial space.
- Why is the Beaufort Medical Centre property MU-2, previous zoning was VCMU-1. Previous density permits apartments above commercial uses on remainder of lot.
- Review parking exemption for the Beaufort Medical Clinic lot and Harmonic Arts lots as there is room for parking on both lots.

5. Next Meeting

The next meeting of the Heritage Committee is scheduled for Thursday, November 20, 2025 at 4:00 p.m.

6. Adjournment

The meeting was adjourned at 6:05pm.

DRAFT

HERITAGE COMMITTEE – STATUS OF PREVIOUS YEAR ACTIVITIES AND WORKPLAN FOR 2026

A. STATUS OF 2024-2025 COMMITTEE ACTIVITIES

	Task	Description	Status	Next steps
1.	Support activities of a heritage nature in the Village	As identified in Committee Terms of Reference, members meet once a month, or as requested by Council, to advise Council on matters referred to the Committee.	On-going	n/a
2.	Council Referrals	Review of Heritage Alteration Permits, Development Applications, special projects, zoning regulations. Review impact / implications of new housing legislation.	Recommendations provided on: • HAP and variances for 2739 Dunsmuir Avenue (Old Post Office) • HAP for 2691 Dunsmuir Ave (Ilo Ilo)	n/a
3.	*Added mid-term:* Participation in OCP Review Process	Committee review of proposed updates to OCP policy and Heritage Conservation Area guidelines.	Provided input over several Committee meetings.	Committee input on draft OCP
4.	Statements of Significance	Sites identified based on threat, changes in ownership, diversity of sits, efficiency gained from clustering sites, synergy with other initiatives: a. Hydro works behind Chinatown b. Abbey church c. Masonic hall d. Marrochi Building e. Tarbells Building f. A cultural landscape	(a) and (b) completed by heritage consultant; (d) and (e) completed by Committee member volunteer.	To be presented to Council for addition to Heritage Register

	Task	Description	Status	Next steps
5	Ongoing development of heritage conservation toolkit	Support staff in the research of a best practices inventory, including specific bylaws and other mechanisms to support heritage conservation in the Village of Cumberland.	Heritage BC publishes heritage resources, posted at https://heritagebc.ca/learning-centre/heritage-place-conservation/heritage-conservation-tools-resource-guides/ Tools for Cumberland identified in OCP heritage policy section.	
6.	Heritage content online	Site updates on heritage conservation incentives, Heritage Committee activities, heritage-related bylaws	Ongoing	
7.	Building/street naming policy	Committee input on the Village's street naming policy, e.g. process and goals	Not started. Depends on Village staff resources to initiate.	
8.	Collation of heritage documents / building files	Collaborate with museum to identify Cumberland heritage site/building documents that exist, identify where they should be stored (digitally or otherwise) and develop workplan for heritage management actions.	Not started.	Invite museum rep to Committee meeting.
9.	Committee Terms of Reference	Provide feedback to Village on future updates to the Heritage Committee Terms of Reference (scope, attendance, etc).	Not started. Corporate Services workplan dependent.	

B. 2026 COMMITTEE WORK PLAN

	Task	Description	Resource Request
1.	Referrals from Council	As requested by Council.	-
2.	Participation in OCP Review Process	Review and comments on Draft OCP	-
3.	Statements of Significance	Masonic Hall Cultural landscape	Pending funding may need to defer to 2027
4.	Additions to Heritage Register	Complete heritage inventory review, identify heritage values and character defining elements of heritage resources recommended for addition to the Community Heritage Register.	$5,000 Village/$5,000 Heritage Legacy Fund
5.	Heritage interpretation at community events	Lead walks at community events, promoting heritage conservation and the Heritage Committee with promotional support from Village.	Promotional support from Village.
6.	Building/street naming policy	Pending Council direction and staff resources to update the Village's street naming policy, provide input on process, goals, and appropriate street names that reflect Cumberland's history and diversity.	
7.	Alley sign project	Review status of alley sign project and identify whether there is a role for the Committee in reviewing possible names and signs for additional alleys.	
8.	Collation of heritage documents / building files	Collaborate with museum to identify Cumberland heritage site/building documents that exist, identify where they should be stored (digitally or otherwise) and develop workplan for heritage management actions.	-
9.	Committee Terms of Reference	Provide feedback to Village on future updates to the Heritage Committee Terms of Reference (scope, attendance, etc).	-

COMMITTEE OF THE WHOLE REPORT

REPORT DATE: November 3, 2025
MEETING DATE: November 10, 2025

File No. 6480-01

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Official Community Plan Bylaw No 1230, 2025 – Review of Community Engagement

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PURPOSE

The purpose of this report is to present a summary of community engagement on the draft Official Community Plan (OCP) Bylaw and changes to the OCP Bylaw made as a result. This also provides an opportunity for the Committee to review and discuss the final draft OCP Bylaw before Council consideration of first and second reading at tonight's Council meeting, which follows this Committee of the Whole meeting.

The final draft OCP Bylaw and full staff report may be viewed in the November 10, 2025 Council meeting agenda: cumberland.ca/meetings/.

Respectfully submitted,

K. Albert

_____
Karin Albert
Senior Planner

M. Mason

_____
Michelle Mason
Chief Administrative Officer

COUNCIL REPORT

REPORT DATE: 10/23/2025
MEETING DATE: 11/10/2025

File No. 6480-01

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Official Community Plan Bylaw No. 1230, 2025 – First and Second Reading

RECOMMENDATION

THAT Council give first and second reading to Official Community Plan Bylaw No. 1230, 2025.

THAT Council direct staff to schedule a public hearing for Official Community Plan Bylaw No. 1230.

THAT Council confirm that is has considered the Official Community Plan Bylaw 1230 in conjunction with its Financial Plan and Liquid Waste Management Plan.

PURPOSE

The purpose of this report is to present Official Community Plan Bylaw No. 1230, 2025 (OCP bylaw) for first and second reading. The OCP bylaw includes all content required by the *Local Government Act* including new housing-related requirements adopted in 2023.

The report presents community feedback on the draft Official Community Plan (OCP) bylaw. This feedback was received during recent in-person and online engagement events, and from the Advisory Planning Commission (APC), and Homelessness and Affordable Housing and Heritage committees.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
September 2, 2025	A draft OCP Bylaw was presented to Committee of the Whole. No resolutions were passed but the discussions informed the latest revisions.
November 4, 2024	Phase 2 engagement summary and recommendations for OCP updates presented to Committee of the Whole. No resolutions were passed.
July 24, 2023	THAT Council receive the "Official Community Plan Review – Phase 1 Public Engagement Report", dated July 14, 2023. THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multi-family and include that information in the Official Community Plan review.

April 11, 2023	THAT Council endorse the "Official Community Plan Review Process and Community Engagement Plan 2023-2024", dated March 30, 2023.

BACKGROUND

OCP Bylaw 1230 updates OCP Bylaw 990, 2014 to bring it up to date and respond to the needs of a growing community. Key updates to the existing OCP are summarized in the September 2, 2025 report to Committee of the Whole (agenda item 3.1, p. 2)

Highlights of key updates in response to Committee of the Whole discussions and community, APC and Council Committee engagement are summarized below. All of the latest edits, other than corrections to typos or formatting, are captured in the OCP bylaw in track changes (Attachment 1 – OCP Bylaw in Track Changes). Edits to the OCP maps are described below.

Map B – Active Transportation Networks, Parks, Trails and Conservation Lands

Ecogift Lands

Map B was revised to show the Village-owned ecogift lands, that are not captured within a municipal park, as existing Conservation Lands. This was done to reflect the restriction on the possible uses of those lands under the federal Ecogift Program.

Buffer to qax mot

Further, a 30 metre buffer, labelled proposed Conservation Lands, was added along the escarpment to the qax mot/Morrison Creek Headwaters Nature Preserve which runs along its south property line. The buffer includes the steep slope of the escarpment area as well as a setback along the top of the slope. This recognizes the vulnerability of the escarpment to erosion and ensures that those lands are considered for protection or a conservation covenant when future development above the escarpment takes place.

Wetlands

The wetland portions of the property shown as proposed protected area (brown colour) on Map B have been instead labeled "conservation lands" in recognition of their environmental sensitivity.

The wetland at the northern end of the Hidden Ravine is now included in the wetlands layer and shows on all maps that show wetlands and streams. Comments with regards to this were received online. The wetland classification is supported by a recent bioinventory report received as part of a Development Permit application associated with the next subdivision of Coal Valley Estates.

Environmental Protection DPAs

Terrestrial Ecosystems

The terrestrial ecosystem polygons on Map E – DPA 1 Environmental Protection Development Permit Area were updated with data recently received from the Comox Valley Conservation Partnership. The update is due to trees aging into the older second growth forest classification that is captured as part of sensitive terrestrial ecosystems.

Aquatic ecosystems

The aquatic ecosystem data on Map E was updated to remove a stream mapped as running along the Penrith Road extension below Solport Park. Two biologist reports in 2017 confirmed that there is no defined stream channel in that location that meets the definition of stream under the Riparian Area Protection Regulations. Deleting the mapped stream mean no further riparian assessments will be required for work in that area. Stormwater management requirements continue to apply and are reviewed with the developer as part of subdivision and road design.

Buffers

DPA 1 – Environmental Protection references *Develop with Care* guidelines in relation to several guidelines. One reference is to buffer distances from environmentally valuable resources. Different buffer sizes apply to different types of development such a "urban" and "rural". At their September 2, 2025 meeting, the Committee of the Whole asked staff to review whether the Village should establish its own buffer distances, or indicate what areas are considered "urban" or "rural", to provide certainty.

Buffers are very much dependent on the environmental value(s) to be protected. Therefore, a standard buffer is not recommended, and no change has been made. Buffer distances are best determined in the larger context of the ecosystem and its sensitivity and should be determined by a professional biologist. To pre-determine buffers for inclusion in the OCP, a future project could involve a biologist reviewing the entirety of the DPA 1 area to recommend buffers for different areas. These could then be included in the DPA 1 guidelines.

Groundwater Protection

Industrial parcels on the eastern boundary of Cumberland that do not overly the large aquifer that lies below most of the Village, were deleted from Map F - DPA 2 – Groundwater Protection.

On the other hand, two other parcels to the South of the Morrison Creek headwaters were added to the DPA. The recovery strategy for the Morrison Creek lamprey, a species listed under the federal Species-at-Risk Act, identifies the importance of the protection of the groundwater that feeds into Morrison Creek. Those two parcels are within the area that is included with the critical habitat order for the lamprey.

Land Use Designations

The following changes in land use designations are reflected in Table 4: Land Uses, Area and Development Intent (Attachment 2 – Official Community Plan Bylaw 1230, p. 47-49) and on Map A – Land Use Designations (Attachment 3 – Official Community Plan Maps).

Industry Land Use Designation

The Commercial and Industrial designations that were presented in the draft OCP bylaw have been combined into a new Industry designation. This provides greater flexibility for businesses that do not neatly fit into either an industrial or a commercial land use.

In addition, there was some overlap between the previous Commercial and Industrial designations. The development intent of the previous Commercial designation included small-scale manufacturing and processing, generally considered light industrial. The previous Industrial designation included light industrial as well as ancillary uses. Finer distinctions as to what types of uses will be permitted where in the Village are proposed in the new draft Zoning Bylaw. The draft

Zoning Bylaw identifies the following Industry zones: Service Industry, Industrial and Refuse Industrial zones.

Additional Parks, Greenways, and Open Space designation

A 200 metre wide corridor has been excluded from the Industry land use designation and designated as Parks, Greenways and Open Space to facilitate retention of a wildlife migration corridor in this location

The Bevan Land Use Concept Plan, 2020 (p.19) identifies a 200 m wide wildlife migration corridor connecting the qax mot Nature Preserve and the wetlands around Black Lake at the east end of Comox Lake. This area is also identified as a biodiversity corridor in the 2013 Nature Without Borders report which extensively mapped wildlife habitat, migration routes and sensitive ecosystems in the Comox Valley. The southern boundary of that corridor abuts the northern boundary of the proposed next subdivision by Acciano Development.

Village Forest Lands/Drinking Water Supply Area

The land use designation of the Village Forest Lands was changed from Working Forest to Parks, Greenways and Open Space to more closely align with the 2021 Management Direction Statement for the lands. That document recognizes forests as natural assets that have an important role in protecting water quality and quantity. It advises caution when it comes to possible future forest harvesting within Cumberland's drinking water supply area due to the risks of forest harvesting on the hydrological system. A Parks, Greenways and Open Space designation more appropriately supports the current use of the land.

Additions to Multi-Unit Residential

The designations of 3041 and 3057 Royston Road were changed to Multi-Unit Residential to correspond more closely to the Manufactured Home Park zoning of those properties. This aligns with the two existing manufactured home parks which are also designated Multi-Unit Residential.

Urban Containment Boundary

Public and Advisory Planning Commission (APC) input was received that requested or recommended changes to the Urban Containment Boundary (UCB).

During review of the draft OCP with the community, the Village received a submission to eliminate the UCB or adjust it to include the property around Teal Lake to enable a development proposal for large single residential lots, including parkland dedication, in that location. A proposal for the Teal Lake lands was also submitted during the second phase of community engagement and was presented in the Phase 2 Engagement Report. The OCP Bylaw does not amend the UCB to include the Teal Lake area. Throughout the community engagement process, participants have been supportive of the UCB and its intent to contain residential growth largely within the existing development footprint.

At their September 11, 2025 meeting, the APC reiterated its earlier recommendation to change the UCB to include the large residential lots on Cumberland Road.

In section 7.2.4 (p. 57), the OCP Bylaw outlines the intent of the UCB to:

a. Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.

b. Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.
c. Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
d. Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
e. Focus the infill development mandated by the *Local Government Act* (LGA), section 481.3 to areas within walking distance of the Village core.

The area along Cumberland Road is not required to meet the Village's 5 or 20-year housing need. The housing need has to be reviewed every five years. At that time, Council can review uptake of the new residential infill designation and zoning and consider the best future use or uses of the larger properties along Cumberland Road. This could include infill or multi-unit residential.

The APC is suggesting that the lands along Cumberland Road should permit the same density as the four-units per lot permitted within the proposed new infill zone in the draft Zoning Bylaw but without subdivision. The infill zone has a minimum lot size of 650 m^2. To achieve a higher density on lots larger than 650 m^2, owners would have to subdivide their property into 650 m^2 lots and develop each with four units.

If Cumberland Road properties were to be zoned to the same density as a 650 m^2 lot in the infill zone without requiring subdivision to achieve that density, the permitted density would have to be 61 units per hectare. The lots on Cumberland Road range from 0.1 hectare to 0.48 hectare in size, translating to a density potential of six to 29 units.

APC members also mentioned that they would prefer to see townhouses on the Cumberland Road lots rather than apartment buildings.

If Council wishes to provide the potential for additional density along Cumberland Road in this OCP, it can direct staff to include the properties along Cumberland Road within the UCB.

Once within the UCB, Council has the following options:

a. Change the land use designation along Cumberland Road to Residential Infill. The development intent of that designation already identifies a range of densities which would allow for more than four units on larger lots. However, the draft zoning bylaw would need to allow for greater density without subdivision within the R-1 Infill Residential zone. The density in that zone would need to be changed to 61 units per hectare from the current maximum of four units per lot. This would mean other larger lots in the infill zone would also have access to additional units.
b. As for the option above, change the land use designation along Cumberland Road to Residential Infill but develop a new residential zone with the density desired for the Cumberland Road properties. This zone could also restrict the housing form to townhouse. Note that the latter is not in keeping with the general approach of the draft Zoning Bylaw which is moving away from prescribing specific housing types in the residential infill zone. However, liming the height to 3 stories would likely make apartment buildings infeasible in the current development market.
c. A third option is to change the land use designation of the residential properties along Cumberland Road to Multi-Unit Residential and zone the properties to R-MU. This would

permit a range of multi-unit residential development options at a density of 50 units per hectare. The draft Zoning Bylaw envisions low-rise apartments and ground-oriented or stacked townhouses in the R-MU.

d. A fourth option is to change the land use designation of the residential properties along Cumberland Road to Multi-Unit Residential but zone the properties R-1 Infill Residential. This would permit development with up to four units without a rezoning. It would also make it easier for property owners to rezone their properties to a higher density but would require editing the development intent of the multi-unit residential designation. Approval of a rezoning application would be at Council's discretion.

HCA-1 – Heritage Conservation Area Guidelines

As per comments from the Committee, a few small changes were made to the character-defining elements of residential buildings within the Heritage Conservation Area to put less focus on architectural styles and more focus on the character defining elements. In addition, a guideline related to building massing which was repetitive was removed.

Schedule A, a list of protected heritage property, is no longer proposed to be added to the HCA. While the schedule is a tool to assist in heritage building protection, further communication and engagement with the community including affected property owners is needed. As this idea only came forward mid-stream in this project, there was not sufficient time for adequate community engagement on the topic.

The option of adding a list of protected heritage property to the OCP will be brought forward for consideration with the upcoming project to review heritage neighbourhoods and existing and potential additional HCA's scheduled for 2027.

Recreation, Leisure and Parks

As per a comment by the APC, specific outdoor activities (i.e. walking, hiking, mountain biking) are now identified in the recreation, leisure and parks policies.

PUBLIC NOTIFICATION AND CONSULTATION

Section 475 of the *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities it considers will be affected when developing, amending or repealing an OCP. The local government must determine if this consultation should be early and on-going, and, specifically, if consultation is required with adjacent jurisdictions, First Nations, school districts, improvement districts, greater boards (ie. water districts) and the provincial and federal governments and agencies. This consultation is additional to the legislative requirement for a public hearing.

In compliance with the above requirement, Council approved the OCP Review Process and Community Engagement Plan at their April 11, 2023 meeting. The Village engaged the community in the OCP review in three phases. Phase 1 was to develop a vision and goals and identify hot topics for further review. Phase 2 reviewed proposed land use designations and policy updates. Phase 3 presented the draft bylaw for comment. Engagement was conducted through surveys, in-person and a virtual open houses and online comment forms at engagecomoxvalley.ca.

Feedback received during Phase 1 and 2 were presented to Council in July 2023 and November 2024 respectively. Feedback received during the third phase of engagement has been collated and summarized in the OCP Review Phase 3 Community Engagement Report (Attachment 4 – Phase 3

Community Engagement Report). This includes online and open house comments as well as email submissions.

The APC was involved throughout the OCP review process with a focus on reviewing community feedback and supporting the development of land use scenarios. The Homelessness and Affordable Housing, Heritage, and Accessibility and Social Inclusion committees were engaged on topics related to their mandates. During Phase 3, the APC and the Homelessness and Affordable Housing and Heritage Committees were asked to provide feedback on the draft OCP bylaw. The proposed OCP bylaw will be shared with the Accessibility and Inclusion Committee at a meeting in November.

Planning staff also met with key stakeholders including developers (August 18, 2025 Developer Workshop) and the Cumberland Community Forest Society and the Comox Valley Land Trust.

Minutes and notes from the Commission, Committee and stakeholder meetings are included in Attachment 4 – OCP Review Phase 3 Community Engagement Report.

The bylaw will be referred to First Nations, Comox Valley local governments and senior government agencies for comments as per Appendix 5 – First Nation, Local Government and Agency Referral List. Council may add additional entities if deemed appropriate.

FINANCIAL IMPLICATIONS

The OCP review project is fully funded in the 2023-2026 Financial Plan.

As per section 472 of the *Local Government Act*, after first reading of an OCP bylaw, local governments must consider the official community plan in conjunction with its financial plan and applicable waste management plan.

The OCP does not commit the Village to spending on a specific project. Project spending will be identified during Council's annual strategic planning process and the annual budget process.

The recommendations and actions in the Liquid Waste Management Plan are included in the OCP to ensure the two bylaws align. No inconsistences have been identified.

OPERATIONAL IMPLICATIONS

After the adoption of an official community plan, all bylaws enacted or works undertaken must be consistent with the plan.

CLIMATE CHANGE IMPLICATIONS

Climate action planning is a key topic in the OCP review. The climate change section in the OCP includes the greenhouse gas reduction targets and climate actions from the Village 2024 Climate Action Plan, accepted by Council at their June 24, 2024 meeting. The actions seek to move the Village away from dependence on fossil fuels and achieve reductions in greenhouse gas emissions in the building, transportation, energy, and solid waste sectors. The OCP also includes policy and actions to adapt to the impacts of climate change on municipal infrastructure and buildings.

ALTERNATIVES

1. THAT Council direct staff to make the following changes to the OCP Bylaw:

    a. ….
    b. ….

    If Council would like to direct further changes to the OCP Bylaw, this can be done through a resolution at this meeting prior to first and second reading. If changes are substantial and cannot be captured in a simple resolution, staff will make the revisions and present the Bylaw for first and second reading at a future meeting.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

ATTACHMENT

1. Official Community Plan Bylaw 1230
2. Official Community Plan Bylaw 1230 in Track Changes
3. Phase 3 Engagement Report
4. First Nation, Local Government and Agency Referral List

CONCURRENCE

Courtney Simpson, Director of Development and Bylaw ***CS***

Respectfully submitted,

K. Albert

_____
Karin Albert
Senior Planner

M. Mason

_____
Michelle Mason
Chief Administrative Officer

Village of Cumberland
Official Community Plan
Bylaw No. 1230, 2025

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LAND ACKNOWLEDGEMENT



The Village of Cumberland respectfully acknowledges that the area of land covered by this plan is within the Unceded Traditional Territory of the First Nation, the traditional keepers of this land.

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THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1230

A Bylaw to adopt an Official Community Plan for the Village of Cumberland

The Council of the Village of Cumberland in open meeting assembled enacts as follows:

1. This bylaw shall be cited as "Official Community Plan, Bylaw No. 1230, 2025".

2. The Official Community Plan set out in Schedule A to this bylaw is adopted as the Official Community Plan for the area within the municipal boundaries of the Corporation of the Village of Cumberland.

3. If any section, subsection, paragraph, schedule, figure or map (or part thereof) forming part of this Plan is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, figure or map (or part thereof) may be severed from the Plan without affecting the validity of the Plan or any portions of the Plan or remaining sections, subsections, paragraphs, schedules, figures or maps (or part thereof).

4. The "Village of Cumberland Official Community Plan, Bylaw No. 990,2014" and all amendments thereto are hereby repealed.

READ A FIRST and SECOND TIME this	**day of**	**2025.**
PUBLIC HEARING held this	**day of**	**2025.**
READ A THIRD TIME this	**day of**	**2025.**
ADOPTED this	**day of**	**2025.**

Mayor

Corporate Officer

The Corporation of the Village of Cumberland
Official Community Plan Bylaw, No. 1230, 2025

Schedule A

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PART:

A PLAN OVERVIEW

B VISION AND GOALS

C LAND USE POLICY DIRECTION

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A PLAN OVERVIEW



1.0 INTRODUCTION

1.1 PLAN OVERVIEW

Cumberland has many characteristics that make it a great place to live, work and play. There is a strong sense of community that resonates with arts and culture, and the small village feel has attracted a growing younger generation to call Cumberland home, contributing to a 19 percent increase in the population between the 2016 and 2021 censuses.

Whether it's a visit to a local coffee shop with neighbours, attending a festival or music event in one of the Village's parks or in a private venue, or taking a walk or bike ride through the Cumberland Community Forest Park or the many other natural areas in close proximity, the Village provides a range of opportunities for all ages and needs. A significant draw for Cumberland is its history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community and the arts. The Village is close to skiing, freshwater lakes and the ocean, as well as just a few minutes away from other communities in the Comox Valley.

This Official Community Plan (OCP or "the Plan") seeks to support and build on this strong sense of community and residents' love for Cumberland's arts, culture, and natural amenities. This Plan provides a vision, goals, policies and actions to ensure community well-being into the future.

1.2 PLAN ORGANIZATION

The OCP is divided into four parts:

PART A: PLAN OVERVIEW (Section 1 and 2) sets out the context for the Plan, including its purpose and scope, and linkages to other Village and regional plans. It also highlights the existing demographics for Cumberland along with the community engagement process undertaken as part of the OCP review.

PART B: VISION AND GOALS (Sections 3 and 4) identifies the overarching vision, goals, and objectives that articulate the long-term aspirations of the community and lay the foundation for the objectives and policies that follow.

PART C: LAND USE POLICY DIRECTION (Sections 5 to 9) is divided into five sections: climate change adaptation and mitigation, natural environment, built environment, economic development, and community well-being. Each of the sections is introduced with a brief overview and followed by topic-specific subsections with goals and targets (in the case of the climate change section) or objectives and policy statements (in the case of the other sections).

PART D: IMPLEMENTATION (Sections 10 to 12) defines the policies respecting plan implementation and community engagement to ensure that strategies are in place to measure and report on how the Village is meeting the goals and objectives of the OCP. Part D also includes Development Permit Area and Heritage Conservation Area guidelines. The guidelines set out requirements for developments to protect

sensitive ecosystems and groundwater, establish setbacks to farmland and the wildland-urban interface, and to guide the form and character of buildings and landscaping.

The **APPENDICES** includes maps that support OCP policy and implementation.

1.3 PURPOSE

This Plan updates the 2014 OCP, responding to the significant population growth, the projected population growth over the coming decade, and the need to accommodate that growth while retaining what residents love most about Cumberland – a strong sense of community, a large system of parks and trails, heritage neighbourhoods, diverse natural landscapes, a wide range of recreational opportunities, and a vibrant arts and culture community.

The Plan provides a statement of objectives and policies to guide decisions on community planning and land management within Cumberland respecting the purposes of local government. **Sections 10 to 12** of the Plan provides direction on implementation and actions to achieve the vision, objectives and policies.

Where the Village does not have jurisdiction on a matter, the Plan may only state broad objectives related to that matter and the objectives and policies of this Plan should be interpreted in that context.

1.4 PLAN AREA

The Village of Cumberland is located approximately 10 kilometres southwest of Courtenay in the Comox Valley. The Plan covers the entirety of the area within the Village municipal boundary, encompassing approximately 3,023 hectares (Figure 1).

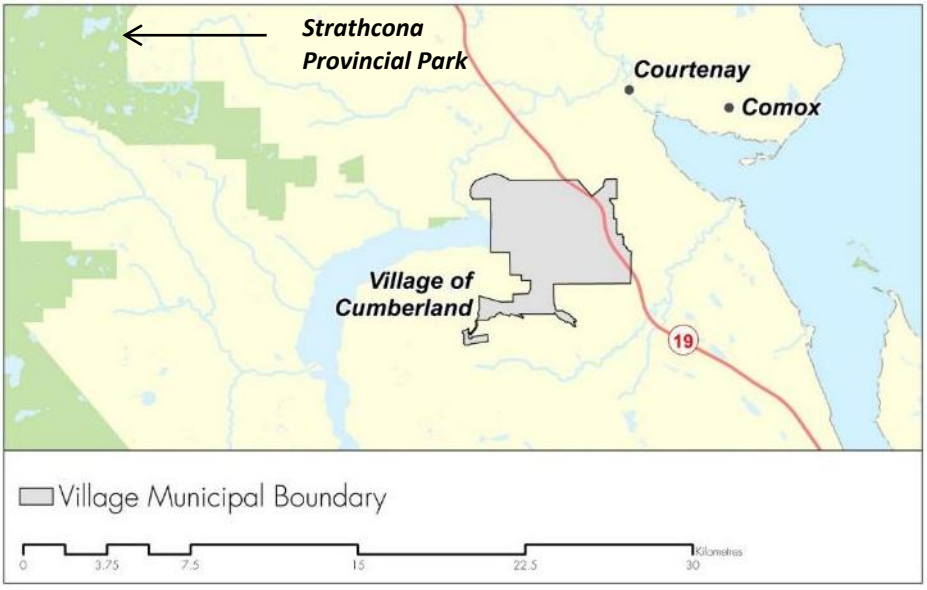


Figure 1: Regional Context and Village Municipal Boundary

Lands within the Plan area lie within the core traditional territory of the K'ómoks First Nation with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation.

The K'ómoks traditional territory stretches from Kelsey Bay to the North to Parksville to the South and encompasses Denman and Hornby Islands and the Discovery Islands (Figure 2: K'ómoks First Nation Traditional Territory). Today's K'ómoks include the Sahtloot, Sasitla, Leeksun and Puntledge peoples. The K'ómoks First Nation refers to their territory as "the land of plenty". Oral histories and archaeology speak to a diet rich in fish, waterfowl, game, berries and plants. Fish weirs, duck nets, berry picking techniques, clothing designs, mask dances, rhythmic songs and potlaches are some of the many unique cultural practices of the K'ómoks.

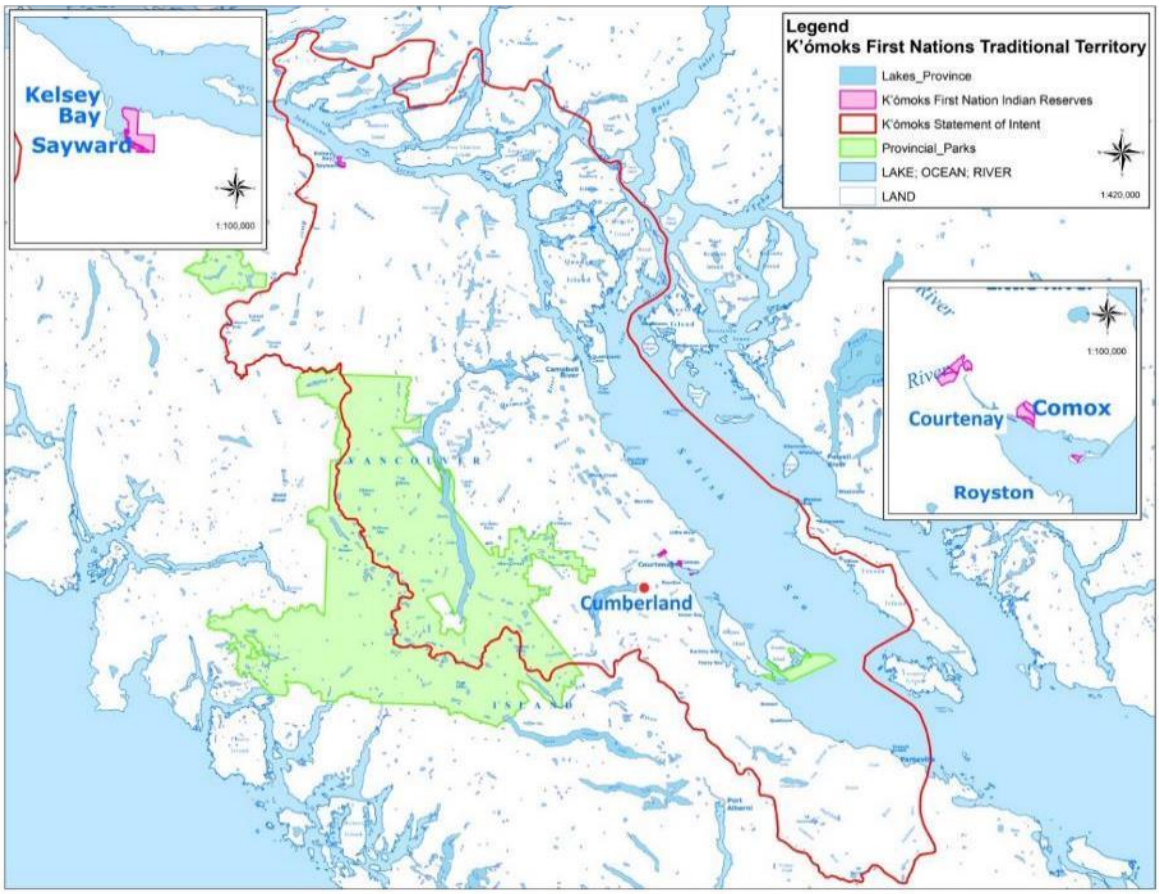


Figure 2: K'ómoks First Nation Traditional Territory–Courtesy of K'ómoks First Nation

Following contact with Europeans, northern tribal groups started moving south. A period of conflict displaced the K'ómoks southward to their relatives, the Puntledge. Colonial policy and practices caused

hardship and loss of land, resources, and cultural connection for K'ómoks families. The community is actively working to reclaim cultural expression and relationship with the "the land of plenty".[1]

This Village recognizes the goals of the United Nations Declaration on the Rights of Indigenous Peoples. This Plan embraces reconciliation with Indigenous Peoples and seeks to support actions to dismantle colonial policies and practices.

1.5 SCOPE

This Plan sets out a long-term vision, goals and objectives for the community. Specific policies seek to achieve the vision and goals and manage future growth in Cumberland. The OCP is adopted by bylaw, within the statutory provisions of the *Local Government Act*[2] (LGA). Other municipal bylaws, such as the Zoning Bylaw and the Subdivision Servicing Bylaw, implement the goals and objectives of the OCP by regulating development.

The LGA sets out the required OCP content and the formal procedure for adopting OCP bylaws. An OCP must include policies on topics that are central to land use, like housing, transportation, environmental protection, and infrastructure. An OCP must also include targets for the reduction of greenhouse gas emissions and policies and actions to reach those targets. As a result of a 2023 update to the LGA by the Province of BC, OCP's now also need to designate sufficient land for residential use to meet the housing need for a 20- year period.

OCP's can be broader in scope than the before-mentioned minimum legal requirements to include other important policy areas that support individual and community well-being. This OCP includes objectives and policies to support the local economy, parks, recreation, heritage, arts and culture, food security, equity, diversity and inclusion.

1.6 DATA AND BACKGROUND INFORMATION

In 2024, a "Complete Community" analysis was done for Cumberland. This included the preparation of geospatial (mapping) information to assess Cumberland's "completeness" as a community from the perspective of four lenses: proximity to daily needs, mobility, transportation, and infrastructure.

The OCP review process also relied on 2021 census data, the 2024 Housing Needs Report, BC Statistics growth projections to 2043, recent building permit trends, and projections of climate change hazards and impacts from the 2024 Climate Action Plan to inform growth management policies, land use designations, and supporting policies.

[1] Information from komoks.ca

[2] Unless otherwise stated, all legislative section references are to the *Local Government Act*, R.S.B.C. 2015 (LGA)

1.7 ENGAGEMENT

Community Engagement

Community engagement was fundamental to developing the vision, goals, and policies that will guide planning and land use management in Cumberland for the coming decade. Cumberland's community is diverse and includes the voices and perspectives of residents of different ethnic backgrounds and ages, homeowners and renters, business owners and employees, non-profit societies, advocacy groups and schools. The OCP review sought to engage a wide spectrum of the community in the discussion on the vision, goals and policies.

Engagement included the following phases (also see figure 3 below):

Phase 1: Development of Community Vision and Goals

- Plan your Community street event, May 2023

Phase 2: Growth Scenario and Policy Review, August 2023 – July 2024

- Meetings with the Advisory Planning Commission
- Meetings with Village Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion
- Two drop-in open houses
- A local economy workshop
- Two surveys

Phase 3: Review of Draft Bylaw July – October 2025

- Meetings with the Advisory Planning Commission
- Meetings with Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion Committees
- Draft OCP posted on Village website and at engagecomoxvalley.ca
- Online commenting opportunities at engagecomoxvalley.ca
- Development permit review session with the development community
- Review of environmental protection policies and development permit area with Cumberland Community Forest Society and Comox Valley Land Trust
- A virtual open house
- A drop-inopen house

Figure 3 shows the review process and timelines.



Figure 3: OCP Review Process

Advisory Planning Commission

The Advisory Planning Commission (APC) had a key role in the process, reviewing possible growth and future land use scenarios, participating in engagement activities and working with staff to analyze the public input received. The APC also reviewed and provided comments on the draft bylaw.

Communication and Reporting

After each engagement phase, the community feedback was collated and summarized in an engagement report presented to Council for further feedback and direction for the subsequent phase. All community engagement materials, engagement reports, reports to Council, minutes of the Advisory Planning Commission and Committees, and the draft bylaw were posted on the project website at engagecomoxvalley.ca. The site was also used to invite comments online.

Agency Referrals

The Village works collaboratively with regional government, provincial ministries and the federal government. To support that collaboration, the draft OCP will be referred to the City of Courtenay, Town of Comox and Comox Valley Regional District, the School District 71 (Comox Valley), Island Health and provincial ministries for review and comment prior to its adoption.

1.8 FIRST NATIONS ENGAGEMENT

The Village respects and honours its relationship with First Nations who have inhabited the region since time immemorial. The Village is committed to maintaining and strengthening this relationship through transparency, good faith, inclusivity and follow-up on mutually agreed actions to establish lasting trust. The Village acknowledges that there are pre-existing rights and interests of Indigenous Peoples and that engagement with First Nations is an ongoing and substantive relationship, including reasonable accommodation of First Nation's cultural and economic interests.

All nations whose traditional territories encompass or overlap with the Village's boundaries, will receive a referral on the OCP bylaw for comments.

In addition, the Village informed KFN on the OCP review throughout the process and met with KFN Chief and Council to receive feedback on the Nation's priorities.

First Nations feedback will be integrated into the final OCP document.

1.9 PLAN LINKAGES

The Village has several planning policy documents that guide municipal decision making. The OCP provides the highest level of direction in the hierarchy of Village plans and policies. Provincial legislation (LGA s.478) requires that works and services undertaken, and bylaws enacted after adoption of the OCP must be consistent with the OCP. The types of plans are summarized in Table 1 below.

Table 1: Plan Linkages

Plan Type	Purpose	Scale	Timeframe
Corporate Strategic Plan	Guides the Village's short and long-term corporate management and decision making and allocation of resources	Corporate	Annual
Master Plans	Comprehensive plans for Village-wide topics or service delivery areas such as the Transportation Master Plan and Water System Master Plan	Local	Varies
Strategies and Action Plans	Action oriented plans for defining policy areas such as the Climate Action Plan, Child Care Inventory and Space Creation Action Plan, Age Friendly Plan, Urban Forest Management Plan, Parks and Greenways Master Plan, and Cumberland Lake Plan. At the regional level, examples are the Regional Active Transportation Plan and the Poverty Reduction Strategy	Regional/Local	5 - 10 years
Financial Plan	Addresses funding sources, distribution of property taxes and the use of permissive taxes	Corporate	5 years
Capital Projects	Guided by goals and priorities set by Village Council, municipal activities are prioritized over the year	Corporate	Annual
Regulatory Bylaws	Regulations that manage public and private activities within areas of municipal jurisdiction, including (but not limited to) land use, building subdivision and development	Varies	Ongoing

1.10 IMPLEMENTATION OF 2014 OCP POLICY

Since adoption of the 2014 OCP, the Village completed or collaborated on several master plans, strategies and action plans which guide specific actions to implement OCP policy. The following is a list of those plans with highlights of completed implementation actions under each category.

Climate Change, Forests and Parks

- Community and Corporate Climate Action Plan, 2024
- Climate risk and vulnerability assessment as part of developing the Climate Action Plan
- Urban Forest Management Plan, 2019
- Cumberland Community Forest Park: Interim Trail Management Strategy, 2021
- Village Forest Lands: Management Direction Statement, 2021
- Cumberland Lake Park Master Plan Update, 2022

Highlights of completed actions resulting from these plans:

- Draft green fleet policy and purchase of electric vehicles, 2024
- Planting of a greater diversity of street tree species at subdivision to increase the resilience of the urban forest, ongoing
- Implementation of trail designations to reduce the potential for conflicts between mountain bikers and hikers, 2023

Housing, Accessibility, Seniors, Child Care

- Housing Needs Report, 2024
- Comox Valley Local Governments Accessibility Framework, 2023
- Child Care Space Creation Action Plan, 2020
- Age-Friendly Assessment and Action Plan, 2020
- Facility and Infrastructure Accessibility Review, 2016
- Affordable Housing Implementation Framework, 2016

Highlights of completed actions:

- Rezoning of 3345 Second Street to permit an affordable housing development, 2023 and 2025
- Creation of an affordable housing reserve fund, 2023
- Zoning bylaw updates to permit daycares in additional zones, 2021
- Support of fundraising by School District to build a new daycare centre, 2020

Heritage Protection

- Heritage Management Plan, 2016

Highlights of completed actions:

- Establishment of a community heritage register and addition of 24 significant Cumberland heritage buildings or sites to the register

Development Reports

- Employment Land Inventory, Fiscal and Economic Impact Analysis, 2025
- Development Cost Charges Background Report, 2022
- Financial Analysis – Community Amenity Contributions and Density Bonuses, 2022

Highlights of completed action:

- New Development Cost Charge Bylaw with updated water, wastewater, stormwater and parks projects and rates, 2022.

Municipal Facilities

- Cumberland Municipal Facilities Update 2022
- Cumberland Fire Service Review Report, 2022
- Facility Master Plan and Space Needs Assessment, 2017
- Cumberland Recreation Centre Renovation Study, 2016
- Facility and Infrastructure Accessibility Review 2016

Highlights of completed action:

- Energy audits of municipal facilities as part of developing the 2024 Climate Action Plan
- Completion of the new firehall at 4382 Cumberland Road, 2021
- Purchase of properties on Union Road for future operational and community needs, 2019.

Roads and Transportation

- Transportation Master Plan, 2024
- Alley Enhancement and Maintenance Strategy, 2018

Highlights of completed action:

- Repaving of Village roads and sidewalks to improve the active transportation network
- Road and sidewalk upgrades to First Street between Dunsmuir and Penrith avenues

Wastewater Collection and Treatment

- Liquid Waste Management Plan, Stage 3, 2025
- Hope Road Sanitary Sewer Catchment Analysis, Sept. 2017
- Excess Wet Weather Flow Management Report, January 2016

Highlights of completed action:

- Design of upgrades to wastewater treatment system, estimated year of completion: 2026

Water Supply and Treatment

- Watershed Management Plan, 2016
- Long Term Water Supply Strategy, June 2016
- Surface Water Disinfection and Storage Review, October 2015

Highlights of completed action:

- Design and planning for reconstruction of the No. 2 Dam and upgrades to the spillway and Henderson Dam, ongoing
- Installation of water level and quality monitoring equipment within dam infrastructure, 2022
- Construction of new water treatment plant and storage reservoir, 2020
- Twinning of the supply line, 2017
- Land secured for new water treatment plant and storage reservoir, 2016.

Economic Development

- Bevan Industrial Lands – Servicing Strategy Summary Report, 2023
- The Bevan Industrial Lands Implementation Plan, 2021
- Village of Cumberland Investment Attraction Action Plan, 2020
- Bevan Industrial Lands Concept Plan and Report, 2020
- Economic Development Strategy 2018-2023

Highlights of completed actions:

- Completion of the first subdivision to create six new parcels within the Bevan Industrial lands
- Extension of water service to the Bevan industrial area.
- Implementation of the actions in the economic development strategy, in particular promoting Cumberland for its arts and culture events and for its outdoor recreation opportunities.

1.11 REGIONAL CONTEXT STATEMENT

In 2010, the Village of Cumberland, City of Courtenay, Town of Comox, and the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of the RGS was to establish broad shared goals for the region. The Comox Valley Regional Growth Strategy vision is that:

> "The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes."[3]

The purpose of this Regional Context Statement (RCS) is to demonstrate consistency of the OCP with the RGS. OCP policies on housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with RGS policies. In the event of inconsistencies, the Village is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for this OCP.

[3] Comox Valley Regional Growth Strategy, 2011, p.20

Table 2 outlines how this OCP aligns with the goals of the RGS.

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Housing: Ensure a diversity of housing options to meet evolving demographics and needs.	• The Plan designates sufficient land to meet the Village's 20-year housing need as identified in its 2024 Housing Needs Report. Land use designations enable diverse housing options, such as infill and multi-family housing. • Housing policies also support a diversity of housing options as well as partnerships with non-profit housing societies for the development of affordable housing.	7.3 Housing
Ecosystems, Natural Areas, and Parks: Protect, steward, and enhance the natural environment and ecological connections and systems.	• Protection and restoration of environmentally sensitive areas in and around the Village are key objectives of the Environmental Protection Development Permit Area (DPA 1). DPA 1 includes guidelines for aquatic, terrestrial, and connectivity protection and enhancement. • The Village participates in the Comox Valley Regional Parks Service to support the acquisition of regionally significant conservation lands and greenways.	6.0 Natural Environment 9.2 Recreation, Leisure and Parks
Local Economic Development: Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	• The OCP recognises and supports small businesses, the arts and the natural environment as drivers of local economic opportunities. • Policies promoting a range of industries and services appropriate to the Village are intended to support a resilient and dynamic economy. • Policies supporting a broad range of industrial uses in the Bevan industrial area demonstrate the Village's support for a diverse local economy and entrepreneurial opportunities.	8.0 Economic Development

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Transportation: Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.	• Map B shows the alternative transportation network and Map C show existing and planned major roads approved by Council as part of the 2024 Transportation Master Plan. The Plan is inclusive of all modes of transport. • One of the priority active transportation facilities is a multi-use pathway linking the Village of Cumberland and the City of Courtenay. • Support for compact growth and an urban containment boundary is intended to facilitate higher residential densities within walking distance of most services, reduce the reliance on private transport and enable people to live, work and shop closer to home.	7.6 Transportation and Connectivity
Infrastructure: Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	• The urban containment boundary and policies related to efficient infrastructure will help to reduce the demand for new services. • The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment. • Development Permit Area guidelines encourage water and energy conservation.	7.2 Growth Management 7.5 Municipal Infrastructure 11.0 Development Permit Areas and 12.0 Heritage Conservation Area
Food Systems: Support and enhance the agricultural and aquaculture sectors and increase local food security.	• The OCP supports local food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.	8.4 Local Food Production
Public Health and Safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being.	• Active transportation, parks and recreation policies support mental health and healthy lifestyles. • Updates to Development Permit Area 4 – Wildland Urban Interface seeks to reduce the risk of wildlife spreading into the urban area.	7.6 Transportation and Connectivity 9.2 Recreation, Leisure and Parks 11.4 DPA 4 – Wildland Urban Interface

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Climate Change: Minimize regional greenhouse gas emissions and plan for adaptation.	• The OCP sets the greenhouse gas (GHG) emissions target as identified in the 2024 Climate Action Plan. Polices and actions are designed to reduce GHGs and make Cumberland more resilient to climate change impact.	5.0 Climate Change Adaptation and Mitigation 11.0 Development Permit Areas 12.0 Heritage Conservation Area

With respect to land use, the RGS identifies areas of the CVRD which are appropriate for future urban growth and infill. All of the properties in Cumberland are classified in the RGS as *Municipal Areas* within a "Core Settlement Area."

Under the Managing Growth (MG) section of the RGS, the following policies[4] are noted for lands in the Core Settlement Area designation:

> *MG Policy 1.2*: The majority of growth within the Comox Valley will be directed to Core Settlement Areas, in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
>
> *MG Policy 1.3*: Town Centres will be identified within all Core Settlement Areas. These Town Centres are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. Town Centres should support transit-oriented development through the establishment of minimum densities, in the range of 100–150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing within the OCPs.

With regards to municipal areas, the RGS states that those areas have considerable capacity to accommodate growth through both intensification by means of secondary suites, infill development, and new compact development.

The Village of Cumberland is identified as having the smallest population of the three municipalities but the greatest area of designated lands to accommodate new residential and employment growth. The Village also contains the largest supply of vacant designated industrial land in the Comox Valley.

MG Policy 1A-1 relates to municipal areas and states that "specific land-uses, designated Town Centres, conservation features, parks and rural or resource areas should all be determined through official community plans. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations."

The OCP addresses the above RGS policies for Core Settlement Areas by:

[4] Wording has been abbreviated in some instances to focus on relevant policies and actions. For the full text, refer to the CVRD RGS.

a. Establishing an urban containment boundary that focusses residential growth largely on properties that are already serviced and located within walking distance of key amenities such as the post office, library, grocery store, health clinic, pharmacy, recreation centre, shops, restaurants, and others.
b. Encouraging higher residential densities in and around the existing Village historic commercial core.
c. Planning for active transportation facilities.
d. Protecting the environment through development permit areas and associated guidelines.
e. Supporting food security and small-scale community gardening and urban farming.
f. Providing infrastructure and services efficiently and effectively.

The RGS identifies two Settlement Expansion Aras (SEAs) abutting Village boundaries, one to the north, where Bevan Road meets Comox Logging Road, the other to the north of Comox Valley Parkway and southwest of Marsden Road.

The following RGS policies[5] relate to SEAs:

> *MG Policy 1E-1: – Boundary Extensions within Settlement Expansion Areas*: Settlement Expansion Areas shall become part of a Municipal Area through a boundary extension. Local governments will work cooperatively with regards to such boundary extensions and ensure that the policies of the RGS are maintained.
>
> *MG Policy 1E-2: Identification of Settlement Expansion Areas within OCPs:* Settlement Expansions Areas shall be identified within the Comox Valley Regional District official community plan and within the official community plan of the Municipal Area intending to incorporate it. Such official community plans shall contain policies for Settlement Expansion Areas consistent with MG Policies 1E-3 through 1E-6.
>
> *MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas*: Publicly owned water and sewer services will, in the long-term, be provided within Settlement Expansion Areas, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner.
>
> *MG Policy 1E-5 – New Development within Settlement Expansion Areas*: New development within Settlement Expansion Areas will be phased in an orderly manner in order to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within Municipal Areas, and that the financial stability of Municipal Areas is not negatively impacted.

This OCP does not envision that the Village of Cumberland will need to expand its municipal boundaries to incorporate a settlement expansion area to allow for additional growth within the lifetime of this

[5] Wording has been abbreviated to focus on relevant policies and actions.

Plan. Cumberland's projected housing[6] need can be accommodated within the Plan's urban containment boundary. However, the Village commits to working with the Comox Valley Regional District to assess any development proposals within an abutting environmentally sensitive area.

[6] Projected need identified in the 2024 Housing Needs Report.

2.0 CONTEXT

The significant population growth that has occurred since the adoption of the 2014 OCP, the projected growth to come, the housing need and affordability crisis, climate change impacts, and the desire to preserve the natural environment and retain the small community-feel, provide the backdrop to OCP goals and policies. This section reviews the change in demographics, key 2021 census data, housing needs projections and outcomes of the 2024 Complete Community analysis. That data combined with feedback received during community engagement activities and planning best practices underpin the policies detailed in **Part C**.

2.1 DEMOGRAPHICS

2.1.1 POPULATION

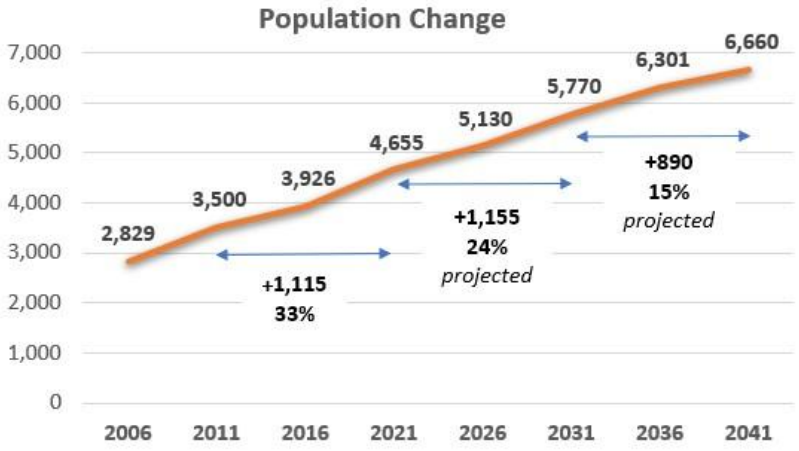


Figure 4: Population Change

According to BC Statistics, Cumberland experienced an increase in its population of 1,155 residents or 33 % between 2011 and 2021. This represents an annual average growth rate of 3.3%. BC Statistics data[7] project that population growth to slow slightly. Another 1,155 new residents are projected from 2021 to 2031, a 24% increase over ten years or an annual average growth rate of 2.4%. A further 890 are projected from 2031 and 2041, a 15% increase or an annual average growth rate of 1.5% (figure 4). Cumberland's population was 4,655 in 2021 and is estimated to increase to 5,130 residents by 2026, 5,770 by 2031, and to 6,660 by 2041[8].



Figure 5: Projected Change in Median Age (BC Statistics)

[7] BC Statistics P.E.O.P.L.E estimate and projection

[8] The 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

The median age of Cumberland residents was 38.9 in 2021 (figure 5). The median age is expected to increase only slightly over the next twenty years, due to a projected continued in-migration of young families and singles. At 42, the median age for BC overall was slightly higher than that of Cumberland in 2021. The median age for the entire Comox Valley is considerably higher. In 2021, the median age for the Comox Valley region was 50. This trend in age differences between Cumberland and the region overall is expected to continue for the next 10 years and likely beyond.

2.1.2 INDIGENOUS POPULATION

Individuals that self-identify as Indigenous made up 8.5% (345 individuals) of Cumberland's population in 2021. This was an increase of 92% over 2016 numbers. In 2016, 180 individuals self-identified as Indigenous, making up 5.1% of the population (figure 6).

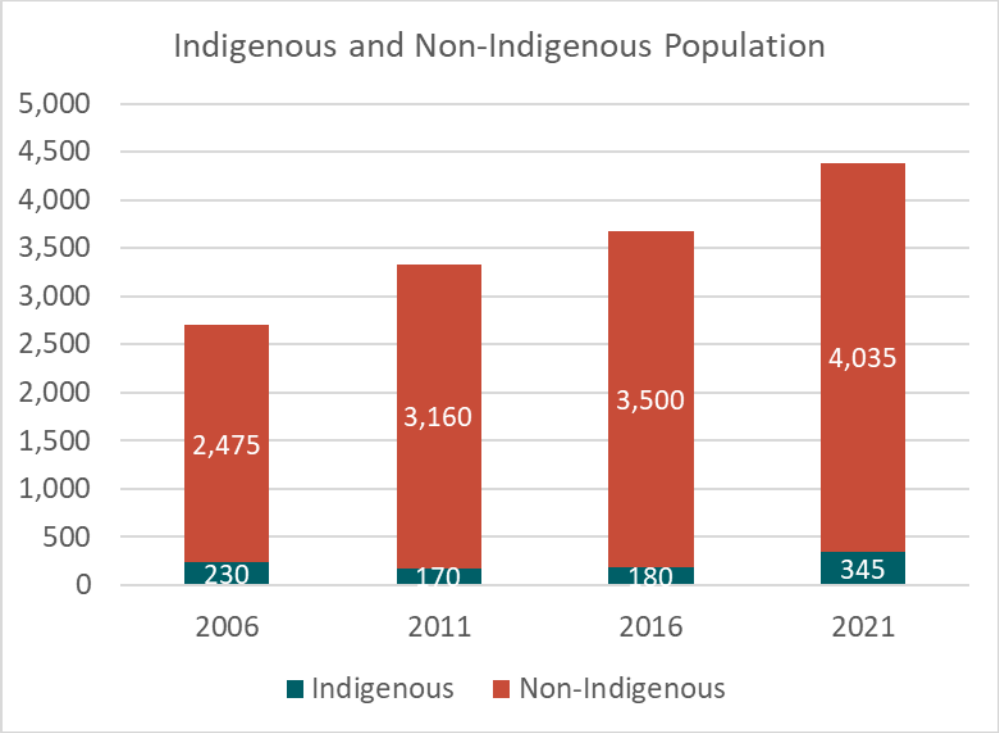


Figure 6: Indigenous Population (2021 Census)

2.1.3 HOUSEHOLD CHARACTERISTICS



Figure 7: Household Profile (2021 Census)

At the time of the 2021 Census, the total number of households in Cumberland was 1,840, an increase of 265 households or 18% from the 1,565 households in 2016 (figure 7). Families with children (this includes lone parents) hold the largest share of households in Cumberland with 41%. To 2031, the number of households is expected to increase by 545 or26 %.

The age and gender profile (figure 8) shows the population "bulge" around children and middle-aged adults, illustrating the high number of families with young children.

The average household size remained the same between the 2016 and 2021 census periods, at 2.4 persons per household.

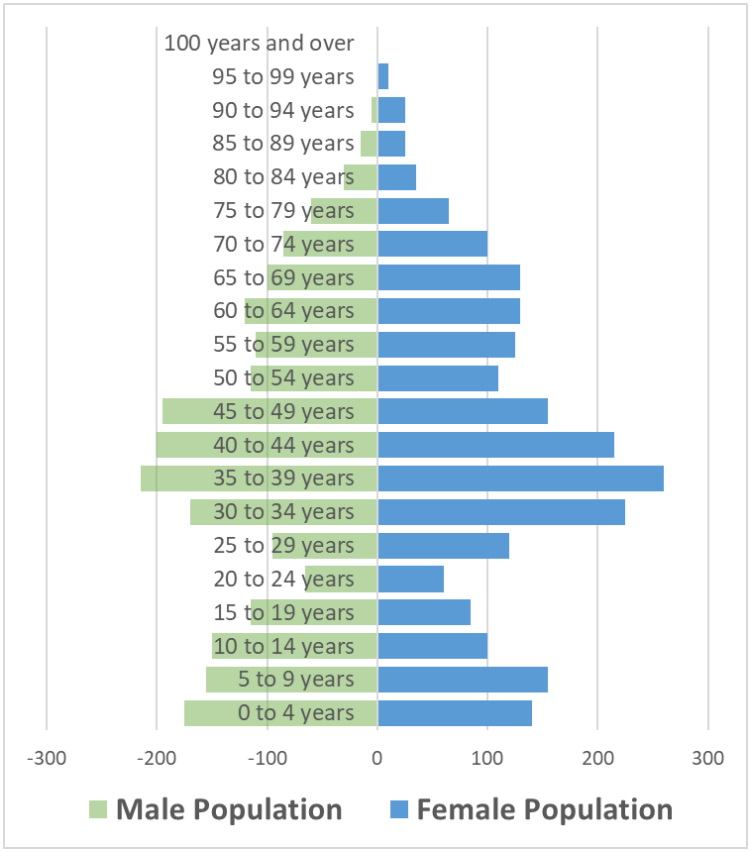


Figure 8: Age and Gender Profile (2021 Census)

The proportion of renter households has been steadily increasing. In 2006, the proportion was 80% owner and 20% renter households. In 2011, the split was 82% and 18%, and in 2016 it was 74% and 26%. At the time of the 2021 censuses, 28% of Cumberland households were renter households (figure 7). As the diversity of housing in Cumberland increases to include more secondary suites and apartments, the proportion of renter households in Cumberland is expected to continue to increase.

2.1.4 BUILDING PERMIT TRENDS

Building permits issued provide a good proxy for the construction of buildings. As shown in figure 9 below, since the previous OCP, the number of building permits issued by the Village of Cumberland jumped significantly in 2017 and remained high until a drop in permits issued in 2021 and 2022. The sharp increase in building permit numbers starting in 2017 was driven by availability of new residential lots created by subdivision, and the new allowance for accessory dwelling units in 2016. The decline in building activity in 2021 and 2022 is likely due to new residential lots created by subdivision having been built out. Building activity increased again in 2023 and stayed relatively high in 2024.

Over the past 12 years, the majority of building permits have been for residential construction. With most permits for new single-family dwellings (royal blue) and single-family dwelling additions or renovations (gold yellow). Accessory dwelling units and secondary suite conversions also make up a substantial portion of building permits (light blue and orange respectively).

Most years, industrial and commercial building permits make up between 5% and 10% of permits. Additional industrial lots are expected to come on the market after 2027 due to a subdivision within the Bevan industrial area on Bevan Road. A proposed mixed-use development on Ulverston Avenue may result in approximately two to six new commercial units.

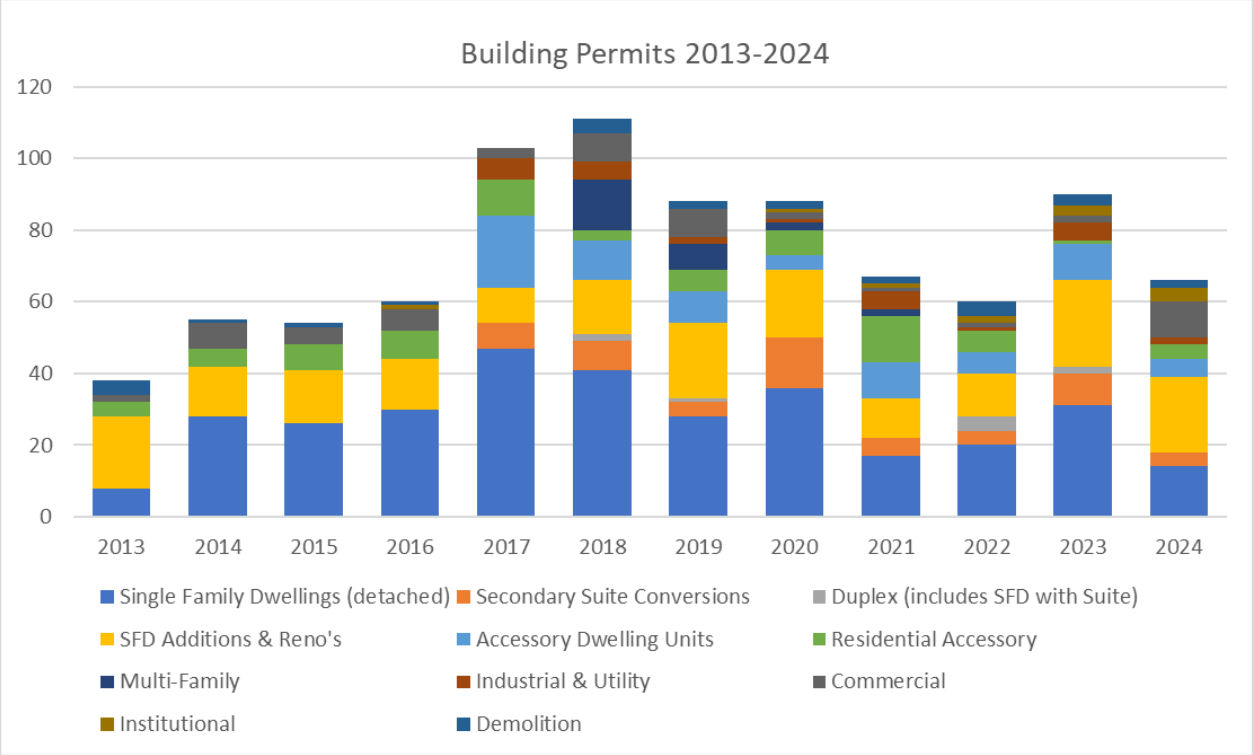


Figure 9: Number of Building Permits 2013 to 2024

As shown in figure 10 below, since 2013, the majority of building permits for new residential units have been for single family dwellings (royal blue). However, the number of accessory dwelling units (light blue), and secondary suite conversions (orange) make up a significant portion of total building permits issued for new residential units. Prior to 2017, the Village did not keep separate statistics for secondary suites. Instead, they were included in the single-family dwelling count. The number of building permits for multi-family buildings (apartment and townhouses) (dark blue) has been fairly low as a proportion of permits, except for 2018 and 2019 which saw multiple building permits for a large townhouse development (Stoneleigh). In each 2020 and 2021 two permit applications were received for multi-family residential.

While figure 10 shows the number of building permits issued, it does not report the number of units created as part of a given permit. For example, a permit for a multi-family project such as a townhouse project or an apartment building, will include multiple units. Figure 11 shows the number of residential units created.

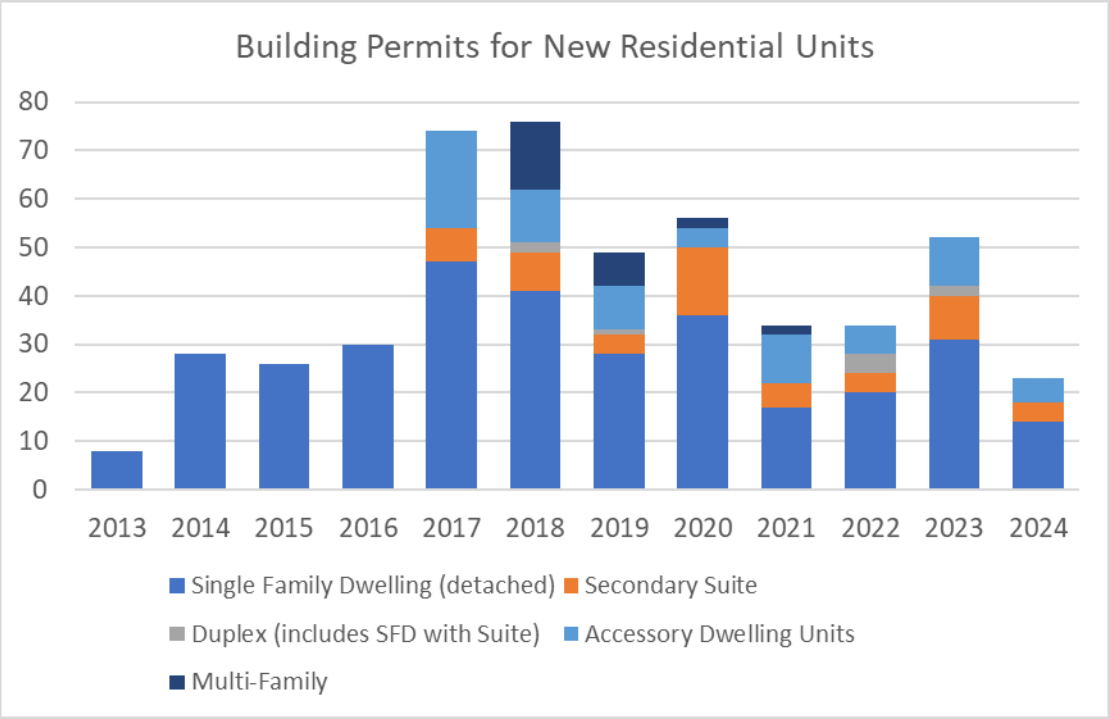


Figure 10: Building Permits for New Residential Units (2013–2024)

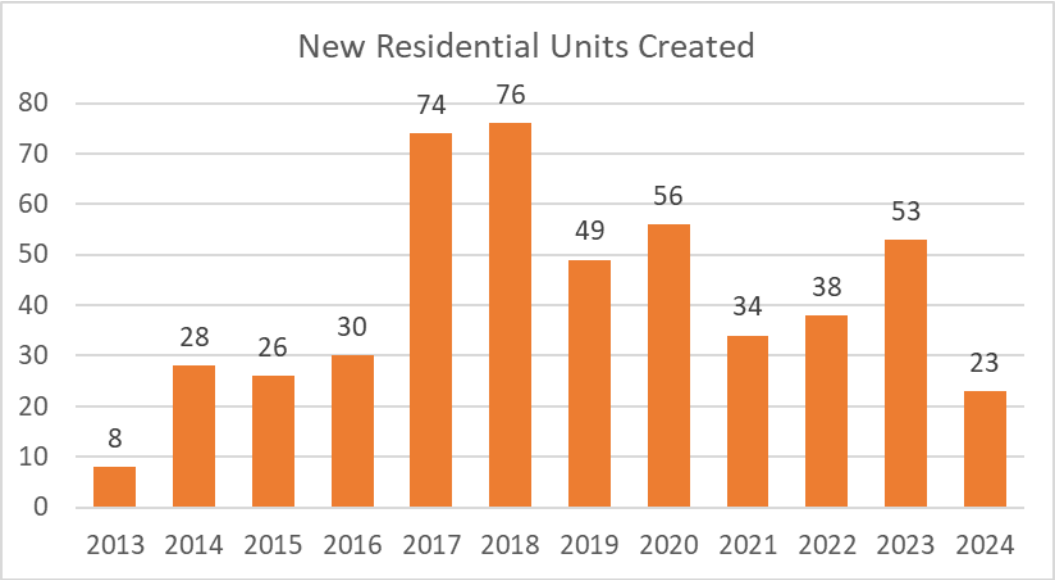


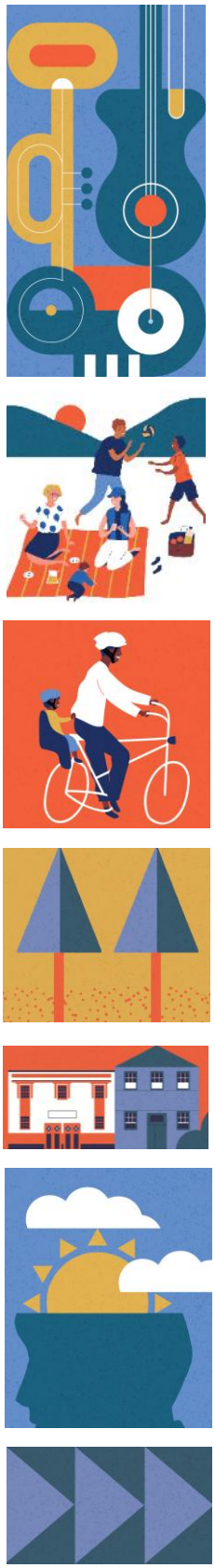
Figure 11: New residential units created (2013–2024)

2016 and 2018 were very strong years for the creation of new units. This is largely due to single-family dwellings, accessory dwelling units and secondary suites (see figure 10). 2018 and 2019 reflect the construction of townhouse units (Stoneleigh development) which created a total of 84 units. The decrease in new residential units starting in 2021 may be attributed to the build-out of available subdivision lots by that time. Nearly half of the units (26 of 56) built in 2020 were apartment units due to a single 26-unit apartment building on Dunsmuir Avenue.

B VISION AND GOALS



3.0 VISION STATEMENT



Cumberland is a community defined by clean air, clean water, green infrastructure, and the health and well-being of its people. Residents feel a strong sense of belonging and connection, regardless of age, gender, income, or social status. People feel welcome in Cumberland, and feel free to be who they are while respecting the freedom of others to do the same.

Creativity flourishes here. The Village is enriched by a vibrant arts, culture, and music scene, with community events, festivals, and concerts enhancing daily life. Both residents and visitors enjoy a lively, historic downtown that is pedestrian- and cyclist-friendly, and home to thriving locally owned businesses. Diverse housing options support the needs of people of all ages, incomes, and backgrounds.

Cumberland is committed to reconciliation with First Nations. Relationships between individuals, organizations, and First Nations communities are grounded in mutual respect and understanding. Ongoing efforts are made to decolonize local processes and systems.

Community hubs, including schools, commercial centers, and outdoor recreation areas, are safely connected by pedestrian and cycling pathways that extend all the way to the boundary of the City of Courtenay. Parks, forests, wetlands, lakes, streams, and greenspaces surround and weave through developed areas, offering residents abundant opportunities to connect with nature. Outdoor recreation is complemented by diverse indoor options. Food gardens, along with urban agriculture, provide both habitat for pollinators and wildlife and healthy, local food for the community.

New development is predominately within walking distance of services in the Village core, increasing livability and keeping the cost of infrastructure financially sustainable. New development respects the natural topography and environmental features of the land and harmonizes with the Village's existing character.

Climate action initiatives have reduced carbon emissions across all sectors, and Cumberland is steadily progressing toward its goal of becoming a net-zero greenhouse gas emissions community. Municipal infrastructure is designed to withstand severe weather and the ongoing impacts of climate change.

4.0 GOALS

The realization of the vision is guided by twelve goals. Of those, four are foundational to how the Village operates and how it interacts with the community and with the natural environment (Figure 12). The foundational goals provide the ethical grounding for the remaining eight goals, which focus on cultivating a healthy, inclusive, and complete community.

Together, these twelve goals inform the objectives and policies outlined in Part C of the OCP. Collectively, the vision, goals, objectives, and policies serve as a compass for future land use decisions and community development.

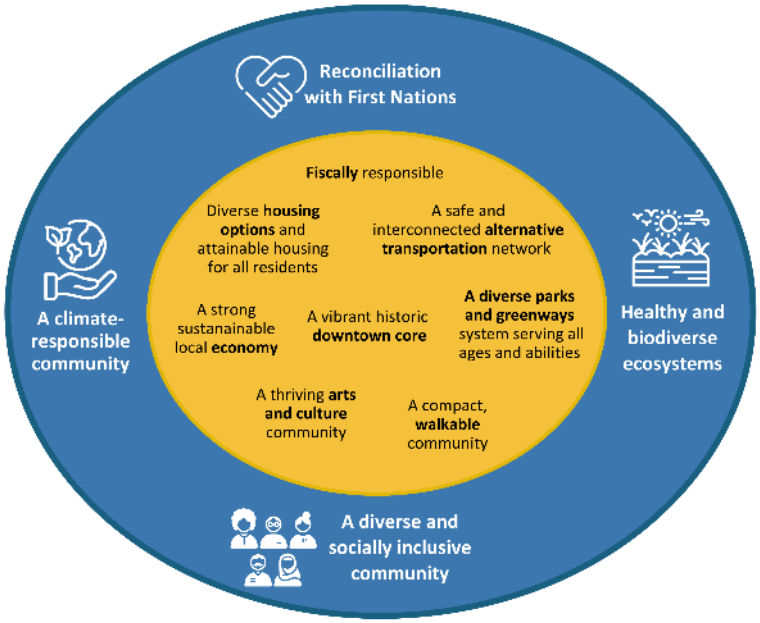


Figure 12: OCP goals

All of the goals are important to achieve the vision for Cumberland and the numbering and lettering system is a way to permit referencing the goals but does not imply an order of importance.

4.1 FOUNDATIONAL GOALS

4.1.1 Reconciliation with First Nations

Cumberland is committed to honouring and deepening its relationships with the First Nations on whose traditional territories the community resides. With humility and respect, the Village will continue to uphold its responsibilities and seek meaningful opportunities for collaboration. Through shared initiatives that support the well-being of all peoples and the stewardship of the land, air, and water, the Village will work alongside First Nations in the spirit of reconciliation, mutual respect, and enduring partnership.

4.1.2 A diverse and socially inclusive community

The Village strives to nurture a diverse and socially inclusive community where all individuals feel a sense of belonging, respect, and opportunity. This involves creating an environment where equity, accessibility, and inclusion are embedded in all aspects of community life. Through inclusive planning, community engagement, and equitable access to services and spaces, Cumberland will continue to grow as a welcoming place for everyone.

4.1.3 A climate-responsible community

The Village of Cumberland is committed to becoming a climate-responsible community by taking decisive action to address climate change and its impacts. This includes implementing the climate actions identified in the Cumberland's 2024 Climate Action Plan and striving to meet established greenhouse gas emission reduction targets. Through sustainable land use, energy efficiency, low-carbon transportation, and resilient infrastructure, the Village aims to build a low-emission, climate-adapted future. By embedding climate responsibility into decision-making, infrastructure planning, and everyday practices, Cumberland is working to protect the environment and safeguard the needs of future generations.

4.14 Healthy and biodiverse ecosystems

The Village is dedicated to protecting and enhancing the health, integrity, and biodiversity of its natural ecosystems. Forests, wetlands, waterways, and wildlife habitats are vital to the community's environmental resilience, cultural identity, and overall well-being. The Village will support initiatives that steward these ecosystems through thoughtful planning, conservation, and restoration efforts that respect the interconnectedness of all life. By nurturing biodiversity, safeguarding ecological health and supporting compatible recreation opportunities, Cumberland ensures a thriving natural environment for present and future generations.

4.2 COMPLETE COMMUNITY GOALS

4.2.1 Diverse housing options and attainable housing for all residents

The Village is committed to fostering a community where all residents—regardless of age, income, household type, or background—have access to safe, secure, and attainable housing. By supporting a diverse range of housing options that respond to the evolving needs of individuals and families, the Village aims to foster an inclusive and welcoming community.

4.2.2 A compact, walkable community

The OCP fosters a compact, walkable community that prioritizes people, place, and sustainability. By encouraging thoughtful land use, infill and multi-family development within existing neighbourhoods, the Village supports vibrant, complete communities where daily needs can be met within a short walk, ride or roll. This reduces reliance on vehicles, strengthens social connections, enhances local businesses, and helps protect surrounding natural areas—contributing to a livable and environmentally responsible future.

4.2.3 A safe and interconnected active transportation network

The Village is committed to developing a safe, accessible, and well-connected active transportation network that supports walking, cycling, and other low-impact modes of travel. By prioritizing active transportation and reducing reliance on personal vehicles, the Village aims to enhance public health, improve mobility for all ages and abilities, and reduce greenhouse gas emissions. Through thoughtful planning and infrastructure investment, Cumberland will create a transportation system that connects neighbourhoods, community hubs, and natural spaces.

4.2.4 A strong sustainable local economy

The Village is dedicated to cultivating a resilient and sustainable local economy that supports meaningful employment, encourages innovation, and reflects the community's unique character and values. By nurturing local businesses, fostering entrepreneurship, and supporting economic opportunities that align with environmental and social goals, the Village aims to support a local economy that contributes to the vibrancy, and sustainability of the community.

4.2.5 A thriving arts and culture community

The Village celebrates and supports a dynamic arts and culture community as an essential part of its identity and quality of life. Through the encouragement of creative expression, cultural events, and public art, the Village aims to foster a sense of belonging, inspire dialogue, and strengthen community connections. By encouraging or supporting the spaces, people, and initiatives that bring creativity to life, Cumberland continues to be a place where diverse voices, traditions, and artistic visions are valued and thrive.

4.2.6 A vibrant historic downtown core

The Village wishes to preserve and enhance its historic downtown core as a vibrant, welcoming hub of community life. Rich in character and heritage, the downtown serves as a focal point for local businesses, arts and culture, and social connection. Through thoughtful development, pedestrian-friendly design, and a mix of uses and activities, the Village will ensure that its downtown remains a lively, inclusive, and economically resilient space that reflects Cumberland's unique identity and historic charm.

4.2.7 A diverse parks and greenways system serving all ages and abilities

The Village will continue to provide a diverse and well-connected system of parks, trails, and greenways that serve people of all ages, abilities, and backgrounds. These spaces support outdoor recreation, social connection, and a deep connection to nature. Greenways may also tie into the active transportation network. By protecting natural areas and thoughtfully designing public spaces, the Village ensures that

everyone can enjoy safe, inclusive, and enriching outdoor experiences that contribute to personal well-being and community vitality.

4.2.8 Fiscally responsible governance

The Village of Cumberland is committed to responsible financial stewardship that ensures the long-term sustainability and resilience of the community. By making thoughtful, transparent, and strategic decisions about resource allocation, the Village aims to deliver high-quality services, maintain critical infrastructure, and invest in the future—while respecting the financial capacity of current and future residents. This commitment to fiscal responsibility supports community well-being, economic stability, and trust in local governance.

4.3 GOALS AND OCP POLICY

The beforementioned goals are achieved through OCP objectives and policies. Table 3 provides an overview of the chapters and sections that address each OCP goal.

Table 3: Goals and OCP Policy

	Goal	Chapter
1	Reconciliation with First Nations	Throughout the Plan and especially: 6.0 Natural Environment 7.0 Built Environment 8.0 Economic Development 9.0 Community Well-Being
2	A diverse and socially inclusive community	Throughout the Plan and especially: 9.0 Community Well-Being 9.1 Diversity, Equity and Inclusion
3	A climate responsible community	5.0 Climate Mitigation and Adaptation 7.0 Built Environment 11.0 Development Permit Areas 11. 4 DPA 4 – Wildfire Urban Interface 11.5 DPA 5 – Industry 11.7 DPA 6 – Residential Multi-Family / Mixed Use 11.9 DPA 7 – Carlisle Lane 12.1 Heritage Conservation Area Guidelines
4	Healthy and biodiverse ecosystems	5.0 Climate Mitigation and Adaptation 6.0 Natural Environment

Table 3: Goals and OCP Policy

	Goal	Chapter
		7.0 Built Environment 7.2 Growth Management 8.0 Economic Development 9.0 Community Well-Being 11.0 Development Permit Areas 11.1 DPA 1 – Environmental Protection 11.2 DPA 2 – Groundwater Protection 11.4 DPA 4 – Wildland Urban Interface
5	Diverse housing options and attainable housing for all residents	7.0 Built Environment 7.2 Growth Management 7.3 Housing
6	A compact, walkable community	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing
7	A safe and interconnected active transportation network	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.6 Transportation and Connectivity
8	A strong sustainable local economy	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 8.0 Economic Development
9	A thriving arts and culture community	7.0 Built Environment 7.3 Housing 8.0 Economic Development 8.3 Arts and Culture
10	A vibrant historic downtown core	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 7.4 Heritage Conservation 8.0 Economic Development 12.0 Historic Village Commercial core 12.1 Heritage Conservation Area Guidelines

Table 3: Goals and OCP Policy

	Goal	Chapter
11	A diverse parks and greenways system serving all ages and abilities	9.0 Community Well-Being 9.2 Recreation, Leisure and Parks
12	Fiscally responsible governance	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.5 Municipal Infrastructure 9.0 Community Well-Being 9.2 Recreation, Leisure and Parks

C LAND USE POLICY DIRECTION



5.0 CLIMATE CHANGE

The impacts of climate change are being felt across the world and Vancouver Island and Cumberland are no exceptions. The region is experiencing hotter and drier summers, stronger windstorms throughout the year, and more intense rainfall events in the fall and winter.[9] As the frequency and intensity of these events increases, the Village has to take action to ensure municipal infrastructure is resilient to the impacts of climate change. To reduce greenhouse gas emissions, the Village should consider strengthening energy efficiency requirements for new buildings and adopting the Zero Carbon Step Code to set requirements for greenhouse gas emissions (GHGs) from new buildings and total emission maximums. The community also needs to do its part to reduce greenhouse gas (GHG) emissions and become a net zero carbon community. In 2021, 50% of Cumberland's emissions came from the transportation sector, 32% from buildings, 13% from waste, and 5% from the industrial sector.

Concurrent with the first phase of the OCP review, the Village completed a Climate Action Plan to guide community and municipal policies and actions to reduce greenhouse gas emissions and adapt to climate change. The Climate Action Plan was adopted by Village Council in June 2024 and establishes a target for Cumberland to be a climate-ready, net zero carbon community by 2050.

This target, together with climate policies and actions are a crucial component of the OCP and have to be factored into decisions affecting all OCP policy areas – growth management, the built environment, municipal infrastructure, transportation, the natural environment and community well-being. Achievement of the target will also require provincial and federal action as regulation of some emissions are not within the jurisdiction of the Village.

The OCP lays the groundwork for numerous policies and actions that affect GHG emissions and climate change adaptation in the areas identified in figure 13 below. A few highlights are increasing active transportation through improved cycling and pedestrian infrastructure, facilitating the transition to zero emission vehicles by requiring charging stations in new developments and installing additional public charging stations, requirements for onsite infiltration, retention and detention of rainwater to reduce flash floods, protection of native ecosystems and the urban forest to increase GHG uptake, higher energy efficiency requirements in new buildings and protection of heritage buildings to retain embodied energy to reduce building and building-waste related GHG emissions.

The following are the targets and goals identified in the 2024 Climate Action Plan. The term "goal" is used for consistency with terminology in the Climate Action Plan, but these are also considered "policies" for the purposes of the OCP. Where they relate to another policy area, for example housing or the natural environment, the actions are integrated into the related policy section. Actions that do not relate to another OCP policy area, are listed in this section. For background information, additional details and the comprehensive strategy, the 2024 Climate Action Plan should be consulted.

[9] BC Agribulture and Food. BC Climate Action Initiative. 2019. Climate Change Scenarios: 2020s, 2050s & 2080s – Comox Valley Regional District and Strathcona Regional District (CVSt). Accessed 2025-07-23 at: https://www.bcclimatechangeadaptation.ca/app/uploads/Climate-Scenario-VI-Comox-Valley-Strathcona.pdf

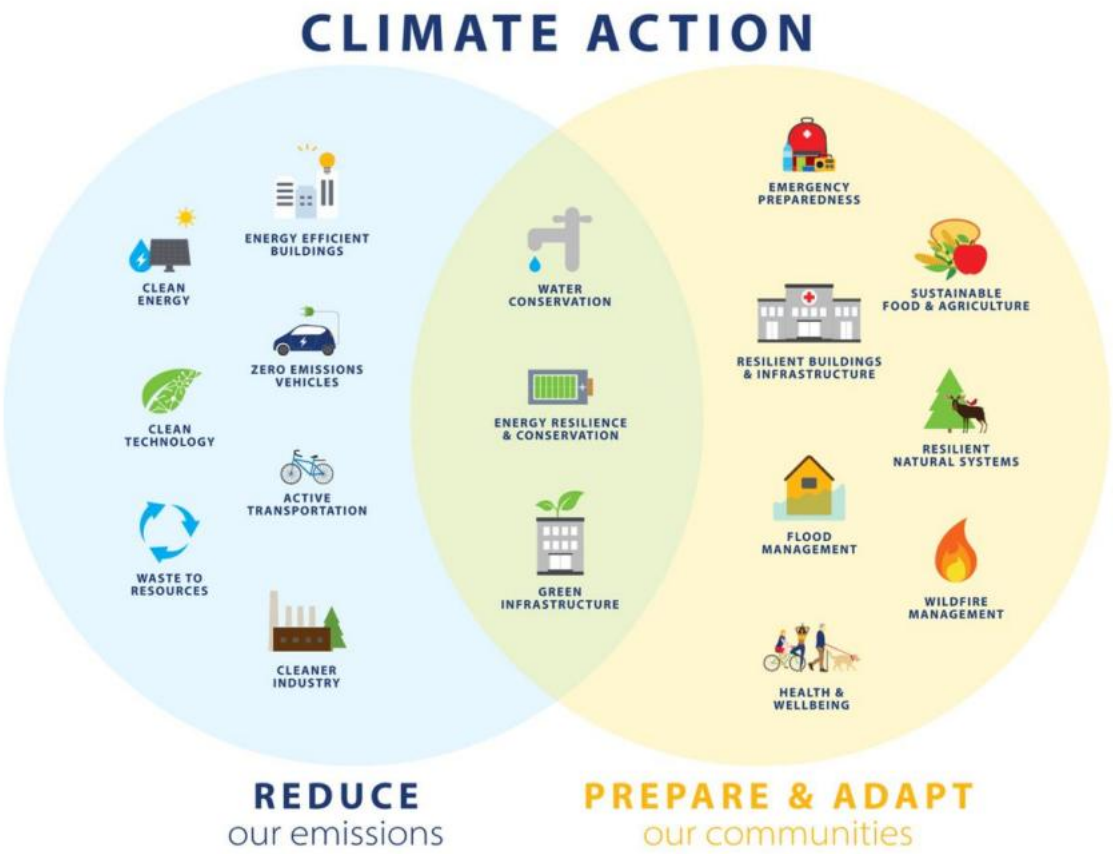


Figure 13: Areas of Climate Action

5.1 GREENOUSE GAS EMISSION REDUCTION TARGETS

The OCP supports the following targets in the Climate Action Plan:

1. Reduce community GHG emissions by 45 percent by 2030 based on 2018 levels.
2. Reduce corporate municipal GHG emissions by 45 percent by 2030 based on 2022 levels.
3. Reduce GHG emissions to net zero by 2050.

5.2 CLIMATE CHANGE MITIGATION AND ADAPTATION GOALS

Governance Goals

1. Embed climate action into decision-making and policies to ensure all Village department work plans and capital and operating budgets are aligned with the corporate emissions reductions targets.

2. Collaborate with community partners and residents to support education and actions that increase climate resilience, protect natural areas, and reduce emissions.

Buildings and Energy Goals

3. Decarbonize municipal operations by improving the energy efficiency of facilities and infrastructure and transitioning to low-carbon energy sources.
4. Support retrofits of existing homes and buildings by providing education, resources, and incentives for energy efficiency improvements and switching to low-carbon energy sources.
5. Implement policy to require all new homes and buildings to be net-zero energy ready and zero carbon.
6. Support the development of locally generated renewable energy systems.

Transportation and Land Use Goals

7. Reduce emissions from Village fleet and staff commutes.
8. Support the transition to zero emission vehicles in the community, including passenger, commercial, and industrial fleets
9. Increase access to transit and active transportation opportunities.
10. Prioritize development in existing neighbourhood centres and, whenever possible, concentrate development near existing and proposed walking, cycling and transit networks.

Waste Reduction Goals

11. Produce less waste and divert more waste from entering the landfill.
12. Reduce the use of non-renewable resources and materials, promote recycling and reuse, and support circular economy approaches.

Parks and Environment Goals

13. Protect and enhance nature in Cumberland
14. Increase the use of nature-based solutions and green infrastructure to enhance climate change adaptation and mitigation and support biodiversity

5.3 CLIMATE CHANGE AND ADAPTABILITY ACTIONS

5.3.1 BUILDINGS AND ENERGY

1. Develop and implement a decarbonization roadmap for Village buildings and infrastructure to decarbonize and adapt to climate change. This includes the completion of energy audits and feasibility studies to identify GHG reduction project opportunities and should result in a prioritized list of retrofits and replacements with a 5-year and 10-year budget plan and details on timing.

2. Based on the outcomes of the decarbonization roadmap and feasibility studies, implement low carbon heating retrofits at Village buildings (e.g. heat pumps)
3. Help the community access financial support for retrofits by promoting funding such as the Canada Greener Homes interest-free loan program and the CleanBC Better Homes Low Interest Financing Program.
4. Increase Cumberland's participation in the Home Energy Navigator Program to help residents access rebates and complete home energy upgrades by, for example, providing top-up funding.
5. Support the Comox Valley Regional District (CVRD) in working with regional partners and First Nations and local businesses to support resource-sharing and capacity-building for high-performance, low-carbon construction and energy systems.
6. Adopt the Zero Carbon Step Code by updating bylaws to require new buildings, facilities and infrastructure to be energy efficient and zero carbon (Zero Carbon Step Code EL-4). Work towards regional alignment of the implementation date for the Zero Carbon Step Code across the region.
7. Explore updating bylaws to mandate replacement of fossil fuel gas-fired appliances with efficient electric options, where possible. For example, if a gas furnace breaks it must be replaced with an electric heat pump.
8. Encourage the design of new infrastructure and buildings to take into account resilience to future projected climate conditions. Optimize siting and orientation to maximize energy efficiency and resilience.
9. Work with the CVRD and neighbouring communities, First Nations, the Province, and BC Hydro to explore feasibility of local renewable energy production. Examples include using coal mine shafts as possible heat source for Village buildings, or opportunities for new non-profit, community-owned renewable energy projects and organizations.
10. Conduct a corporate renewable energy study.
11. Incorporate solar panels on Village buildings where feasible (based on a study), to increase resilience and diversify local energy.
12. Explore feasibility of local renewable energy production.
13. Work with regional and provincial partners to provide education and support to the community for switching to low carbon heating sources (e.g. heat pumps).

5.3.2 TRANSPORTATION AND LAND USE

1. Continue to implement the municipal Green Fleet Policy to transition to zero-emissions fleet vehicles and/or renewable transportation fuels. In tandem, reduce overall vehicle use and lower emissions from associated tools and equipment.

2. Reduce emissions from existing fossil fuel fleet by implementing energy-focused municipal fleet maintenance (e.g., tire pressure, fuel and air systems), conducting fuel efficient driver training, and enforcing the corporate anti-idling policy.
3. Adopt a standard requirement for charging in Multi-Unit Residential Buildings as part of Zoning Bylaw update to include greater EV charging requirements.
4. Expand availability of EV charging stations for public use and identify charging stations as a desired amenity during the development process.
5. Promote the use of public transit such as by providing transit passes for staff and providing free transit to community events.
6. As part of implementing the 2024 Transportation Master Plan, encourage lower carbon transportation such as walking, , biking, e-bikes, e-scooters and carshare, and encourage alternative transportation links within Comox Valley and regionally.
7. Implement Transportation Master Plan priority alternative transportation corridors within the Village as well as connections to regional destinations such as the City of Courtenay
8. Continue to encourage infill projects that increase mixed use development, housing density, access to active transportation infrastructure and transit.
9. Provide education and/or incentives (e.g. reduced application fees) to encourage secondary suites and accessory dwelling units.
10. Expand availability of affordable (below-market price, subsidized) housing units through retrofits, prioritizing opportunities to retrofit existing buildings and/or infill.
11. Protect trees and natural areas and minimize the development of forests and natural areas, for example, through the Tree Protection Bylaw and the urban containment boundary.

5.3.3 WASTE

1. Support regional compost education programs, local organics collection, and Cumberland's Foodshare program.
2. Investigate opportunities to require collection of recycling and compost for businesses and multi-family units (apartments)
3. Partner with the Comox Valley Waste Management Centre to support waste reduction, waste-to-energy opportunities, and to measure and report on waste diversion.
4. Advance circularity by promoting Comox Valley Waste Management programs such as "Repair Café's".
5. Encourage deconstruction techniques rather than demolition for new builds.

5.3.4 PARKS AND ENVIRONMENT

1. Partner with landowners and community organizations to undertake stewardship initiatives to support the restoration, health, and connectivity of natural systems.
2. Continue to minimize the use of herbicides or pesticides across lawns and landscaped properties through the Village's herbicide use bylaw and pesticide use bylaw.
3. Promote water storage barrels/rainwater catchment in yards for water reuse.
4. Adopt a Tree Protection Bylaw to increase tree retention and replacement on private property.
5. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
6. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
7. Incorporate more green infrastructure into existing properties and retrofits at, for example, as part of subdivision design, where possible, use natural infrastructure to support stormwater management and reduce runoff. Other initiatives may include restoring wetlands, solar-powered crosswalk lights, native drought-resistant planting, xeriscaping, rain gardens, bioswales, street trees, green boulevards, amended soils, permeable pavement, and green roofs. Some of these can be implemented during subdivision design or as part of the development permit review.
8. Where possible, switch from gas-powered to electric or low emission equipment.
9. Review Village landscaping guidelines and practices to optimize the use of green infrastructure. Prioritize solutions that are biodiverse and suitable for future climate conditions including increased heat and wildfire risk.
10. Update DPAs, Zoning Bylaw, and Subdivision and Development Bylaw to require natural assets, green infrastructure, and permeable areas where possible, including requiring climate-resilient (drought resistant and FireSmart) plantings.

5.3.4 GOVERNANCE

1. Review and update the Village's Climate Change implications framework for decision-making to align with updated mitigation targets and resilience priorities. Develop supporting processes and metrics such as key performance indicators and guidelines/standardization.
2. Review the Village's Sustainable Procurement Policy to include climate change mitigation and adaptation.
3. When updating Village strategic plans and associated policies, incorporate climate change measures that address top climate risks and align with GHG reduction targets.

4. Implement a communications campaign to increase awareness of the 2024 Climate Action Plan and to empower personal action.
5. Partner locally to run a neighbourhood climate action pilot. Use a planned retrofit project to pilot a neighbourhood level climate action program that educates residents on ways to reduce emissions, increase resilience, and incorporate nature into a property.
6. Attract climate-focused research, start-ups, and technology innovation
7. Continue to collaborate with local partners and other municipalities through networks focused on green communities, food security, water security, emergency preparedness, to facilitate resource- sharing, pooling funding, and collaboration on climate resilience and mitigation projects.

5.3.4 COMMUNITY HEALTH AND WELL-BEING

1. Work with regional partners to assess extreme heat and cold vulnerabilities and implement extreme heat and cold weather response measures.
2. Collaborate with Island Health, community service providers and regional governments to develop programs focused on climate change and health, prioritizing support for vulnerable populations.
3. Support community-wide activities and programs that facilitate social connection, information sharing, climate awareness, and climate response activities amongst Village residents at the neighborhood scale
4. Complete and implement a Drought Response Plan and incorporate measures to address the influence of climate change on drought, dry conditions, and water availability.
5. Support community preparedness through initiatives such as FireSmart training.

6.0 NATURAL ENVIRONMENT

Cumberland residents deeply value the surrounding natural environment—for its inherent ecological values and its vital contributions to mental health and physical well-being. The natural environment also provides numerous ecosystem services such as absorbing carbon dioxide and regulating local micro-climates, purifying the air and water, capturing freshwater, providing food and habitat for pollinators which are essential to growing crops and other plants, and cycling nutrients essential to life. Healthy functioning ecosystems are essential to quality of life and to resiliency.

Cumberland recognizes its role within the broader Comox Valley region, and with that, the shared responsibility of safeguarding native ecosystems. The community is surrounded by a rich and diverse landscape, featuring a great diversity of ecosystems including lakes, creeks, wetlands, and expansive forests, as well as striking rocky outcrops and bluffs. From the rainforest of western redcedar and sword fern along lower Perseverance Creek to the distinctive arbutus trees on the bluffs above Comox Lake, Cumberland's natural heritage is both varied and invaluable.

The Village endorses the Comox Valley Conservation Partnership's 2013 Nature without Borders report and will support future updates to that report. Nature without Borders maps priority ecological areas which include sensitive ecosystems, proposed park additions and proposed biodiversity corridors. One of the biodiversity corridors that extends into Cumberland, the Millard Estuary to Comox Lake corridor, is shown on Map B, crossing Bevan Road, with a conceptual alignment and labelled as proposed conservation lands. At time of subdivision, this corridor is expected to be protected as conservation lands to permit the movement of wildlife between Comox Lake and the Millard Estuary and generally preserve the lands in a natural condition. Other proposed conservation lands are primarily aquatic ecosystems (lakes, wetlands and streams) and surrounding buffer areas.

Map B also shows an area of land southeast of the Village that contains recreational trails as well as sensitive aquatic and terrestrial ecosystems. Not necessarily the entirety of the area, but the values they contain are a priority for future protection within municipal or regional parks and/or within conservation lands.

6.1 ENVIRONMENTAL PROTECTION

6.1.1 ENVIRONMENTAL PROTECTION OBJECTIVES

1. Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes.
2. Protect sensitive ecosystems.
3. Protect and enhance air quality.
4. Protect and enhance water quality.
5. Encourage water conservation.
6. Increase the forest canopy cover in Cumberland's urban area as per the goal in the Urban Forest Management Plan.

7. Promote ecological awareness and learning opportunities to residents.
8. Support local community, regional and cross-jurisdictional conservation and preservation strategies.
9. Form partnerships for natural environment protection.

6.1.2 ENVIRONMENTAL PROTECTION POLICIES

1. Support the Comox Valley Conservation Partnership in updating the *Nature Without Borders* report, including updates to aquatic and terrestrial habitat mapping, wildlife migration corridors, and sensitive ecosystems. Use this information to guide land use decisions in tandem with OCP **maps B** and **E** and the OCP development permit area guidelines related to environmental protection, as well as future updates to the Village's Parks and Greenways Master Plan.
2. Protect sensitive ecosystem areas, their living resources, and connections between them in a natural condition, maintaining them free of development and human activity to the maximum extent possible.
3. Protect and restore natural landscapes and ecosystem functions as part of land use decisions and municipal operations.
4. Work with community organizations and residents to minimize the further introduction and spread of invasive species and eradicate, contain and control invasive species.
5. Work in partnership with community organizations, the K'ómoks First Nation and other local governments to restore fish and wildlife habitat and native ecosystems.
6. Development should be guided by the objectives and guidelines of current, applicable best management practices and future updates of key documents, including:
    a. Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014
    b. Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia,
    c. Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia, 2013
    d. Assessment Methods for Aquatic Habitat and Instream Flow Characteristics in Support of Applications to Dam, Divert, or Extract Water from Streams in British Columbia, 2004
    e. Requirements and Best Practices for Making Changes in And Around a Stream in British Columbia, 2022
    f. Riparian Areas Protection Regulation Technical Assessment Manual, 2019
    g. Greenshores for Shoreline Development, 2020Environmental Objectives and Best Management Practices for Aggregate Extraction, 2002
    h. Stream Stewardship: A Guide for Planners and Developers, 2012
    i. Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management
    j. Community Greenways: Linking Communities to Country and People to Nature

7. Avoid locating public trails and public access points within streamside protection and enhancement areas and other sensitive ecosystems but rather, locate them where their presence will not compromise habitat and key ecological functions.
8. As part of the community commitment to stewardship and preservation of the natural environment, promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship in ways that respect their environmental sensitivity.
9. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
10. As part of the community commitment to stewardship and preservation of environmental resources, the Village should promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship of them in ways that respect their environmental sensitivity. In order to achieve this, and as resources permit, the Village should assist other government agencies and community organizations in providing information through brochures, seminars, presentations, etc. to landowners of sensitive ecosystem lands and all residents of the Village on the importance of aquatic habitat and other sensitive ecosystems and ways in which they can help to preserve these important resources.
11. Encourage, through education and appropriate incentives, such as density bonussing, the voluntary protection of sensitive ecosystems, wildlife migration corridors and habitat, and connectivity areas beyond minimum requirements and standards.

6.1.3 AIR QUALITY PROTECTION POLICIES

1. Continue to play an active role in and support voluntary regional and local air shed research, air quality monitoring, and education and planning initiatives to improve local air quality.
2. Continue to protect local air quality through bylaws and initiatives, including, but not limited to:
    a. Anti-vehicle idling bylaw
    b. Bylaw restricting woodstoves in new construction
    c. Requirements for electric vehicle charging infrastructure in new developments
3. Encourage and promote bike- and car-sharing programs.
4. Seek funding to support installation of additional public electric vehicle charging stations

6.1.4 WATER QUALITY PROTECTION AND WATER CONSERVATION POLICIES

1. Protect the ecological integrity of the following headwaters and associated wetlands from the impacts of development and, where possible, by supporting land acquisition for the purpose of conservation:
    a. Comox Lake

b. First Supply Creek
c. Morrison Creek
d. Piercy Creek
e. Millard Creek
f. Roy Creek
g. Trent River
h. Maple Lake and Creek
i. Perseverance Creek.

2. Participate in the Comox Lake Watershed Advisory Group and work toward reducing risks to the water quality and quantity of Comox Lake to help protect the region's drinking water supply.
3. Support integrated watershed planning to protect the Village's five drinking water reservoirs and groundwater resources.
4. Continue to regulate the use of pesticides on private and public land.
5. Review the Zoning Bylaw to include regulations that limit the extent of impervious surfaces on private and public land.
6. Reduce the volume of stormwater runoff through infiltration, retention and/or detention of rainwater.
7. Continue to require and, where necessary, enforce erosion and sediment control measures during land development.
8. Participate in regional water quality research, education and planning initiatives.

6.1.5 URBAN FOREST POLICIES

1. Implement the recommendations of the Village of Cumberland Urban Forest Management Plan, 2019.
2. Review the tree canopy cover target for Cumberland's urban area and identify opportunities to increase the canopy cover.
3. Adopt a tree protection bylaw to increase tree retention and replacement on private property.
4. Integrate trees, forests and green infrastructure into Village asset management planning.

6.2 VIEWS AND LANDSCAPE CHARACTER

Cumberland's viewscapes are a defining feature of the Village's identity, contributing to residents' sense of place and the awareness and enjoyment of the natural areas that surround the community (figure 14: Viewscapes). Mountain ranges and forested hillsides can be seen from many different vantage points and provide a constant visual connection for residents and visitors to the surrounding natural environment. As the urban area grows and taller buildings are introduced, it becomes increasingly important to preserve key viewscapes – not only for their aesthetic value, but also for the way they orient and inspire both residents and visitors.

Beyond the mere preservation of views, attention must also be given to the integrity and quality of the visual landscape. Many of the areas most cherished for their scenic value are privately held forest lands, actively managed for timber production. These lands undergo regular cycles of harvesting and reforestation which can significantly alter the visual experience of the community over time.

Coordination, cooperation, and integrated management of Cumberland's visual resources is essential to sustaining viable forest operations, supporting nature-based tourism, and fostering the sense of place that residents experience.

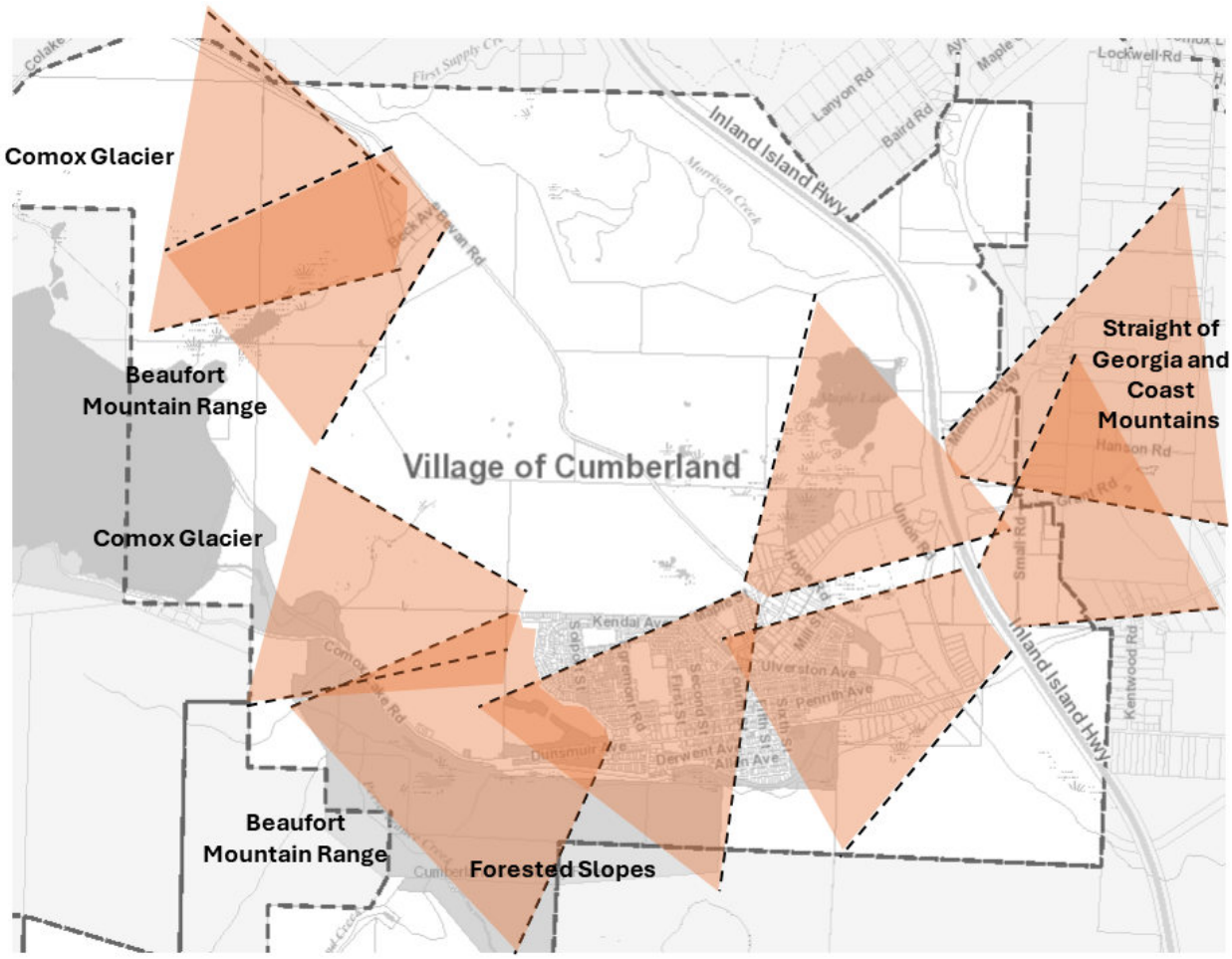


Figure 14: Viewscapes from Village

6.2.1 VIEWS AND LANDSCAPE CHARACTER OBJECTIVES

1. Protect the main viewscapes from the Village to the surrounding natural environment such as views to the Comox Glacier, to the ridges of the Beaufort Range, and to forested parkland, wetlands, and lakes. (Viewscapes are generally identified in figure 14).

2. Work cooperatively with private forest landowners, adjacent land managers, and provincial ministries responsible for forestry, transportation and infrastructure to retain the quality of visually sensitive areas within and surrounding the Village.

6.2.2 VIEWS AND LANDSCAPE CHARACTER POLICIES

1. Use figure 14 as the basis for identifying viewscapes when reviewing and evaluating subdivision proposals and development applications, recognizing however, that there may be additional views from specific neighbourhoods that may be identified.

1. Inform land use and forest harvest planning in Visually Sensitive Areas by working with partners to maintain a Visual Landscape Inventory in accordance with the British Columbia Visual Landscape Inventory Procedures (1997) and updates thereto.

2. Work cooperatively with partners to establish voluntary visual quality objectives for Visually Sensitive Areas.

3. Within Visually Sensitive Areas, encourage forest companies and developers to apply ecological landscape design practices (including, but not limited to, tree preservation or screening) to mitigate the effect of forest harvesting and development on visual quality.

4. Work with partners, as opportunities arise, to explore the acquisition of Visually Sensitive Areas within and adjacent to the Village.

5. Work with the British Columbia Ministry of Transportation and BC Transit, and other partners, to prevent signage proliferation along gateways and transportation corridors.

6.3 NATURAL HAZARD AREAS

Natural hazard areas encompass lands that are vulnerable to potentially dangerous natural events, including wildfires, flooding, landslides, and rockfalls. It is essential that land use planning and development decisions account for the specific risks present in and around the Village of Cumberland.

Cumberland has minimal settled areas within designated floodplains. The primary area of concern is located at the eastern end of Comox Lake, where a cluster of recreational cabins and several year-round residences are situated. Some of these structures lie within 15 metres of the lake's edge and may be at risk of flooding if water levels exceed the capacity of the Puntledge River dam. In addition, some properties adjacent to Maple Creek could be susceptible to localized flooding during extreme rainfall events. To manage these risks, the Village enforces regulations outlined in its Floodplain Management Bylaw No. 962, 2012, as replaced or amended from time to time, which sets requirements for flood construction levels, setbacks, and building standards within flood-prone areas.

The risk of catastrophic landslides and rockfall to life and property is low in Cumberland, as the community is not situated directly beneath steep mountainous terrain. However, there may be the potential for small localized erosion, sediment movement, slides and rockfall on short, steep slopes, particularly after intense precipitation events.

The most significant natural hazard facing Cumberland is wildfire. Surrounded by extensive forest lands—ranging from the protected Cumberland Community Forest Park to privately owned and actively managed working forests—the Village sits at a critical wildland-urban interface. With a large area of forest adjacent to developed areas, the risk of wildfire spreading either from the forest into the community or vice versa is of primary concern. Areas of the wildland-urban interface are identified on **Map H**.

In addition to wildfire risk, supporting policies addressing flood hazards and slope stability, as referenced in the Village's Floodplain Management Bylaw and related amendments, are provided below to ensure development is resilient to natural hazards and protects public safety.

6.3.1 NATURAL HAZARD AREA OBJECTIVES

1. Promote the Neighbourhood Emergency Preparedness program and related initiatives.
2. Put regulations and safeguards in place to protect people, life and property from naturally occurring hazards to the extent possible.
3. Promote, and where on Village-owned land, lead forest restoration and fuel management activities to reduce wildfire hazards while addressing environmental issues.
4. Manage conditions affecting potential fire behaviours, thereby increasing the probability of successful fire suppression and containment, and thereby minimizing adverse impacts.

6.3.2 WILDLAND URBAN INTERFACE POLICIES

1. Participate in the regional FireSmart program and Comox Valley Regional Firesmart Resilience Committee.
2. Promote the BC FireSmart program, Home Ignition Zone Assessments for homeowners and FireSmart best practices to homeowners and tenants.
3. Encourage residents to complete Home Ignition Zone assessments and reduce the risk of ignition on their properties.
4. Follow FireSmart best practices in municipal operations and construction.
5. Create and implement a FireSmart Community Plan.
6. Mitigate potential wildfire risks by partnering with other local governments in the region, the Province of BC and local organization to complete wildfire exposure mapping and a hazard assessment.
7. Continue to foster collaboration, information sharing and response planning with other local governments in the region, agencies, Private Forest Lands licence holders and covenant holders.
8. Work collaboratively with partners to develop a list of critical infrastructure, initiate projects to reduce wildfire risk, develop wildfire response strategies, and pre-plan firebreaks.
9. Review emergency access requirements during subdivision to ensure the number of accesses are appropriate to the size of the development.

9. Work with other Comox Valley local governments to implement the Comox Valley Wildfire Resiliency Plan.
10. Revise existing fire service by-laws to incorporate wildfire resiliency actions, specifically related to undeveloped properties.
11. Consider reviewing all relevant plans and by-laws, including tree removal, to ensure they effectively mitigate wildland interface fire hazards and incorporate FireSmart terminology, including FireSmart landscaping and invasive species management with regionally standardized lists.
12. Participate in a multidisciplinary team to review treatment objectives, prioritize units, and identify wildfire risk reduction activities and priorities for the identified treatment units.
13. Support the implementation of fuel management treatments, additional risk reduction measures, and a maintenance strategy for long-term effectiveness.

6.3.3 STEEP SLOPE POLICIES

1. Encourage site adaptive planning. Development on slopes at an angle of less than 20% should be designed in accordance with natural profiles, sensitive to natural grade and environmentally sensitive areas, and in a way that minimizes the visual impacts by avoiding retaining walls, in particular, concrete block retaining walls,
2. Discourage development on steep slopes with slopes of 20% or greater, as further defined above.
3. Avoid development on slopes 30 percent or greater. Design development on steep slopes in accordance with natural profiles, sensitive to natural grade, and minimize visual impacts and impacts on environmentally sensitive areas.

6.3.4 FLOOD MANAGEMENT POLICIES

4. Where possible, leave lands subject to flooding in a natural state or use it for parks, open space recreation or agricultural use.
5. Where no alternative exists or where development is currently allowed within the floodplain, require structures to be flood-proofed to standards specified by the BC Ministry of Environment and Climate Change Strategy.

7.0 BUILT ENVIRONMENT

This chapter identifies the OCP land use designations and sets out objectives and policies for growth management and for the built environment, including housing, heritage conservation, municipal infrastructure, transportation and connectivity, and sand and gravel extraction.

7.1 LAND USE DESIGNATIONS

The land use designations identify the present and desired future use of land in Cumberland, such as residential, commercial, industrial, agricultural, institutional, recreational and public utility land uses (**Map A**: Land Use Designations).

The land use designations guide updates to the zones in the Zoning Bylaw which provide more specific regulations regarding density and permitted uses on a property. The form and character of buildings and landscaping associated with a land use designation is regulated through Zoning Bylaw regulations and development permit area (DPA) guidelines. The latter are included in Part D of this Plan. The locations of the form and character DPs are identified on **Maps I** and **J.**

Cumberland also has a Heritage Conservation Area (HCA), designated in this Plan, which includes the commercial downtown core and adjacent residential streets and is shown on **Map K**: Heritage Conservation Area. Similarly to the development permit areas, the HCA has guidelines that regulate the form and character of the built form (Section 12).

Land use designations direct and manage growth by identifying the types and density of land uses either present, or desired, in different areas of the Village. The designations and the intent for their development is summarized in table 3 below. Tables 4 and 5 provide the area in hectares of each land use and as a percentage of the total land area within the Village's municipal boundaries.

Table 4: Land Uses, Area and Development Intent

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial Mixed Use	3.85	This designation is intended for development in the Historic Village Commercial Core: • 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	137.00	This designation applies to all lakes. The intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.
Industry	460.42	This designation is intended to allow for a variety of heavy and light industrial uses as well as stand-alone commercial uses. Heavy industrial uses include waste management, resource extraction, and heavy industrial processes, as well as a diversity of ancillary uses. Typical commercial and light industrial uses include small-scale manufacturing and processing and related storage, handling, display and retail of materials, goods and equipment, or services that require larger floor areas than typically available in the mixed-use designations. Services that provide daily needs to community members are best suited for areas within or closer to the Urban Containment Boundary. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and mixed uses, industry development will be designed to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
Institutional	15.54	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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Interchange Lands	291.65	This land use designation is intended for the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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 respect and preserve the integrity of 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	37.60	The mixed use designation is intended to promote mixed commercial and residential development to create vibrant neighbourhoods that include commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential units. Where this designation occurs close to the downtown commercial core and falls within the Heritage Conservation Area, the intent is to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units. The conversion and adaptive use of heritage homes is encouraged.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Mixed Use – Civic Facilities	9.47	This designation applies to developed and undeveloped Village-owned land within the Urban Containment Boundary. It is intended to promote fiscally responsible renewal of aging civic facilities while supporting other community priorities. This designation allows for civic, institutional, and cultural facilities and public open space as well as commercial and multi-unit residential uses.,. Where this designation occurs in the downtown commercial core, the intent is to enable redevelopment of Village facilities in conjunction with commercial and residential uses that will help fund the redevelopment and, where appropriate, provide needed housing. Where this designation occurs outside of the downtown commercial core, the intent is to enable relocation of some Village facilities from the downtown core such as public works and operations and allow for other suitable land uses to help fund the redevelopment and provide opportunities for other uses that benefit the community.
Multi-Unit Residential	18.93	This designation is intended to allow for a variety of multi-unit 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	1,043.52	The intent of this designation is to provide suitable land for environmental conservation, heritage conservation, biodiversity and wildlife connectivity, watershed protection, drinking water supply (within the Village Forest Lands) 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	11.11	This designation 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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Residential, Large Lot	28.64	This designation is 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	100.19	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 and absorb a large proportion of the projected population growth. Infill housing provides small scale multi-unit housing, somewhere in size between detached single-family dwellings and multi-unit apartment buildings, to increase the diversity of housing in the Village. Infill development may include a range of housing forms such as single-family homes with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, house-plexes, duplexes, triplexes, 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	706.80	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 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.

Table 5: Land Use Designation Areas

Land Use Designation	Area (ha)	Percent of Total Village Area
Commercial Mixed Use	38.46	0.14%
Freshwater	136.99	4.81%
Industry	460.42	15.33%
Institutional	15.54	0.55%
Interchange Lands	291.65	10.25%
Mixed Use	37.6	1.32%
Mixed Use – Civic Facilities	9.47	0.33%
Multi-Unit Residential	18.93	0.66%
Open Spaces, Park, and Greenways	1,043.52	36.67%
Recreational Residential	11.11	0.39%
Residential, Large Lot	28.64	1.01%
Residential Infill	100.19	3.52%
Working Forest	706.80	24.84%
TOTAL	**2,864.72**[10]	**100%**

The Village has a good distribution of different land use designations, including natural areas (66%, comprised of Working Forest, Open Spaces, Parks and Greenways, Freshwater), employment lands (42%, comprised of Commercial, Industrial, Institutional, and Working Forest), residential lands (5%, comprised of Multi-Unit Residential, Residential and Residential Infill) and mixed use lands which contribute to both residential and employment lands (12% including Commercial Mixed Use, Interchange Lands, Mixed Use, Mixed Use-Civic Facilities) (Table 5).

The Heritage Conservation Area, encompassing the Village's commercial core, continues to accommodate all the Commercial Mixed Use area, and a significant percentage of Mixed Use and Mixed Use Civic Facilities.

[10] Note that this total is different from the total area of the Village administrative area identified in section 1.4 because the calculations are based on the area of properties within the designations and does not include the area taken up by road rights-of-way.

Table 6: Area within the Heritage Conservation Area

Heritage Conservation Area (HCA)	Area (ha)	Percent of Total HCA	Percent of Total Designated Area
Commercial Mixed Use	3.85	42.24	100%
Institutional	0.14	1.53	0.9%
Mixed Use	3.27	35.96	8.71%
Mixed Use – Civic Facilities	1.74	19.16	18.42%
Open Spaces, Parks and Greenways	0.1	1.10	0.01%
TOTAL	**9.1**	**100%**	

7.1.2 LAND USE DESIGNATIONS AND ZONING

Lands within the Village are designated for specific land uses to guide how properties can be developed. Land use designations may differ from the current zoning. The intent of an OCP designation is to reflect present use, or to guide the future development of the Village and to provide a greater level of certainty to landowners and the community of what uses are supported in certain areas. **Map A** refers to land use designations.

In some instances, existing zoning will be carried forward at the time a comprehensive new Zoning Bylaw is adopted; this is intended to respect existing businesses and industry and acknowledge that full implementation of the Official Community Plan designations and policies may await comprehensive re-development proposals by the owners.

7.1.3 OBJECTIVES FOR OCP AMENDMENT APPLICATIONS

1. Ensure applications to amend the OCP Bylaw fit within the vision and goals of the OCP and have a community benefit.

7.1.4 POLICIES FOR OCP AMENDMENT APPLICATIONS

1. Property owners proposing to amend the OCP may be required to submit impact assessment reports, at the discretion of the Village. Where required, these will be prepared by appropriately qualified professionals.
2. The use of public funds for capital cost of extending infrastructure including, but not limited to, roads, potable water, sewer and stormwater management, outside existing serviced areas is discouraged.
3. Proposed development projects must demonstrate clear and measurable benefit to the community through rigorous and supportable evidence-based research and analysis.

4. OCP amendment applications, in particular amendments to the urban containment boundary, must demonstrate the benefit of the proposed project to the community. The proposal will be evaluated on that basis. Demonstrable community benefit includes:
    a. Extent to which the development meets the OCP vision, goals and policies
    b. Providing a use that is responding to community need
    c. Contributing toward meeting the projected housing need as per the most recent Housing Needs Report.
    d. Providing an amenity that will benefit the residents of Cumberland (including, but not limited to):
        i. Affordable housing, with a signed housing agreement with the Village
        ii. Park dedication (in addition to the minimum requirements for subdivisions that trigger a five percent dedication) and park improvements
        iii. Contributions to fire and emergency services
        v. Contributions to the Affordable Housing Reserve Fund
        vi. Conservation of heritage resources
        vii. Provision of off-site infrastructure, or upgrades
        viii. Public EV charging stations
        viii. Inclusion of universal designed and adaptable housing
5. Parks, public trails and pathways, and utilities are permitted in all land use designations, subject to the zoning regulations for the specific site.

7.2 GROWTH MANAGEMENT

7.2.1 OVERVIEW

Between 2016 and 2021, the Comox Valley was among the fastest-growing regions in BC, with a 9% population increase compared to the provincial average of 7%. Cumberland experienced the most rapid growth in the area, expanding by 19% during this period. [11]

This growth brings community, economic, and environmental impacts that must be carefully managed. Through the OCP engagement process, Cumberland residents expressed strong support for accountable, well-managed growth that maintains the Village's unique character and safeguards its natural environment.

Effective growth management requires thoughtful evaluation of development and infrastructure, guided by clear evidence, measurable outcomes, and long-term planning for housing, heritage conservation, services, employment, agriculture, and social needs. For Cumberland, this means fostering compact,

[11] Comox Valley Regional District 2024 Housing Needs Report

complete communities near existing amenities and ensuring development aligns with the Village's financial capacity.

Unmanaged expansion risks inefficiency and sprawl. This OCP establishes an urban containment boundary for new residential growth, identified on **Map A: Land Use Designations**. By focusing new residential development where infrastructure already exists, the Village can reduce costs, optimize services, and preserve its distinct identity.

Land designated for industrial and commercial uses that depend on large properties or are incompatible with residential use are located outside the urban containment boundary.

7.2.2 FUTURE HOUSING DEMAND



Figure 15: Population Growth (BC Statistics)

Provincial legislation enacted in 2023 requires local governments to designate sufficient land in their OCP for residential use to meet the projected 5- and 20-year housing need for different types of housing, using 2021 as the base year. Cumberland's 2024 Housing Needs Report projects the community's population to grow from 4,655[12] residents in 2021 to 5,130 in 2026. By 2041, the population is expected to reach 6,660. In other words, from 2021 to 2041 about 2005 more people are estimated to call Cumberland home (figure 15).

The projected housing need is 358 units by 2026, using 2021 as the base year, and 1,350 units by 2041 (figure 16).[13] The total demand for housing is comprised of categories identified in table 7 below and further described in table 8.

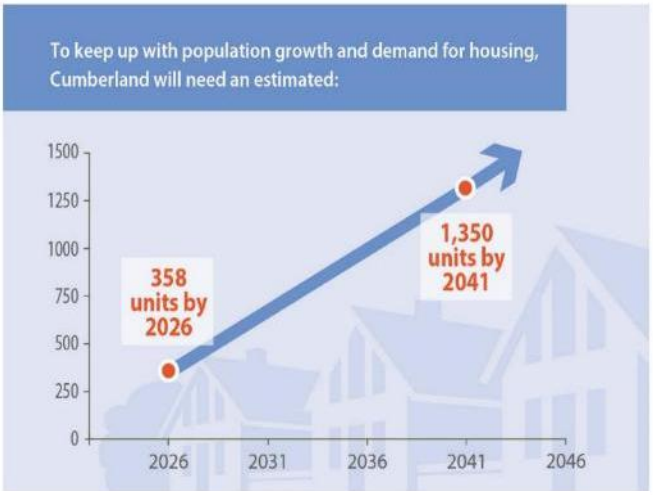


Figure 16: 5- and 20-year Housing Demand from

[12] Note that the 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

[13] Village of Cumberland 2024 Housing Needs Report

Table 7: Housing Demand Projection

Housing Units For:	5-year (by 2026)	20-year (by 2041)
A: Housing in Extreme Core Housing Need	21	86
B: Individuals experiencing homelessness	12	23
C: Suppressed households	19	78
D: Anticipated household growth	232	866
E: Increasing the rental vacancy rate to 3%[14]	2	9
F: Local demand buffer	72	289
Total	**358**	**1,350**

Table 8: Components of Housing Demand

Housing units for:	Intention
A: Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B: Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.
C: Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment.
D: Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Anticipated growth for municipalities is based on the average of local and regional projections.
E: Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F: A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This “demand buffer” accounts for the number of units required to meet “healthy” market demand in different communities. The demand factor is based on a ratio of housing price to housing density in the community.

Source: Ministry of Housing. 2024. Guidelines for Housing Needs Reports

The projected housing demand can be met primarily through development within the following land use designations:

- Residential Infill
- Multi-Unit Residential

[14] For clarity, the additional units under E would increase the rental vacancy rate to 3% only in combination with the other measures which are also adding to the rental housing stock.

- Mixed-Use
- Mixed-Use Civic Facilities

The type of development that will contribute to meeting Cumberland's housing need are additional secondary suites, accessory dwelling units and redevelopment of some properties with four units within the Residential Infill designation, new multi-unit residential development within the Village core, and residential infill and multi-unit development within the remainder, and still undeveloped portion, of Coal Valley Estates. In addition, the Village is expecting to redevelop the property that includes the municipal hall with a mixed use building that may include civic offices on the ground floor and apartment units above. The Village-owned property on Union Road may also be developed within the next 20-years with a mixed-use development that includes residential units.

In short, there is sufficient capacity to accommodate projected future housing demand on the lands designated for residential use on **Map A** of the OCP. Pursuant to provincial requirements, the numbers will be updated every five years to help stay on track to meet housing demand.

7.2.4 GROWTH MANAGEMENT OBJECTIVES

1. Provide a balanced amount of land within residential, commercial, industrial, agricultural and resource lands, open space, parks and greenways land use designations.
2. Carefully manage the geographic extent of development and the amount of greenfield converted to development.
3. Strive to concentrate new development or human activities to the least environmentally sensitive lands.
4. Carefully consider the impacts of new development proposed within the Comox Lake watershed, the regional drinking water supply, requiring professional studies and feedback from the Comox Lake Watershed Protection Advisory Group, as part of the review of a development application.
5. Maintain the integrity of a secure and productive resource base.
6. Encourage the assembly of development sites that enable the best realization of permitted development potential for the area.
7. Encourage settlement patterns that minimize the risks associated with natural hazards.
8. Maintain strong relationships with municipal neighbours and regional partners to ensure that growth and change decisions reflect provincial and regional policies.
9. Maintain the Village Centre as the residential and commercial hub of the community.
10. Ensure decision-making on growth and change takes into consideration the Village's financial and infrastructure capacities.
11. When planning for Village facility replacement, strive to minimize the financial burden on taxpayers through partnerships, sale or lease of surplus Village land.
11. Maintain an urban containment boundary to:

    a. Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.

b. Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.

c. Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.

d. Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.

e. Focus the infill development mandated by the *Local Government Act* (LGA), section 481.3 to areas within walking distance of the Village core.

7.2.5 GROWTH MANAGEMENT POLICIES

Areas within the Village boundaries provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings and to allow the Village to concentrate infrastructure spending and community amenities within or near the Village Centre.

1. Take a precautionary approach to future growth in currently undeveloped areas, including coordinating with adjacent jurisdictions to share information and resources, identify, map and ground truth conservation areas that connect habitats.
2. Make Village capacity to finance growth a priority consideration in growth and change decisions.
3. Identify and protect environmentally sensitive areas to ensure an appropriate balance between future growth of the community and conservation of natural ecosystems.
4. Work with School District 71 and other local governments to identify projected future need for new school sites in Comox Valley municipalities and electoral areas and for a school site acquisition charge. . Existing school locations within Cumberland are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**.
5. Consult with School District 71 when reviewing development proposals for large areas of undeveloped land to consider dedication/acquisition of a new school site.
6. To facilitate managed growth, appropriate development, and decision making, require all development proposals to demonstrate to the Village and community, clear and robust evidence-based analysis and assessment of market and growth conditions, community needs and benefits.
7. Except as required to improve the health and safety of existing development, do not expend public funds for the capital cost of extending servicing of roads, water, sewer, and stormwater/rainwater systems to lands outside of the Village boundaries.
8. Direct most of the new growth, particularly higher density residential uses, within a 15–20-minute walk to the Historic Village Commercial Core (HVCC) as shown on **Map A: Land Use Designations**. This is intended to:
    a. Reinforce the role of the HVCC as the preferred focus for business, cultural, recreation, and tourism services for Cumberland
    b. Promote walkable, pedestrian friendly neighbourhoods
    c. Encourage an entrepreneurial and business-friendly climate for future investment

d. Reinforce and promote the heritage values and character of the downtown area and the Village centre as a whole,

e. Accommodate appropriate infill and development in this area

f. Reduce infrastructure servicing costs associated with new development.

7.3 HOUSING

7.3.1 HOUSING OVERVIEW

The Village strives to provide a mix of housing types and tenures, accommodating residents' needs across all stages of life, including ageing in place. A diverse mix of housing types includes single family dwellings, secondary suites, accessory dwelling units, multi-plexes, and apartment units.

A greater diversity of housing, including affordable housing, also ensures that residents of different income levels can live and work in Cumberland.

Village development permit requirements and building inspection ensure housing is well-built and safe, has energy efficient building envelopes, heating and cooling systems, , and reduced greenhouse gas emissions.

Housing Form

The majority of housing in Cumberland continues to be single-detached homes, with about one quarter built prior to 1961. However, Cumberland's housing stock has been getting newer and more diverse over the past decade. In 2011, 78% of households lived in single-detached homes. By 2021 this decreased to 65% (figure 17). The decrease is largely due to more homes with secondary suites which now make up 29% of housing in Cumberland. Since the proportion of apartment buildings remains low, at 4% of all dwelling types in Cumberland, secondary suites are the main housing option for renter households who cannot afford to rent an entire single residential detached home.

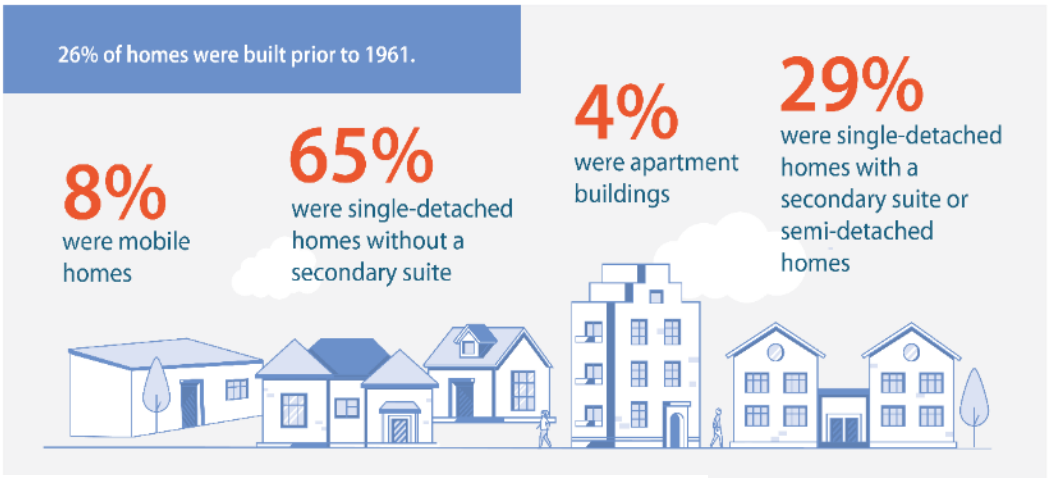


Figure 17: Dwelling Types (2021 Census)

Housing Tenure

The proportion of renters increased by only one percent between 2016 and 2021. A bigger jump was observed between 2011 and 2016 when the proportion of renters increased from 18% to 27%. The low rental vacancy rate in recent years (ranging from 0.7% to 1.4%) is evidence of a high demand but low supply of rental units in Cumberland.

Subsidized Housing

While the number of renters living in subsidized housing increased from 415 to 515 between 2016 and 2021, the number decreased as a proportion of the total number of renters from 11% to 8.7%.

Housing Affordability

The number of households living in housing that is unaffordable to them has decreased from 380 in 2016 to 340 in 2021. That is a proportionate decrease of 6%, from 24% in 2016 to 18% in 2021.

However, these numbers are misleading. Housing has not become more affordable for low-income residents in Cumberland. The reason for the decrease in persons living in housing that is unaffordable to them is that the number of more affluent residents in the Village has grown. The number of households with an income of more than $100,000 increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. Lower income households therefore make up a relatively lower percentage of the population. It is likely that some have been displaced to other, more affordable communities.

Core and Extreme Core Housing Need

Households experiencing core housing need lack access to housing that is considered adequate, affordable and suitable. Housing is considered inadequate if it lacks the bedrooms and size suitable for the size of the household. It is considered unaffordable, if it costs a household more than 30 percent of before-tax income, and unsuitable if the dwelling needs major repairs.

The core housing need of owners increased by 1% between 2016 and 2021, while the core housing need of renters decreased by 8% from 26% in 2016 down to 16% in 2021. In real numbers, this represents 20 fewer owners and 15 fewer renters in core housing need in 2021.

At first glance, this looks like a good news story; however, extreme core housing need statistics, where households pay more than 50 percent of before-tax income on their housing, paint a different picture. Extreme core housing need increased by 1% for owners (15) and by 2% for renters (20).

Core and extreme core housing need was most likely also lower in 2021 than in 2016 due to income support payments during the 2019-2021 corona virus pandemic.

7.3.2 HOUSING OBJECTIVES

1. Make housing in Cumberland more attainable for people of medium and low incomes.
2. Meet the community's 20-year housing need identified in the most recent Village of Cumberland Housing Needs report.
3. Provide a greater diversity of housing types to respond to residents' needs at all stages of their lives, in particular housing types currently in short supply such as residential infill and multi-family housing.
4. Facilitate more rental housing.
5. Increase the number of affordable housing units in the Village to reduce the number of residents in core and extreme core housing need.
6. Increase special needs housing in the Village for individuals who require accessibility modifications or support services.

7.3.3 HOUSING POLICIES

Attainable Housing

1. Support opportunities for attainable housing through:
    a. New multi-residential development
    b. Residential infill development, including secondary suites, accessory dwelling units and multi-plexes in addition to single residential dwellings.
    c. Rental apartments
2. Support the delivery of new housing units by streamlining development permit requirements.
3. Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations.
4. Ensure zoning regulations, particularly density, use, and parking are calibrated to market realities.

Housing Diversity

5. Give priority to development proposals for housing that adds more diversity to the existing single-residential dominated housing stock.
6. Encourage diverse housing tenures within residential areas such as rental housing, cohousing, and cooperative housing, especially where these meet an affordable housing need.
7. Integrate seniors, transitional, and special needs housing into the community, especially where there is good access to public transit and basic support services.

Rental Housing

8. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.

9. Retain Council policy not to grant conversions of rental apartments to strata condominiums if vacancy rate is below 3%.
10. Where appropriate, require the development of a tenant relocation plan as a mandatory element of applications to rezone or redevelop a property with existing rental units.
11. Continue to restrict short-term rentals to a limited area within the Village
12. Support the location of supportive or transitional housing within the Village for special needs groups, such as the physically or mentally disabled, young people and others who have unique social needs (Note, provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes).

Manufactured Home Parks

1. Encourage the retention and creation of manufactured home parks in appropriate locations, as a viable and important source of affordable home ownership in Cumberland. New, stand alone, manufactured home parks will be considered subject to the following conditions:
    a. Connection to municipal water, sanitary sewer and storm systems
    b. Meeting the minimum lot size required in the current zoning bylaw
    c. Establishment of a comprehensive site plan showing lay out of the pads, internal road circulation, parking, and extent of buffering from adjacent non-mobile homeland uses
    d. Sensitive integration into the existing neighbourhood and with adjacent residential uses
    e. The development of and compliance with a bylaw regulating their form and appearance
2. Explore the possibility of strengthening security of tenure for residents of manufactured home parks and other protections that address issues related to the displacement of manufactured home park residents. This may include requiring the development of a tenant relocation plan as a mandatory element of any application to re-zone/re-develop a manufactured home park.

Employee Housing

3. Encourage large-scale hotel and resort developments to include an affordable supply of rental housing for employees within the development, or where not feasible, within the community..

Non-Market Housing

4. Collaborate with appropriate agencies and organizations to source funding for non-market housing projects.
5. Facilitate partnerships or partner directly with non-profit housing societies on non-market housing projects as part of the redevelopment on Village properties.
6. Consider zoning amendments to incorporate inclusionary zoning and/or density bonusing to support non-market housing developments.
7. Reduce development costs for non-market housing projects where possible by fast-tracking development applications, reducing application fees, , reducing parking requirements, delegating minor parking variances to staff, exploring exemptions of some development permit

requirements, granting partial or full property tax exemptions, and/or reducing development cost charges.

8. Provide small grants for pre-development or other costs to non-profit housing providers from the Village's Affordable Housing Reserve Fund.



7.4 HERITAGE CONSERVATION

7.4.1 OVERVIEW

The heritage values of a community are communicated through the continued presence, use and understanding of its historic places. Cumberland's heritage values are founded in its downtown and surrounding residential area, historic town sites, industrial sites, structures, landscapes, people and events, and are central to the Village's identity.

K'ómoks First Nations Presence

Cumberland lies within the traditional territory of the K'ómoks First Nation. Historic records indicate that the K'ómoks people used the area for beaver hunting and for its forests. Stumps of culturally modified trees have been identified in the inundation zone of Comox Lake and on several sites adjacent to the lake. The K'ómoks also travelled through the area to access the Alberni Valley. Archaeological investigations have determined that the Comox Lake area has a high potential for unrecorded archaeological remains.[15]

Reconciliation is a priority for the Village and the Village will seek opportunities to recognize K'ómoks presence and culture throughout Cumberland. Examples of those efforts to date include the alleyway naming project and the welcome poles in Peace Park.

The Coal Mining Era

Beginning in 1852 with the discovery of rich coal deposits near Comox Lake, the area witnessed a huge cultural shift with the arrival of prospectors and later settlers. Drawn by the Provincial Government's offer of 100 acres of coal land for every $1000 invested in coal development, a group of prospectors organized the Union Company, from which the early settlement took its first name – Union.

[15] Baseline Archaeological Services. November 2002. Final Report – Archaeological Inventory Study of the Inundation Zone of Comox Lake.

The mines were developed in the 1860s and 1870s but once funds ran low, the investors sold their rights to the Dunsmuir family who formed the Union Colliery Company of British Columbia.

The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889. The town of Cumberland was built further east in 1893. Many residents of Union moved into Cumberland. Cumberland was named after the county in England, known for its coal mining and beautiful lake country. The two towns were amalgamated in 1967. Many of the Union Camp houses remain on Camp Road, now officially called Dunsmuir Avenue.

Robert Dunsmuir was known for a lack of safety procedures and non-union labour practices. Mining was back-breaking and dangerous work and many workers were killed due to poor working conditions and explosions. Cumberland played a large role in the labour movement in BC and Canada, including the formation of the Coal Miners Union in 1912, and several historically significant strikes. Labour activists Joe Naylor and Ginger Goodwin were leaders in the labour movement and helped shape the culture of the community.

Cumberland remained an active coal mining town until 1966. As the coal industry declined, the local population decreased. However, in the past 30 years Cumberland has celebrated its history and has transformed into a popular tourist destination, driven by its internationally renowned mountain biking trails and BMX track and its music, art, festivals and community events. These attributes also make it a desirable place to live for individuals and families.

A number of heritage commercial, institutional and residential buildings along with mining artifacts dating back to the coal mining era remain within the Village. The Village has designated the municipal, Japanese and Chinese cemeteries as heritage resources, along with the former Post Office/Customs Office located at 2739 Dunsmuir Avenue and the Memorial Arch (Built 1921) in front of the Legion Building located on 2775 Dunsmuir Avenue. In addition, a covenant to protect Coal Creek Historic Park, former site of Chinatown and Number One Japanese town is registered on property title. The Village's Parks and Greenways Plan requires the protection of historic mining areas and artifacts. In 2017, Village Council established a community heritage register. At the time of adoption of this Plan, the Register included 26 heritage features and is continually being expanded.

To maintain and support the cultural heritage of the community and assist in the revitalization of the downtown area, a Heritage Conservation Area has been established for the Historic Village Commercial Core and is described in Section 11 and identified on **Map K: HCA-1 Heritage Conservation Area**. This, however, does not preclude future preservation of the diverse heritage residential buildings located throughout the Village, which are a major asset and contribute to the Village's character. **Map L: Historic Neighbourhoods** identifies historic neighbourhoods in the Village. The map includes those neighbourhoods that still retain some of the original character and a high proportion of heritage buildings.

The names of the neighbourhoods are local names that reflect past residents' occupations or cultural heritage, the predominant building form, or the name of the subdivision. Table 9 lists the names and their origins.

Table 9: Cumberland Historic Neighbourhoods

Historic Neighbourhood	Origin of Name
Camp Road	Named after "Union Camp" this section of Dunsmuir Avenue west of Sutton Road encompasses the former Union Colliery Company's housing for mine workers. The street is known for its small gable or shed-roof cabins with front porches located close to the road.
Doctor's Row	Doctor's Row encompasses the residential homes located on Windermere Avenue, formerly called Hospital Avenue, between First Street and Second Street. Many of the homes were originally occupied by medical doctors working in Cumberland's hospital.
Fernwood Heights	Fernwood Heights consists of two blocks of residential homes located along Maryport Avenue between First and Third Streets. The homes date to 1894-1895 and were owned by well-to-do families, including business and store owners, architects and contractors. Fernwood Heights is one of the oldest residential streets in Cumberland.
42nd Street	This area carries the name of the 1932-33 "42nd Street" subdivision by Canadian Collieries Dunsmuir Limited (CCDL) encompassing properties along both sides of Cumberland Road, generally between Primrose and Hope Streets, along the east side of Mill Street, the south side of Wellington Street and the block between Primrose and Bevan Roads (see **Map L**). The company hired unemployed miners' sons for a dollar a day to clear the land. Once the lands had been subdivided into lots, the miner's sons drew the lots from a hat and they or their parents could then purchase the lot for $50. The "suburb", as it was called in the newspaper, was named after a movie playing at the Ilo Ilo Theatre at the time. A poster promoting the 42nd Street movie was displayed close to the subdivision.
Historic Village Commercial Core	This area generally corresponds to the historic commercial core of the Village, recognizing that there were a few isolated stores and businesses in other neighbourhoods of the Village.
Jerusalem	Jerusalem includes an area of 24 adjoining properties on the south side of Derwent Avenue and the North side of Allen Avenue between Second and Fourth Street. About 18 of the properties had rental cottages built for merchant Harry Hamburger. Because Hamburger was Jewish and the cottages had a distinctive building style, the area became known as Jerusalem.
New Bevan	The New Bevan neighbourhood encompasses 37 standard model residential homes, located on Dunsmuir, Penrith, Maryport and Windermere Avenue between Fifth and Seventh Street. The original homes are single storey, wood frame buildings with a hip roof. The houses were built as company homes for

Historic Neighbourhood	Origin of Name
	mineworkers' families in nearby Bevan in 1910-1912 and were relocated to Cumberland in 1918.
Veterans' Housing	Cumberland's veteran's housing consists of thirty-five residential homes built with federal funding between 1945 and 1947 to provide housing for WWII veterans. The houses are located on Beaufort, Maryport, Windermere and Ulverston Avenue. The land was deeded to the (then) City of Cumberland by Canadian Collieries Dunsmuir Limited (CCDL).
Historic Cumberland, remaining	Historic Cumberland includes all of the above neighbourhoods that have names based on common attributes as well as those neighbourhoods without specific names that were created through subdivision between 1893 and 1930.

Source: Barr, Jennifer Nell. 1997. Cumberland Heritage: A selected history of people, buildings, institutions and sites, 1888-1950.

7.4.2 HERITAGE CONSERVATION OBJECTIVES

1. Promote public awareness, appreciation and support for Cumberland's heritage resources and their importance to community identify and character.
2. Ensure heritage conservation is an integral part of community planning.
3. Preserve the Village's built heritage, artifacts, structures, and landscapes.
4. Identify and promote incentives to assist in the conservation of heritage buildings, structures, sites, and significant trees.

7.4.3 HERITAGE CONSERVATION POLICIES

1. Provide and continually update resources and information for property owners and developers about the process and requirements for development within the designated HCA, including information about the benefits of a Heritage Revitalization Agreement and having property listed on the Community Heritage Register.
2. Create signage to recognize historic places, streetscapes, alleys, and neighbourhoods to increase awareness and appreciation of Cumberland's heritage.
3. Create awareness, appreciation and support for Cumberland's heritage resources by supporting initiatives such as heritage-themed events, interpretive walks, heritage restoration awards, heritage plaque program, and stop of interest signs.
4. Explore establishing limited area HCAs outside of the HCA-1 boundaries even if they include only one building, a few buildings, or a block, to capture significant heritage properties.

5. Facilitate the preservation of the Saito House in Coal Creek Historic Park through the creation of a separate lot containing the house and yard, a heritage conservation covenant and heritage designation.

6. Work in a collaborative and transparent manner with property owners and occupants, when documenting heritage values and adding resources to the Community Heritage Register.

7. Continue to implement the vision, principles and actions set out in the 2016 Heritage Management Plan.

8. Determine priority heritage resources to be added to the Community Heritage Register based on the selection criteria in the 2016 Heritage Management Plan and document their historic, social, cultural, spiritual, aesthetic, architectural, and scientific values.

9. Explore the adoption of a Heritage Site Maintenance Standards Bylaw for properties listed on the Community Heritage Register.

10. Where opportunity and funds are available, seek partnerships for the acquisition of lands and structures of cultural and historic significance within the Village for the purposes of conservation, preservation and redevelopment of the Village's historic character.

11. Work with private landowners to retain appropriate public access to the existing system of logging roads, artifacts and rail beds as part of the Village's broader heritage infrastructure.

12. Encourage the preservation, restoration, rehabilitation, and heritage designation of privately-owned heritage resources through a *heritage revitalization agreement* offering incentives such as the following:

    a. Additional density (e.g. addition of a mezzanine in a heritage building or addition of a new building behind a heritage building)
    b. Relaxation of Zoning Bylaw requirements (permitted uses, site coverage, parking requirements, set-backs, etc)

13. Consider partial or full property tax exemptions to encourage heritage conservation.

14. Where financially feasible, seek to provide incentives for heritage conservation such as façade renovation grants.

15. Discourage the demolition or unauthorized alteration of heritage buildings or structures.

16. Employ, where appropriate heritage protection measures such as:

    a. Heritage Inspections
    b. Heritage Impact Assessments
    c. Temporary Heritage Protection
    d. Heritage Conservation Covenants
    e. Heritage Revitalization Agreements
    f. Heritage Designations

g. Heritage Compensations
h. Heritage Conservation Areas
i. Heritage Alteration Permits
j. Heritage Site Maintenance Standards
k. Tree Protection
l. Reservation and Dedication of Heritage Property

17. Heritage conservation is inherently sustainable, as it minimizes:

    a. The need to destroy building materials and retains established land use situations and infrastructure
    b. Conserves embodied energy
    c. Reduces pressure on landfill sites
    d. Avoids impacts of new construction and minimizes the need for new building materials
    e. The loss of cultural and economic opportunities that support a healthy livable community

    The Village encourages building upgrades that increase energy efficiency, water conservation and reduce greenhouse gas emissions. However, upgrades should be undertaken without destroying heritage character defining elements, and consideration should be given as to how to balance upgrades and heritage conservation. Energy upgrading measures for heritage buildings should be assessed against the *Parks Canada Standards and Guidelines for the Conservation of Historic Places*.

7.5 MUNICIPAL INFRASTRUCTURE

7.5.1 OVERVIEW

The water, sewer, and stormwater systems are critical to the long-term sustainability of the built environment. Municipal infrastructure supports development and growth and creates opportunities for recreation, tourism, and environmentally friendly and innovative industrial development. As areas grow and redevelop, infrastructure needs to be upgraded or expanded. At the same time, existing infrastructure throughout the Village has to be maintained and eventually replaced. Like many municipalities, Cumberland is facing infrastructure challenges, including growth induced demand for more and improved services, aging infrastructure, and regulatory demands with limited options for raising capital to respond. These challenges have resulted in an infrastructure deficit at a critical time where infrastructure upgrades and repairs are necessary to respond to the impacts of climate change.

Managing how and where the community grows is the most important tool the Village has to achieve financially sustainable infrastructure. Strategically focusing investment close to the Village core and areas of our community with existing surplus capacity will help to service population growth while minimizing long-term maintenance and renewal costs.

To meet the goals and objectives of this OCP for the built and natural environment, policies outlined below have been developed that encourage new developments to incorporate best management

practices (BMPs) in stormwater, waste, sewer, and water supply management planning and facility designs. This is combined with policies toward existing infrastructure that looks to continual and cost-effective improvement of the current network of services and utilities.

7.5.2 GENERAL MUNICIPAL INFRASTRUCTURE OBJECTIVES

1. Ensure financially sustainable service delivery that considers long-term maintenance and replacement costs.
2. Ensure the availability of services to meet existing and future community needs in a cost-effective and environmentally friendly manner.
3. Seek mutually beneficial partnerships with all levels of government and First Nations.
4. Provide an adequate and appropriate supply of water to meet domestic, commercial, industrial and institutional needs and fire protection requirements.
5. Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems.
6. Encourage the use of integrated stormwater management techniques.
7. Provide a safe and efficient multi-modal transportation network compatible with existing and proposed land uses.

7.5.3 GENERAL MUNICIPAL INFRASTRUCTURE POLICIES

1. Consider full lifecycle costing of new infrastructure at time of redevelopment or community expansion when determining new fees and charges.
2. Implement an asset management program to ensure fiscally sustainable delivery of infrastructure services that takes into account long term maintenance and replacement costs.
3. Focus growth away from new suburban greenfield developments and towards areas that are already well-serviced to ensure the efficient use of infrastructure.
4. Focus infrastructure upgrades in areas of the Village that exhibit limited infrastructure capacity and high likelihood of redevelopment:
    a. West Dunsmuir and parts of Downtown/Village Core have a high likelihood of redevelopment due to the age and condition of some of the buildings but are also in areas facing major or moderate water and sanitary sewer capacity issues. The Village will prioritize infrastructure upgrades in these areas to support future development. This ensures that infill or higher-density projects will not be hindered by service limitations.
    b. Royston Road and Second Street areas show some capacity issues and a medium likelihood of redevelopment. These areas should be considered for mid-term infrastructure planning to prevent any bottlenecks as redevelopment grows, particularly if surrounding areas are upgraded.

5. Generally, allocate resources to enable civic capital (e.g., signage, street furniture, sidewalks, cycling facilities, parks, leisure facilities, and other infrastructure investments) in growth areas identified on **Map A**: Land Use Designations with the purpose of making these safe, accessible, high-quality living and working environments.
6. Update storm, sanitary and water master plans and models to reflect the future land use designations.
7. Assess infrastructure capacity and review fire flow requirements and on-site stormwater management to support infill and higher density development.
8. Update the Development Cost Charges (DCC) Bylaw when new projects are identified through updated master plans and growth modelling.
9. Synchronize the Village's 5-year capital plan and DCC projects to support infrastructure in expected growth areas and known areas of concern.
10. Ensure that developers pay the full cost of providing services as a result of new development.
11. Apply for funding to support infrastructure upgrades that facilitate infill development.
12. Seek out funding programs to construct capital projects (water, sewer, and road frontage) where they are most needed.
13. Advocate for, pursue and maximize senior government contributions to fund municipal infrastructure.
14. Support opportunities for federal, provincial, and First Nation partnerships for infrastructure to manage costs and risk to the Village and taxpayers.
15. Incorporate greenhouse gas reduction criteria in infrastructure projects for valuation/modeling and procurement.
16. Ensure the provision of adequate off-street parking, loading and service areas for large lot commercial and industrial developments. Consider reducing parking requirements for areas serviced by transit and/or active transportation corridors and for affordable housing developments will lower than average vehicle ownership.
17. Provide appropriate streetlighting for roads and pedestrian walkways.

7.5.4 SOLID WASTE MANAGEMENT

Solid waste management encompasses the processes involved in handling waste generated by households, businesses, and institutions within the region. This includes collection, recycling, composting, and disposal. The Village of Cumberland is part of the Comox Strathcona Waste Management service which serves the municipalities and rural areas of the Comox Valley and Strathcona Regional Districts.

The Comox Valley Waste Management Centre (CVWMC), located on Bevan Road to the northwest of the Village centre, includes a landfill, leachate treatment plant, a recycling depot, facilities for hazardous waste, and an organics transfer station. The site is also home to a biosolids composting facility, operated

by the Comox Valley Sewerage Service. With the closure of the Campbell River Waste Management Centre in 2023 and the future closure of community landfills in Tahsis, Zeballos, and Gold River in the next five to ten years, the CVWMC will be the only waste disposal facility within the CSWM service area, serving an increasing population.

The BC Ministry of Environment (MoE) Landfill Permit 5050 was originally issued in 1978 and was amended in September 2016 under Operational Certificate Number 5050, permitting expansion to three new engineered landfill cells. In 2019 the original landfill at the CVWMC was closed, equipped with an engineered system to manage landfill gas and stormwater and capped and vegetated. A new engineered landfill cell opened in 2013. A third cell is projected to be constructed after 2030. The top of the now closed original landfill cell is approximately 185 metres above sea level. The cell currently in operation will have a similar height and future cells are proposed to have a maximum height of 212 metres above sea level.

The 2016 provincial Landfill Criteria for Municipal Solid Waste require a minimum 50 metre landfill site boundary, of which the 30 m closest to the landfill site boundary must be reserved for natural or landscaped screening (berms and/or vegetative screens). Retention of a tall tree buffer to active landfill cells from the south and north, and a vegetated berm from Bevan Road will be important to mitigate against potential odours and the visual impact of active cells nearing or at capacity.

The 2016 provincial Landfill Criteria for Municipal Solid Waste restricts the location of landfills. The siting criteria state that "the landfill footprint must not be located within 500 metres of an existing or planned sensitive use." [16] Examples of sensitive land uses identified in the document include, but are not limited to, schools, residences, hotels, restaurants, cemeteries, food processing facilities, churches and municipal parks. **Map A: Land Use Designations** shows the 500 metre buffer, drawn around the current active cell and future cells that have been approved by the provincial government.

7.5.5 SOLID WASTE MANAGEMENT POLICIES

1. Continue to encourage and implement resource conservation and waste reduction by continued emphasis on the 4-R's: Reduce, Reuse, Recycle, and Recover; and by community education initiatives with respect to recycling and composting options.
2. Work with regional partners to encourage all property sectors to reduce solid waste generation and increase recycling towards the target of zero waste and to report on waste diversion.
3. Seek opportunities to provide appropriate education programs to public and private sectors emphasizing the importance of waste reduction.
4. Continue coordination with the Comox Strathcona Waste Management service on the implementation of the *Comox Strathcona Waste Management Solid Waste Management Plan, 2012* and participate in the process to update that plan.

[16] Ministry of Environment, 2016. Landfill Criteria for Municipal Solid Waste.

5. Update the Zoning Bylaw to restrict sensitive uses, such as food processing industries, hotels, restaurants, schools and residences, from locating within the 500 metre buffer to the CVWMC shown on the **Map A**: Land Use Designations.
6. Ensure that a buffer of tall trees is allowed to grow to the north, and existing trees are retained to the west and south of the CVWMC and that a vegetated berm is maintained along Bevan Road to reduce the visual impact of currently active landfill cells.
7. The host community agreement with the CVRD should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan and Cumberland Roads, and impacts on Bevan and Cumberland Roads from large trucks and landfill traffic.

7.5.6 STORMWATER MANAGEMENT

The Village's Stormwater Drainage Master Plan, prepared in 2010, provides an overview of the current stormwater characteristics and challenges to the stormwater infrastructure within the Village. The system includes a combined sewer system and a dedicated storm drain system. Combined sewers provide drainage for stormwater and sanitary services and flows to the wastewater treatment lagoons located on the east side of the Village.

The combined sewer system is comprised mainly of clay pipes and asbestos-cement pipes that are reported to be almost a century in age. The dedicated stormwater system is generally newer, with all recent subdivisions having separate systems. Older sections employ open ditches and splash pads, while newer subdivisions generally have piped underground drainage systems and rock pits.[17] It was noted that the existing older systems will need significant upgrades over the long term. Over the past decade, the Village has been steadily making improvements to separate combined sewers to reduce stormwater flows to the sanitary sewer system and reduce the possibility of flooding and decreased treatment efficiency at the sewage lagoon.[18]

The design of stormwater systems at subdivision and building permit is regulated through the Village's Municipal Stormwater System Regulation and Fees Bylaw, 1024, 2015.

The Village is planning to prepare a new Stormwater Management Plan in 2026/2027. Among other things, the new plan will update the existing system model to reflect current and projected population growth and embrace sustainable, nature-based approaches that mimic natural hydrological processes to manage rainfall and reduce runoff.

7.5.7 STORMWATER MANAGEMENT POLICIES

1. Develop and maintain a functional and environmentally responsible stormwater management system.

[17] McElhanney Consulting Services Ltd, Village of Cumberland, Stormwater Drainage Master Plan 2010 p.3
[18] Ibid. p.4

2. Assess infrastructure capacity and review policies such as on-site stormwater management to support infill and higher density development.
3. Continue to prioritize separating older combined stormwater-sanitary sewers within the Village to free up capacity in the sanitary sewer system.
4. Require, prior to the development of new areas, that flow elevations be established with existing storm infrastructure to ensure adequate drainage.
5. Apply current best practices and standards to parking lot design to ensure protection of the environment, water quality and overall management of stormwater.
6. Encourage green stormwater infrastructure, such as green roofs, greywater recycling, bioswales, and infiltration galleries.
7. Use integrated stormwater management practices where appropriate.
8. Encourage, and as feasible, incentivize the use of low impact development strategies in new developments and major redevelopments such as:
    a. Rain gardens and bioretention cells
    b. Green roofs
    c. Permeable pavements
    d. Vegetated swales
    e. Infiltration trenches
    f. Rock pits
9. Adopt performance-based standards that require developments to retain a specified volume of stormwater on-site using green infrastructure before discharging to municipal systems.
10. Explore the feasibility of a stormwater utility fee based on impervious area and offer fee reductions or rebates for properties that incorporate green infrastructure solutions.
11. Where feasible, include green infrastructure features in capital projects related to roads, sidewalks, parks, and civic buildings. This can include bioswales, curb cuts into rain gardens, tree trenches, green boulevards, street trees, amended soils, permeable pavement and green roofs.
12. Protect and restore natural hydrological features:
    a. Preserve wetlands, riparian buffers, and natural floodplains
    b. Prohibit development in sensitive recharge or flood-prone areas
    c. Encourage stream daylighting and naturalization of stormwater channels
13. Encourage or incentivize the installation of rainwater harvesting systems in new developments for non-potable uses such as irrigation and toilet flushing.
14. Partner with other local governments in the region to provide community education, technical support, and demonstration projects to promote awareness and adoption of green infrastructure.

7.5.8 WATER SUPPLY

Most of Cumberland's drinking water comes from five lakes located in the Cumberland Creek and Perseverance Creek watersheds: Allen Lake, Stevens Lake, Hamilton Lake, No. 2 Reservoir and Henderson Lake (see **Map C:** Public Facilities, Major Roads, Sewer and Water Systems). At full storage capacity these reservoirs hold approximately 1, 237, 800 cubic metres of water. This water and the ground water source in Coal Creek Historic Park are the water sources for all of Cumberland and the Royston community (through the sale of bulk water by the Village to the CVRD). Approximately 16 litres of water per second can be drawn from the Coal Creek well while approximately 90 litres of water per second can be drawn from the reservoirs[19] . In late 2014, the Village completed a seismic upgrade of the Stevens Lake dam. Upgrades to No. 2 dam and restoration of eroded sections of Perseverance Creek have been identified as future priority capital projects to improve the resiliency of the Village's water supply to potential climate change impacts.

In response to the Vancouver Island Health Authority (VIHA) policy directive (4-3-2-1 Drinking Water Treatment for Surface Water Policy), the Village installed ultraviolet disinfection treatment in 2015, which provides additional treatment for neutralizing bacteria that cause water borne diseases. The Village has also been proactive in securing and governing safe water supply through various initiatives and policies which were directed towards water conservation, potential groundwater development, and control of water demand within the Village.[20] In order to maintain long term water quality that protects public health, recreational activities and forestry activities within the Village watershed will be closely monitored to minimize potential impacts on water quality.

7.5.9 WATER SUPPLY POLICIES

1. Protect and preserve community drinking water sources to ensure the safe supply of water to any municipal water system.
1. Effectively manage all recharge areas critical to the maintenance and safe function of the Village's water supply.
2. Continue long range planning for water treatment within the water supply system.
3. Ensure that adequate standards and water capacity levels are maintained as Cumberland's population grows and residential, commercial and industrial uses increase.
4. Protect, restore, and where appropriate enhance the natural stream and wetland habitats that support fish and wildlife resources.
5. Implement ongoing water demand management and education.
6. Encourage gray-water recycling.
7. Promote water storage barrels/rainwater catchment in yards for water reuse.

[19] https://cumberland.ca/water-services/

[20] McElhanney Consulting Services Ltd. Village of Cumberland Long Range Water Supply Strategy,2011

7.5.10 LIQUID WASTE MANAGEMENT SERVICES

The Village of Cumberland has been undertaking a comprehensive Liquid Waste Management Plan (LWMP) process since 1998, with the current phase restarted in 2016 following Council's decision to pursue a made in Cumberland solution rather than joining regional wastewater treatment initiatives. The LWMP was developed through extensive community consultation and technical analysis, with the Draft Stage 3 report submitted to the Ministry of Environment and Parks in March 2025 for approval.

The Village's wastewater treatment system will consist of upgraded lagoons with tertiary filtration, UV disinfection as well as a biochar media reed bed that discharges treated effluent to augment the North Wetland area and support habitat restoration. The system has been designed to handle high wet weather flows from remaining combined sewer areas as well as further population increases. The combined storm sewer systems will need to be replaced. This upgrade is essential to meet regulatory requirements and protect receiving waters including Maple Lake Creek, Trent River, and Baynes Sound.

The Village's wastewater treatment facility site requires protection through appropriate land use designations to ensure long-term operational viability and allow for future expansion or upgrades. The treatment system capacity will guide the sequencing and density of future development to ensure adequate servicing levels are maintained.

Key Infrastructure Projects

- Completion of wastewater treatment lagoon system upgrades to meet regulatory standards
- Continued separation of combined sewer systems in remaining areas
- Implementation of source control measures for industrial and commercial discharges
- Enhancement of system monitoring and compliance reporting capabilities. Development of long-term asset management strategies for major infrastructure components

Environmental Protection Measures

The LWMP emphasizes protection of receiving waters including Maple Lake Creek, Trent River, and associated wetlands through upgraded lagoon treatment and enhanced discharge monitoring. Natural nitrogen removal occurring in Maple Lake Creek provides additional environmental protection, though future nitrogen treatment requirements may be imposed through operational certificate amendments. The north wetland area serves as both a receiving environment for treated effluent and habitat enhancement area, requiring protection from incompatible land uses. The treated water will augment the wetland and support the proposed new Maple Lake Creek channel for habitat restoration. Stormwater management integration is essential to reduce inflow and infiltration into the sanitary system while protecting water quality in local watersheds.

7.5.11 LIQUID WASTE MANAGEMENT PLAN COMMITMENTS

1. Continue with the combined sewer separation program to achieve 100% separation of all remaining combined sewers and pursue all grant funding and co-construction opportunities to assist with this.

2. Complete the updates to the storm drainage and sewer master plans and update storm drainage and sewer bylaws and enforcement policy, if necessary. Specific attention to be given to the storm bylaw for encouragement and enforcement for property owners in newly separated storm/sanitary areas to make connections to the new storm system.
3. Develop and implement the Fats, Oils, and Grease (FOG) Bylaw to improve the wastewater source control and compatibility for treatment at the WWTF.
4. Develop an educational program for the public and private sector with a focus on source control of contaminated dischargers to the sanitary sewer (and storm drain) systems.
5. Identify other sources of infiltration and inflow (other than combined sewers), develop a repair program, and update an asset management plan of the collection system.
6. Implement the required funding structure to fund the LWMP program. Update the Wastewater DCC rates and bylaw to include future payment of the loans for the treatment upgrades.
7. Establish a composite sampling program of the WWTF influent and final effluent to verify contaminant loading and removal rates. Formulate and define sampling protocols.
8. Implement the enhanced Receiving Environment Monitoring Program (REMP) to assess the cumulative effects and benefits of the future effluent discharges into the receiving environment.

7.5.12 OUTDOOR LIGHTING

Intrusive lighting installations can significantly disrupt the nocturnal environment and impact residents if the light encroaches into their homes. Preserving dark skies is a key priority for Cumberland, not only to protect the character of the night-time landscape but also to support human health and the natural environment. Equally important is the energy efficiency of lighting systems, which plays a crucial role in reducing the community's overall energy consumption.

To that end, it is essential that all lighting installations are thoughtfully designed—both in terms of their placement and their energy use. In many instances, existing lighting can be made more environmentally responsible through simple measures such as redirecting light, adding shielding, or reducing the wattage of luminaires. The form and character development permit area guidelines (DPA's 5 to8) in this OCP include guidelines on outdoor lighting on private property.

In 2021, the Village started replacing existing streetlights with dark sky compliant 3000K warm colour LED lights as old light bulbs burn out. All new developments in the Village are now required to use LED lights.

7.5.12 OUTDOOR LIGHTING POLICIES

1. Ensure outdoor lighting installed in new developments follow international dark skies guidelines, controlling both the quantity and quality of night lighting. There should be sufficient on-site illumination for pedestrian and vehicle safety, while minimizing encroachment into adjacent properties and natural areas.

2. Continue efforts to replace existing conventional street lighting with LED bulbs with the minimum wattage required to ensure pedestrian and vehicle safety.

7.6 TRANSPORTATION AND CONNECTIVITY

7.6.1 OVERVIEW

The Village depends on the municipal and provincial transportation network and services for work, recreation and day-to-day travel. The Village is primarily accessed and connected to the rest of the region via Highway 19, Cumberland Road, Royston Road, and the Comox Valley Parkway. Dunsmuir Avenue is the main road servicing the commercial uses in the Village core. Cumberland Road services industrial uses at the entrance to the Village and Bevan Road services the Comox Valley Waste Management Centre and industrial uses to the north of the Village core.

As the community grows, additional residential, commercial and industrial development add more demand on the transportation network. The transportation infrastructure needs to address all forms of mobility including walking, rolling, cycling, public transit, and driving. The 2024 Transportation Master Plan and the 2024 Complete Communities Assessment emphasize the role that active transportation options play in creating a liveable and sustainable community. An interconnected multi-modal transportation network offers sustainable choices for accessing daily needs, thereby making it attractive and safe for residents to shift transportation modes, reducing their dependence on vehicles and cutting transportation-related greenhouse gas emissions.

Key goals for the Village are Cumberland over the next decade are maintenance, repairs and replacement of an aging road system in the Village core, addition of sidewalks, and implementing the recommendations of the 2024 Transportation Master Plan. Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**. The existing and proposed active transportation network is shown on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands**. More detailed maps, priority projects corridors, road classifications, cross sections and standards are provided in the 2024 Transportation Master Plan and subsequent updates.

Key transportation projects anticipated over the next decade are:

a. a road and multi-use pathway connection through Coal Valley Estates from the end of Kendal Avenue to Penrith Avenue.
b. a separated multi-modal pathway connecting the Village of Cumberland to the City of Courtenay
c. a safe, and where feasible, separated multi-modal pathway connecting the Village core to Comox Lake

A future alternate connection from the entrance to the Village to Bevan Road will depend on the development pace of the Bevan Industrial lands and may not be a consideration until a future OCP update.

7.6.2 TRANSPORTATION AND CONNECTIVITY OBJECTIVES

As per the 2024 Transportation Master Plan, the Village's objectives for its transportation network are:

1. Encourage lower carbon transportation such as walking, biking, e-bikes, e-scooters and carshares, and encourage alternative transportation links within Comox Valley and regionally.
2. Focus on existing road and infrastructure before constructing new facilities.
3. Utilize low-cost, temporary, and quick-build materials for all new active transportation facilities to allow the community to test what works well and what needs to be adapted.
4. Create a transportation network that maximizes accessibility for vulnerable road users and those with visual and mobility impairments.
5. Prioritize connections to the most important destinations and cherished assets in the community including schools, parks, trails, and the downtown core.
6. Strengthen active transportation connections to the larger Comox Valley.
7. Follow a more rigorous approach to measuring, monitoring, and reducing community-wide and corporate emissions in the transportation sector.

7.6.3 GENERAL TRANSPORTATION POLICIES

1. Work in collaboration with the Ministry of Transportation and Transit (MOTT), the Comox Valley Regional District (CVRD), and the City of Courtenay to provide safe and separated active transportation facilities connecting the Village of Cumberland to the City of Courtenay and the electoral areas.
2. Construct new roads and road improvements in accordance with the road classifications, cross-sections and standards in the 2024 Transportation Master Plan and subsequent updates.
3. Implement roundabouts and mini roundabouts as per the recommendations in the 2024 Transportation Master Plan and subsequent updates.
3. Resources and budget permitting, prioritize local road and sidewalk improvements as per the 2024 Transportation Master Plan and subsequent updates.
4. Prioritize improvements to sidewalks that form part of walking routes to community hubs, such as the school and the Village commercial core as per the 2024 Transportation Master Plan and subsequent updates.
5. Work to improve accessibility, quality, and safety of existing roads and laneways.
6. Research and apply for provincial and federal grant funding for transportation infrastructure projects.
7. Place emphasis on alternative modes of transportation (walking, cycling, transit) while maintaining automobile, commercial goods, and emergency vehicle mobility.
8. Improve general road conditions and the aesthetics of the highway corridor by discouraging unkempt lots and prohibiting billboard advertising.

9. Install native landscaping, planted in naturalized patterns, which does not infringe on safety and view lines of traffic and pedestrians.
10. Update the Village's Streets and Traffic Bylaw, Subdivision and Development Bylaw and develop Supplemental Standards to implement the 2024 Transportation Master Plan.
11. Adopt a traffic calming policy in accordance with the 2024 Transportation Master Plan recommendations.
12. Update the Snow and Ice Removal policy to include maintenance of active transportation facilities.
13. Explore the feasibility of installing on-street EV charging stations with considerations outlined in the 2024 Transportation Master Plan.
14. Develop an on-street accessible parking design standard.
15. Undertake regular parking counts as part of a parking management program.

7.6.4 MULTI-MODAL POLICIES

1. Promote Cumberland as a multi-modal community, with connectivity networks that integrate with transit services.
2. Continue to incorporate pedestrian and bicycle amenities throughout the Village.
3. As resources permit, complete the recommended pedestrian and cycling facility projects in the 2024 Transportation Master Plan and subsequent updates, including:
    a. Shared street network
    b. Priority corridors for improved pedestrian and cycling connections along:
        i. Maryport
        ii. Kendal Avenue
        iii. Fourth Street
        iv. Cumberland Road
        v. Comox Lake Road
        vi. Royston Road
    c. Penrith Avenue extension and connection to Kendal Avenue including a multi-use pathway
    d. Multi-use pathway or equivalent facility along Bevan Road
    e. Active transportation facility along Union Road
    f. Active transportation facilities along Ulverston Avenue
4. Streets should be:
    a. accessible, with wheelchair ramps, sufficient numbers of benches with shade, and curb cut at street crossings with sidewalks.
    b. well-connected, with streets forming a connected grid that improves traffic by providing many routes to any destination

c. built for an appropriate speed, with narrow lanes or traffic calming in place to control speed where required

d. pedestrian medians at intersections, provisions for cyclists, protected bus shelters, and tree lined streets

5. Expand and diversify the public bicycle parking supply in accordance with the 2024 Transportation Master Plan.
6. To support more cycling and scooter trips within the Village, explore the feasibility of a downtown secure bicycle parking facility.
7. Work with the CVRD on infrastructure improvements between Cumberland and Courtenay to expedite the expansion of the e-bike program and provide safer facilities for active transportation users.
8. Consider including non-standard (oversized) bike parking requirements and associated design details in the Zoning Bylaw.
9. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.
10. When undertaking road improvements and upgrades, the Village will incorporate active transportation requirements into subdivision design standards and road design.
11. Increase walkability throughout the Village by:

    a. Encouraging all new residential subdivisions and commercial, industrial and institutional developments to be within a 10-15 minute walk to adequate services.

    b. Avoid the use of cul-de-sacs where practical. Where there is no alternative layout option, ensure adequate pedestrian connectivity to the surrounding area is provided.

12. Encourage bicycle parking facilities on public and private lands where provision of such facilities is needed or would likely result in increased bicycle usage.
13. Seek co-operation for the pedestrian/bicyclist use of utility and right-of-way corridors.
14. Should a right-of-way no longer be needed for utility purposes, and the terms of the right-of-way agreement permit, the Village shall seek to preserve these corridors for future linear paths as part of active transportation networks.

7.6.5 RECREATIONAL GREENWAY CONNECTIVITY POLICIES

1. Coordinate and interconnect recreational greenways and trails with the overall transit, transportation and active transportation network servicing the community and region.
2. Designate a recreation corridor network that supports functional landscape connectivity.
3. Promote the development of a recreation network that incorporates existing informal trails and the establishment of new interconnecting walkways in order to extend and create new recreational opportunities.

4. Ensure the circulation pattern of trails identified on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands** is retained and continually improved as resources permit.
5. Design requirements for recreational greenway trails shall follow current *Nature Without Borders* Report and current best practice for trail design and construction.

7.6.6 TRANSIT POLICIES

15. Work with BC Transit, the CVRD and the Comox Valley Regional Transit System to:
    a. Ensure future routes incorporate proper standards to accommodate buses.
    b. Maintain a base level of transit service (every 30 minutes) to facilitate convenient access to transit in areas with sufficient population and employment intensity to achieve acceptable performance standards and return on investment.
    c. Support the service improvement priorities in the Transit Future Action Plan for route 2.
    d. Investigate the potential for On-Demand Transit in Cumberland based on current ridership levels.
    e. Confirm existing amenities available at each bus stop and formalize criteria for prioritizing bus stop upgrades, including benches, garbage and recycling cans. This would include completion of an inventory, identification of prioritization criteria, and creation of a prioritized list of bus stop upgrades.

7.7 SAND AND GRAVEL EXTRACTION

7.7.1 OVERVIEW

The sand and gravel extraction industry constitutes a vital component of the construction sector within the Province of B.C. and has been recognized as such by both the Ministry of Transportation and Infrastructure and the Ministry of Energy, Mines and Petroleum Resources.

The Village of Cumberland is underlain by significant gravel deposits. In particular, areas adjacent to Bevan Road and north of the Comox Valley Parkway are characterized by substantial accumulations of glacial outwash sands and gravels, with only a thin layer of topsoil. This surficial geology is well suited for economical aggregate extraction.[21]

Several active sand and gravel pits currently operate within Cumberland's municipal boundaries (refer to **Map D: Areas Suitable for Sand and Gravel Extraction**, Notice of Works and Mines Act Permits). Operational sites are located along Cumberland Road, northeast of the Village core between Highway 19 and the Comox Valley Parkway, and along Bevan Road. Notably, some of these aggregate resources are located above former coal mining sites dating to the late 19th century through the mid-20th century.

[21] Levelton Engineering Ltd., Environmental and Geotechnical Site Assessment Bevan Road Value Added Forestry Industrial Village, Cumberland BC, 2001

According to provincial soil survey data[22], the predominant soils in these areas are classified as Quennel soils, composed mainly of gravel and loamy sands. These soils are highly permeable, drain rapidly, and generally lack a water table within three metres of the surface. [23] Due to their coarse texture and limited natural filtration capacity, special precautions must be taken to prevent contamination of the groundwater from surface activities.

Accordingly, areas designated as suitable for sand and gravel extraction on **Map D** are situated outside the Comox Lake drinking watershed to protect the community's potable water supply. Furthermore, given the intensive nature of aggregate operations — including dust generation and noise — these activities are not considered appropriate near residential or commercial zones. The designated extraction areas identified on **Map D** are located well away from such uses and are situated on lands also suitable for other forms of resource extraction and heavy industrial activity.

7.7.2 SAND AND GRAVEL EXTRACTION OBJECTIVES

1. Ensure sand and gravel resources are extracted in appropriate locations, away from residential and commercial uses.
2. Aim to prevent the encroachment of incompatible land uses until aggregate deposits have been fully recovered.
3. Encourage mining and reclamation techniques which allow for reuse of these parcels in the future.
4. Minimize risk to groundwater contamination.

7.7.3 SAND AND GRAVEL EXTRACTION POLICIES

1. Encourage the reclamation and repurpose of disused sand and gravel extraction areas.
2. Review and overlay future sand and gravel extraction applications with conservation lands and environmentally sensitive areas and (**Maps B** and **E**) to understand potential environmental impacts of the operation.
3. Advocate to the Ministry of Mines, that as part of issuing a mining permit in the area of the unconfined aquifer underlying the Bevan industrial area and much of the Village (identified by the Province as Aquifer #417), applicants are required to complete an environmental assessment of the impact of gravel extraction on the aquifer. The assessment should identify the direction of groundwater flows to ensure adjacent water bodies will not be impacted.
4. Accommodate sand and gravel extraction involving production processes of any kind insofar as possible, in areas close to the extraction sites, provided that:

[22] Bc Soil Finder Tool

[23] BC Ministry of Environment and Ministry of Agriculture and Fisheries. Soils of Southeast Vancouver Island, Parksville, Qualicum Beach, Courtenay and Port Alberni Areas., MOE Technical Report 30. Victoria, 1989.

a. Such activities are not incompatible with existing residential or other development with respect to traffic, noise, water discharges, or hours of operation

b. The Village water supply or sanitary sewerage is not required to be extended other than by immediately adjacent street connection

5. Proceed cautiously with permitting development of incompatible land uses in areas adjacent to lands designated for sand and gravel extraction.
6. Require adequate screening between sand and gravel extraction sites and adjacent uses, and where sand and gravel extraction sites abut a major/minor arterial or collector street.
7. Require all operations to minimize dust pollution.

8.0 ECONOMIC DEVELOPMENT

8.1 OVERVIEW

Labour Force

As Cumberland's population increases, so does its labour force. In 2021 Cumberland's labour force was 2,495 individuals. This compares to 2,065 in 2016, a 21% cumulative increase.

Occupation data from the 2021 Census provides an insight into the make-up of Cumberland's labour force. Top industries of employment for Cumberland residents in 2021 were health care and social assistance (17.6%), construction (55%), and professional, scientific and technical services (9.8%) (figure 18).

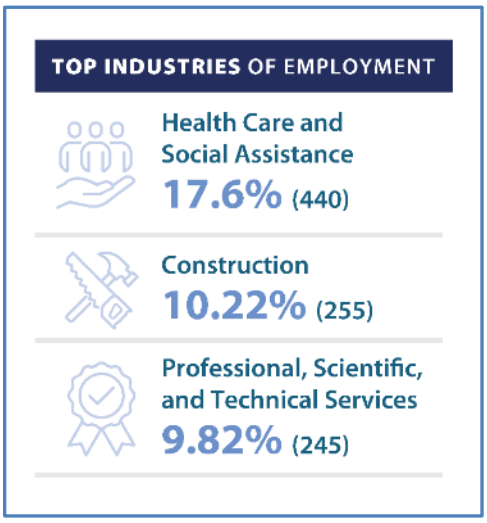


Figure 18: Top Industries of Employment (2021 Census)

Employment in the professional, scientific and technical services sector more than doubled between 2016 and 2021, increasing from 4.6% to 9.82% (figure 19). That increase may in part be due to greater options for working from home in that sector. The employer may be located in a larger urban centre, while employees are able to live in smaller, relatively more affordable municipalities.

Not quite as significant as the increase in employment in professional, scientific and technical services, but nonetheless important, is the increase in the number of residents employed in public administration and accommodation and food services (figure 19).

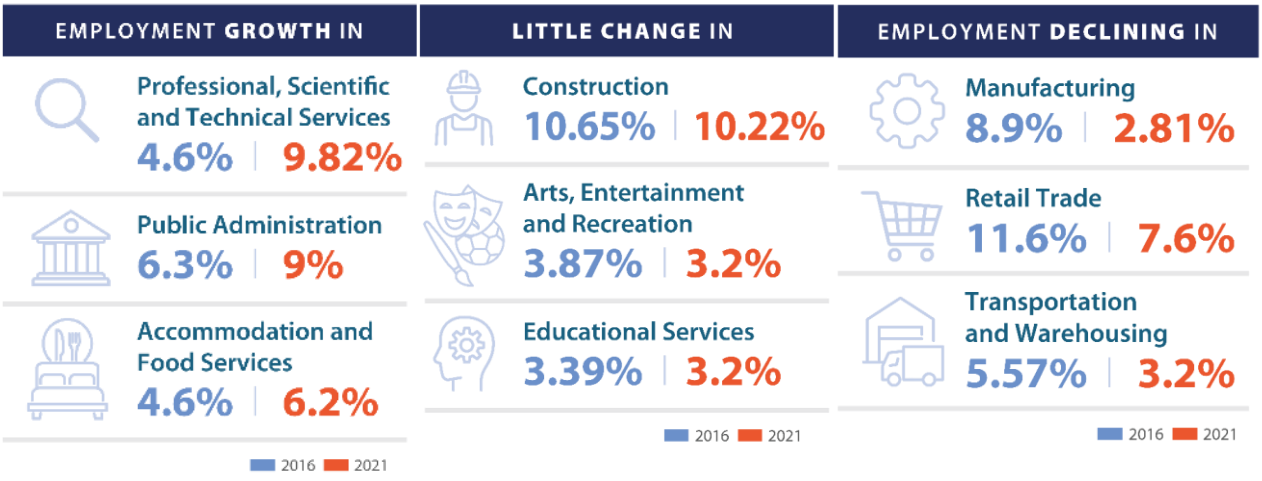


Figure 19: Change in Industries of Employment between 2016 and 2021 (2021 Census)

There has been little change in the percentage of residents who work in construction, arts, entertainment and recreation and educational services. Employment in manufacturing, retail trade and transportation and warehousing declined between 2016 and 2021 (figure 19).

Income

The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. The decrease in core housing need among Village residents is likely due to those higher household income levels.

The average after-tax household income has increased from $61,159 to $81,400 in 2020 dollars.

Place of work

Census data shows a large jump in Cumberland residents working from home between 2016 and 2021, increasing from 7% to 17%. This is likely due to the COVID 19 pandemic when many employees were asked to work from home to prevent the spread of the Corona virus. The next census will show if working from home remained a popular work option. In 2021, 17% had no fixed place of work (e.g., construction or resource trades), down from 20% in 2016. In 2021 65% had a usual place of work, compared to 72% in 2016 (figure 20).

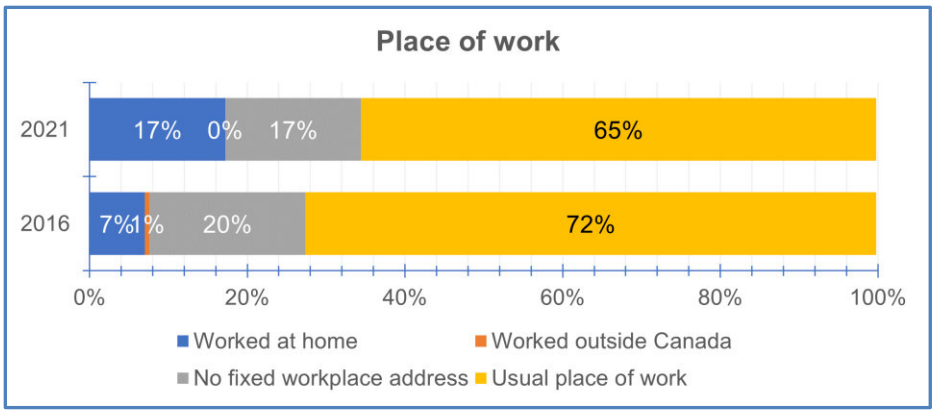


Figure 20: Place of Work of Cumberland Residents (2021 Census)

The degree of economic integration between communities in the Comox Valley is well established. In 2021 of those workers who have a usual place of work, 19% commuted within Cumberland while 68% commuted outside of Cumberland but within the CVRD. The commute destination has not changed much since 2016 when 17% commuted within Cumberland and 69% commuted to other areas within the region (figure 21).

Relatively few workers commute outside of BC, at 2%, an increase of 1% from 2016.

Further employment options in Cumberland, (e.g. through development of the Bevan industrial lands) and more affordable housing options (e.g. more rental option) may increase the percentage of those who live and work in Cumberland.

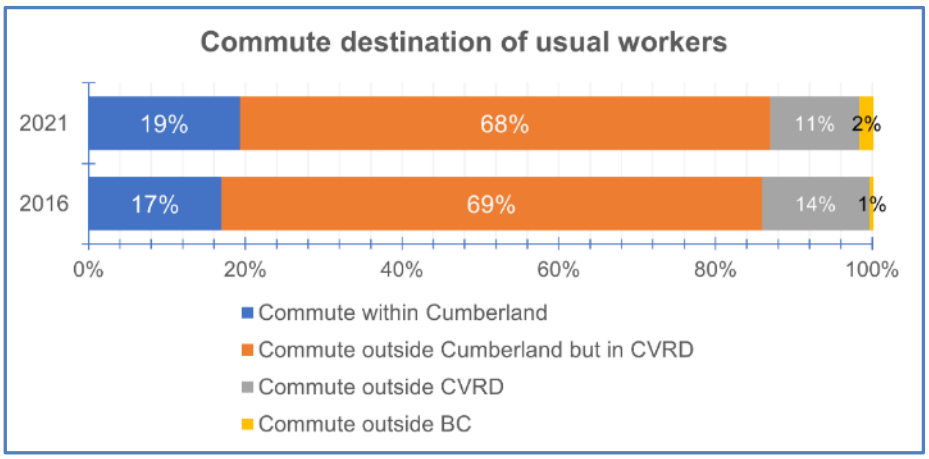


Figure 21: Commute Destination of Cumberland Residents (2021 Census)

Economic Challenges and Opportunities

Like many communities across British Columbia and Canada, Cumberland's business landscape is shaped by a number of pressing economic challenges. Chief among them is the lack of affordable housing and the persistently low rental vacancy rates, both of which hinder local businesses in their efforts to attract and retain skilled employees. Broader economic uncertainties—such as fluctuating market conditions and the potential trade war with the United States—further strain local enterprises, forcing them to allocate time and resources toward navigating an ever-evolving economic environment.

However, these challenges are accompanied by emerging opportunities. The rise of remote work, particularly among professionals with above-average incomes, is opening new avenues for growth in Cumberland's service-oriented sectors, including hospitality, the arts, entertainment, fitness, and recreation. With less time spent commuting and more disposable income, both residents and visitors are spending more on leisure activities, bolstering the local economy.

A particularly promising development on the horizon is the treaty with the K'ómoks First Nation, which was ratified by the Nation on March 8, 2025. Legislation to ratify the treaty at both the provincial and federal levels is expected to follow, with the treaty anticipated to take effect in 2028. This historic milestone will open new avenues for economic development, as the K'ómoks First Nation invests in business ventures and initiatives that will create employment opportunities for their people. Partnerships hold significant potential to enrich the local economy, strengthen regional collaboration, and support inclusive, long-term growth.

The ongoing development of the Bevan industrial area also presents a significant economic opportunity. As new businesses establish themselves in the region, Cumberland stands to benefit from a rise in employment within light industrial sectors including warehousing, light manufacturing, and food processing.

Cumberland continues to enjoy recognition as a premier mountain biking destination, attracting enthusiasts from across Vancouver Island, the province, and beyond.

Complementing its outdoor appeal is a thriving cultural scene, highlighted by a lively music community and a variety of festivals. These recreational and cultural assets are pillars of the local economy and have contributed to a steady increase in visitation over the past decade.

The OCP supports local economic development through a well-balanced designation of land for commercial, industrial and residential uses, accommodating a diverse range of home-based businesses, and adopting regulations that reduce costs for businesses – such as reducing parking requirements where appropriate – to support a resilient local economy.

The Village recognizes that affordable staff housing is key to a strong local economy, in particular for small businesses and the arts and culture industry.

8.1.1 LOCAL ECONOMIC DEVELOPMENT OBJECTIVES

1. Create a welcoming and supportive business environment within the Village.
2. Celebrate and support a diverse range of local businesses.
3. Foster entrepreneurship and home-based business.
4. Capture higher value from tourism.
5. Support community capacity and innovation.
6. Support affordable and diverse housing options to help businesses attract and retain employees.
7. Collaborate for regional economic strength.

8.1.2 LOCAL ECONOMIC DEVELOPMENT POLICIES

1. Streamline permitting regulations for all businesses and seek to minimize the costs of doing business throughout the Village.
2. Support mutually beneficial economic development opportunities with K'ómoks First Nation.
3. Support initiatives that build social capital, leadership, and organizational capacity within the community as a foundation for economic development.
4. Support the combined uses of commercial and residential activities in the Historic Village Commercial Core as appropriate, so as to continue a traditional mixed-use Village centre and support walkability, local commerce, and a vibrant village core.
5. Provide for and encourage the restoration and adaptive reuse of historic and other buildings as viable "live up, work down" mixed use development.
6. Review zoning to allow a diversity of spaces to support business start-ups, shared spaces, and live-work artist and artisan studios.
7. As part of the Zoning Bylaw review, consider reducing parking requirements for new commercial tenants in the downtown core, and at the same time, work toward better pedestrian, transit and bike infrastructure.

8. Support affordable, rental and non-market housing to help businesses maintain and attract staff.
9. Expand, preserve and promote the Village's working forest land, environmentally sensitive areas, and natural amenities as integral part of the Village's economy.
10. Accommodate environmentally friendly technologies and innovative industrial activities in appropriate areas, where sufficient infrastructure exists, or where the extension of existing infrastructure is economically viable without creating an infrastructure burden for existing ratepayers for the term of the land use.
11. Support home-based enterprises by ensuring land use regulations allow for a broad range of home-based businesses, particularly in creative industries, remote services, and knowledge-based sectors.
12. Support the development of regionally focused commercial business enterprises within Cumberland that are structured to meet the market needs of the region.
13. Develop new opportunities for light and medium industry, including value added manufacturing activities.
14. Encourage industrial activities that are non-polluting that support the local economy and provide local employment.
15. Ensure industrial uses permitted in the Village do not adversely affect the natural environment, the community's unique character or the peaceful enjoyment of neighbouring properties.
16. Improve transportation options and connectivity to support workers, residents, and tourists—while maintaining Cumberland's small-town character.
17. Maintain development cost charges that require new development to pay full servicing costs.
18. Encourage the use of local and regional partnerships to develop multi-purpose community and economic development opportunities.

8.3 ARTS AND CULTURE

A strong draw for Cumberland is its 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.

In addition to enriching residents' and visitor's daily lives, the arts, culture and entertainment industries are also important economic drivers for the Village. For example, participants at community events, music shows and festivals frequent Cumberland's food and beverage, retail, and accommodation businesses. Community appreciation of and participation in the arts provide opportunities for businesses that teach drawing and painting, dance, music, and other artistic endeavours, and businesses that provide organizational, communications, printing, and audiovisual services to the arts and culture industries.

8.3.1 ARTS AND CULTURE OBJECTIVES

1. Encourage partnerships that invest in cultural infrastructure
2. Support local artists and creative businesses
3. Promote arts-driven economic development
4. Integrate arts into placemaking
5. Foster cultural equity and inclusion
6. Host and sponsor cultural events.

8.3.2 ARTS AND CULTURE POLICIES

1. Review permitting live-work artist studio space in zones that also permit light industrial processes.
2. Help promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
3. Encourage the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
4. Provide bookable Village facilities at an affordable rate for creation, performance, and exhibition.
5. Maintain clear and accessible permitting processes.
6. Support arts and culture venues, such as gallery and youth art space.
7. Incorporate arts and culture into economic development strategies and tourism campaigns.
8. Develop and support arts districts or creative corridors that attract foot traffic and business activity.
9. Collaborate with artists and cultural groups in the design of public spaces, transportation hubs, and community development projects.
10. Work with K'ómoks First Nation to explore opportunities for public art that incorporates Indigenous themes and topics.
11. Encourage public art as an integral component of the community. This includes the installation of public art in public spaces, parks, trails and on streets to enhance neighbourhoods and build a sense of local identity, as well as the installation of art on private properties.
12. Review how murals in the downtown core are reviewed and approved with a view to encourage and facilitate mural art.
13. Continue to support, where possible, collaborative efforts within the community to strengthen the Village's arts, culture, and heritage.
14. Ensure that Village grants and resources are distributed equitably across diverse communities and equity-deserving groups.

15. Support multilingual and multicultural programming.
16. Provide logistical and financial support for festivals, exhibitions, performances, and heritage celebrations.

8.4 LOCAL FOOD PRODUCTION

8.4.1 OVERVIEW

Cumberland supports a high quality of life through the protection and enhancement of community health, safety, and well-being. This includes the support for urban agriculture and local food production. The Village's Zoning bylaw permits small-scale urban agriculture in most residential areas. This includes domestic beekeeping and keeping of hens, rooftop beekeeping in the downtown core, and keeping of livestock on lots larger than 1 acre.

There are also opportunities for agriculture at a larger scale. While Cumberland does not have any land within the provincial Agricultural Land Reserve and soils are generally not suitable for farming, agriculture can take many forms that do not rely on local soil conditions, such as hydroponics, aeroponics, aquaponics, container growing with imported soil, vertical farming, and greenhouse growing with soil substitutes.

OCP policy supports local food production by removing barriers to different forms of agriculture in Cumberland, designating land for agricultural use, and promoting soil-less agriculture, food storage, processing and packaging within its industrial areas.

8.4.2 LOCAL FOOD PRODUCTION OBJECTIVES

1. Strengthen the regional food system.
2. Increase local food growing and farm gate sales opportunities on public and private lands.
3. Enable food storage, processing and packaging within industrial areas
4. Incorporate and celebrate First Nation traditional knowledge for edible plant foraging, gathering, and traditional uses.

8.4.3 LOCAL FOOD PRODUCTION POLICIES

Food Security and Access

1. Integrate food security into emergency planning.
2. Support local and regional food access programs, such as the Cumberland FoodShare program.
3. Participate in initiatives to raise awareness about food waste and how to reduce it.

Local Food Production, Processing and Storage

4. Update the municipal social procurement policy to more specifically support the purchase of locally grown or prepared food as part of the Village's sustainable procurement practices.
5. Support local food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.
6. Review permitted uses in industrial zones to include non-soil based agriculture, greenhouses, food processing and post-production facility uses.
7. Continue to support the keeping of animals for food production within designated land-uses as further defined in the Zoning Bylaw
8. Participate in regional initiatives, such as a food hub, to develop a more sustainable food system, including food production, processing, transportation, and waste diversion.
9. Support opportunities for First Nation partnerships in local food production and ecotourism through wildcrafting and traditional gathering knowledge.
10. Consider new and innovative approaches to urban food production that increase food security, in partnership with citizens, community groups, and other stakeholders.
11. Encourage small-scale, neighbourhood-level food production within the community.

Community Gardens

12. As part of the Zoning Bylaw review, explore permitting community gardens on private property.
13. As part of the next update of the Village's Parks and Greenways Master Plan, explore including policy that encourages community gardens in parks and along greenways.
14. Seek opportunities to pilot community gardens in parks and greenways.

Local Food Sales

15. Enable food production and sales on private lands, provided to the activities comply with provincial and federal regulations for food production, safety, handling and sales.
16. Support farmers and small-scale growers selling directly to the public through farmers markets, community food events, and roadside stands.

Greenhouse Gas Emission Reduction

17. Explore opportunities in the agricultural sector to reduce greenhouse gas emissions and conserve energy.

8.4 TOURISM

8.4.1 OVERVIEW

Over the decade preceding adoption of this OCP, nature-based recreation has increased steadily in Cumberland. Surrounded by mountains, forests, and lakes, the Village attracts locals and visitors who enjoy hiking, mountain biking, paddle boarding, kayaking, boating, camping, rock climbing, skiing, and sporting events. The Village recognizes that its attraction to outdoor recreation enthusiasts also benefits from regional tourism experiences adjacent to the Village (e.g., Mount Washington, Strathcona Provincial Park, and the Beaufort Range).

Complementing its outdoor appeal is a thriving arts and cultural scene, highlighted by live music events and a variety of festivals throughout the year. These recreational, arts, and cultural assets are pillars of the local tourism economy and have contributed to a steady increase in visitation over the past decade.

During recent engagement on the OCP, residents voiced a clear desire to strike a thoughtful balance between tourism and local quality of life. As a result, the community is shifting its focus—not on attracting more visitors, but on enhancing the economic returns of existing tourism. Over the coming decade, priorities will include expanding overnight accommodation options—such as small- to mid-sized hotels, hostels, and guest houses—ensuring that visitors can stay locally, thereby supporting Cumberland's vibrant array of local businesses.

8.4.2 TOURISM OBJECTIVES

1. Encourage tourism opportunities that helps to strengthen and diversify the Village's economy while protecting and preserving the Village's environment and culture.
2. Increase visitor length of stay, and expenditures within the Village.

8.4.3 TOURISM POLICIES

1. Encourage business development based upon eco-tourism principles and practices.
2. Encourage and support multi-season sustainable and authentic arts and culture, nature, adventure, heritage, and ecotourism .
3. Establish recreational trails that connect to regional trails and corridors.
4. Working with other partners, continue to maintain public access to private forest lands for appropriate recreational uses. Continue to implement tools such as access agreements and trail management plans to manage recreation on private forest lands.
5. Enable and incentivize the development of small and medium-scale overnight accommodations, including boutique hotels, hostels, and guest houses to encourage more overnight stays and increase business revenue from tourism.
6. Ensure tourist accommodations are designed, constructed, and operated in a manner consistent with the vision for Cumberland and do not take away long term rental housing.

7. As needed, encourage tourism developers to provide for appropriate levels of on- or off-site staff housing needed to support staff associated with new products and services
8. In support of a vibrant Village core, tourism amenities (e.g., bicycle rentals) and servicing (e.g., restaurants) should, to the extent possible, be sited within the Historic Village Commercial Core
9. Work with the tourism industry, K'ómoks First Nation, and other partners to encourage the development and provision of a diverse supply of visitor experiences, including attractions and activities which feature the Village's natural and heritage resources and K'ómoks First Nation culture.
10. Buffer tourism destination areas from residential and industrial developments to protect their character, preserve the visitor experience, and mitigate conflicts.
11. The Historic Village Commercial Core should be promoted and supported as a hub for tourism destinations with mixed use development in support of community and tourism activities.

9.0 COMMUNITY WELL-BEING

9.1 DIVERSITY, EQUITY AND INCLUSION

Diversity, equity and inclusion are the foundations of individual well-being and a strong and interconnected community. This section of the OCP recognizes that individual and community well-being extends beyond physical health—it encompasses mental, emotional, cultural, social, economic, and environmental dimensions. By fostering environments that are diverse, fair, and inclusive, the Village can enhance the quality of life for Indigenous peoples and people of all ages, ethnic identities, abilities, gender, and sexual orientation, regardless of source of income.

Supporting OCP policies prioritize equitable access to recreational opportunities, local nutritious food, affordable and adaptable housing, safe and accessible parks and public spaces, and opportunities for cultural expression. Policy also acknowledges the importance of preventive approaches to health, the value of strong social networks, and the need to reduce systemic barriers that impact equity-deserving populations.



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.

Figure 22: Diversity, Equity, and Inclusion - Key Concepts

Key to social inclusion is supporting residents to age in place, ensuring that older adults can remain safely, comfortably, and actively engaged in their homes and communities as they age. This requires thoughtful planning in the areas of housing, transportation, accessibility, recreation, parks and leisure.

Through thoughtful planning and collaboration with community organizations, other local governments in the region, and senior government agencies, the Village can create the conditions for all residents to live healthy, connected, and meaningful lives at any age.

9.1.2 DIVERSITY, EQUITY AND INCLUSION OBJECTIVES

1. Remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking to access Village services, programs, and facilities.
2. Create opportunities to promote healthy lifestyle practices through educational tools and community outreach that are tailored to people of different ages, ethnic backgrounds, ability, gender and sexual orientation.
3. Place public health as a priority in land use planning with objectives that are explicitly about health, active living, and address the multiple impacts of the built environment.

4. Provide a safe community by maintaining public safety and security through a focus on strategic prevention activities and timely emergency services. Apply CPTED (Crime Prevention Through Environmental Design) principles when reviewing new and re-development proposals.
5. Seek private and public partnerships that promote health, wellness, and healthy lifestyles.
6. Work to enable community health, social service, and recreational facilities to meet the physical, mental, spiritual, and social needs of residents and visitors.

9.1.3 DIVERSITY, EQUITY AND INCLUSION POLICIES

1. Complete an accessibility and inclusion assessment and action plan that reviews municipal services, employment, public communication, employee training, among other things.

2. Ensure civic engagement is early and ongoing and accessible to residents of all ages and abilities. In particular, actively reach out to equity-deserving groups.

3. Explore partnerships with organizations that support equity-seeking groups.
4. Explore opportunities to better engage youth as part of community engagement processes.
5. Explore ways to recognize the unceded traditional territory of the K'ómoks First Nation in public spaces and municipal facilities.
6. Update the Village's street naming policy to ensure street names are more reflective of Cumberland's diverse heritage and culture.
7. Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.
8. Provide gender neutral bathrooms and gender inclusive recreation programming within the Village's recreation facilities (see section 9.2 for further parks, recreation and leisure policies)
9. Through land use planning and zoning, encourage a greater diversity of housing types to provide more options for ageing in place, long-term rentals, affordable starter-homes, adaptable and accessible units (see section 7.3 on housing for additional policies) to support socio-economic diversity.
10. When constructing new or repairing or replacing existing municipal infrastructure, neighbourhood parks and recreational facilities, ensure they are accessible to people of all abilities.
11. Provide adequate designated parking for people with disabilities.
12. Work with BC Transit towards more frequent transit service and better connections to the transit system in the City of Courtenay and the Town of Comox (see section 7.6.6 for additional transit policies).
13. Provide cycling routes that are safe and attractive for riders of all ages and abilities (see section 7.6.4 for additional policies on the cycling network).

14. Complete the sidewalk network to ensure safe access to the downtown core and other key destinations in the community (see section 7.6.4 for additional policies to improve pedestrian facilities).
15. Support healthy food options (see section 8.4 on local food production for specific policies).
16. Ensure a significant complement of municipal parks, trails and playgrounds is accessible to people of all abilities (see section 9.2 on parks and greenways for additional policies).
17. In close coordination with SD71, Cumberland Community School Society and other partners, encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the community.
18. Work with Vancouver Island Health Authority in reviewing health care infrastructure capacity in conjunction with future community development.

9.1.4 AGEING IN PLACE POLICIES

1. All development applications and new Village infrastructure developments or upgrades should consider the needs of seniors and, where appropriate, incorporate design features to improve their friendliness to seniors.
2. Advocate for transit connections to destinations and amenities that serve seniors.
3. Where feasible, Village sidewalks, roads, public places, and facilities should be safe and accessible to seniors.
4. Support the development of assisted living options within the health care framework of the Village.
5. Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities in the community.

9.2 RECREATION, LEISURE AND PARKS

Providing a diverse range of indoor and outdoor activities and settings is essential to meeting the recreation needs of the community. Recreation activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver. Popular outdoor activities include mountain biking, hiking, trail running, walking and bird watching. In addition to outdoor recreation opportunities, the Village provides indoor recreation programs that enhance the quality of life expected by residents. The recreation and leisure opportunities and programs available in the community are a key determinant of the health of individuals and interconnectivity of the community and a significant competitive attraction to a skilled labour force and employers.

Cumberland's natural and built recreation resources and settings provide opportunities for the community to be engaged as participants as well as organizers and providers of recreation opportunities, programs and events.

The built environment of a community shapes the lifestyles of residents toward or away from an active lifestyle. Academic research in the health sciences has consistently demonstrated a strong correlation between the proximity to parks, open spaces, and recreation infrastructure and higher levels of physical activity. Through thoughtful land use planning, the Village plays an important role in providing opportunities for residents to be physically active and therefore, healthier.

9.2.1 RECREATION, PARKS, AND GREENWAYS OBJECTIVES

1. Through partnerships, provide indoor and outdoor recreation opportunities, facilities, and services that:
    a. Are diverse
    b. Improve community and individual health
    c. Are accessible to all—regardless of age, income or ability
    d. Provide both unstructured and structured recreation and play opportunities
    e. Ensure that recreation opportunities highlight and respect Cumberland's natural environment
2. Provide accessible and quality parks, greenways, open spaces, and recreational corridor systems that:
    a. Protect, restore or enhance biodiversity and environmentally sensitive areas to support ecosystem services. Ecosystem services include provisioning services (production of food, medicine, and water), regulating services (climate and disease control), and supporting services (nutrient cycling) and cultural services (recreation, tourism and mental health).
    b. Ensure functional natural connections and landscape connectivity.
    c. Offer a diversity of recreation settings and structured and unstructured recreation activities and play.
    d. Are located within walking distance (400 m) of most residents or places of employment.
    e. Are identifiable and actively managed
    f. Integrate with the regional parks, open space, and recreational corridor system
    g. Follow crime prevention through environmental design (CPTED) principles for safety and access to amenities and facilities.
3. Seek out opportunities to communicate KFN traditional territory within the Comox Valley and Cumberland.

9.2.2 RECREATION POLICIES

1. Develop and maintain a long-range *Village of Cumberland Recreation Facilities Master Plan* that provides a clear vision, goals, and strategies for meeting recreation needs in the community.
2. Update the *Village of Cumberland Parks and Greenways Master Plan*. As part of that planning process, consider mutually supportive goals and policies in the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030*, or successor plan, and in a future regional parks plan.

3. When updating the *Village of Cumberland Parks and Greenways Master Plan,* consider connectivity between protected greenspaces in the Village to electoral area and regional parks and greenways.
4. Develop an Amenity Cost Charge (ACC) Bylaw to fund improvements to and/or the replacement of the recreation centre.
5. In addition to ACCs, seek out grantprograms to help fund the upgrade or replacement of the recreation centre.
6. As part of any upgrades or replacement of recreation facilities, follow the policies and actions in the *2024 Climate Action Plan* to reduce building-related greenhouse gas emissions.
7. Enhance recreation facilities and programs available to children, youth, and adults with a focus on providing exciting ways of promoting early childhood development, life-skills, and community connection.
8. Encourage appropriate public and private sector investment in recreation facilities, parks, and recreation corridors through private donations, capital funding or other means.
9. Maintain policies and fee structures for recreation facilities and parks that encourage use by people of all incomes, ages, and abilities.
10. Work with partners and residents to support, sustain, and enhance the provision of community delivered recreation programs, facilities, and services.
11. Pursue joint-use agreements with the School District No. 71 (Comox Valley) and community partners to provide public access to school facilities and parks and school access to Village facilities and parks for recreation purposes.
12. Identify opportunities to create additional park space with play opportunities for families with children within mixed-use and residential areas that are currently underserviced with park space.

9.2.3 RECREATION MANAGEMENT POLICIES

1. Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP environmental protection objectives and policies and development permit guidelines, *Riparian Area Protection Regulation* and other legislation.
2. Actively manage recreational use of parks, open space, and recreational corridors to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Provide accessible information to residents and visitors so people may choose the type and location of recreation opportunities that best meet their desired experience.
4. Support and work with partners to actively manage motorized recreation activities (Off-Road Vehicles) through a network of designated trails and areas to minimize environmental impacts and conflicts while maintaining a quality recreation experience.

9.2.4 PARKS AND GREENWAYS POLICIES

1. Update and maintain the long-range *Parks and Greenways Master Plan*, to provide a clear vision, goals, and strategies for the parks and recreational corridors system.
2. Ensure that the planning, design, and development of parks reflects the conservation priorities and recreation needs of the community.
3. Work collaboratively with the Kómoks First Nation to recognize their unceded lands and speak to their history and connection to Cumberland on park interpretive signage.
4. Seek opportunities to work with the Kómoks First Nation Guardian Watchman Program on environmental stewardship initiatives.
5. Collaboratively work with private and forestry landowners to plan, formalize, maintain and, where appropriate, enhance public recreational access to a network of multi-use trails for recreation and tourism purposes.
6. Support the implementation of the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030,* or successor plan, and a future regional parks plan.
7. Continue to secure access agreements and trail corridors on adjacent private forest lands.
8. Within Coal Creek Historic Park Permit, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.

9.2.5 PARKS AND GREENWAYS DEDICATION POLICIES

1. Consider granting higher density at time of rezoning, to encourage the donation by developers of amenities that include, but are not limited to, cash contributions to the improvement of parks and greenways and/or dedication of parkland beyond the minimum five percent required at subdivision. This is to balance the need for increased density to achieve the complete community goals of this Plan, with the need to maintain and enhance the quality of the public realm.
2. As shown on **Map B: Alternative Transportation Network, Parks, Trails and Conservation Lands**, work with partners to maintain and expand, as appropriate, a network of conservation-focused parks or open spaces to provide core biodiversity habitat areas and protect environmentally sensitive areas, ecosystem function, and landscape connectivity. Conservation-focused parks may support passive recreational use and ecotourism as a secondary management objective. Infrastructure and facilities should be limited to those necessary to manage the potential impacts of public use on ecological values.
3. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
4. Designate new, and maintain existing, recreation-focused parks in support of recreation objectives established in the OCP and community needs.
5. Retain a variety of open spaces ranging from natural areas, landscaped buffers, and passive spaces to beautify the Village and provide habitat and passive recreational use.

6. Retain public access to public lands, waterways, and shorelines for recreational use (e.g., Comox Lake).
7. Require that environmentally sensitive areas be retained under single ownership or dedicated to the Village at the time of subdivision. Such lands will not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.
8. Prioritize park dedication over cash-in-lieu contribution, where opportunities exist. Environmentally sensitive areas and required setback areas are not considered as part of development related park dedications.

9.2.6 PARKS AND GREENWAYS USE POLICIES

1. In accordance with the park classification and priorities as shown on **Map B,** and as appropriate, parks may:
    a. Support nature, adventure, and heritage and ecotourism
    b. Accommodate festivals, celebrations, and other special events that will not damage environmental values, ecosystem services or the enjoyment of the park by others
    c. Provide opportunities to enhance play through natural playgrounds
    d. Include community gardens
    e. Support public art.
2. Developers will be encouraged to provide integrated stormwater management facilities as parks and greenways dedication beyond the five percent minimum requirement at the time of subdivision. Incorporation of stormwater management facilities into the required five percent parks and greenways dedication will not be permitted.

9.2.7 PARKS AND GREENWAYS MANAGEMENT POLICIES

1. Manage parks and open spaces in accordance with their classification as defined in the *Parks and Greenways Master Plan*, as amended from time to time.
2. Actively manage recreational use of parks and open space to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Support and encourage community involvement and participation in the management and stewardship of parks and open spaces.

D IMPLEMENTATION



10.0 IMPLEMENTATION

This section outlines objectives, policies, and strategies to enable implementation of OCP goals and policies, as well as methods to engage the community and monitor success. The implementation strategies also provide a basis for the Village to formulate and adopt an applicable financing strategy.

10.1 FIRST NATION ENGAGEMENT

10.11 OVERVIEW

The Village recognizes that the administrative boundaries of the Village of Cumberland fall within the core traditional territory of the K'ómoks First Nations with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation. Engagement with First Nations is guided by the following objectives and policies.

10.12 FIRST NATION ENGAGEMENT OBJECTIVES

1. Build mutual trust and understanding.
2. Consider the perspectives and interests of the K'ómoks First Nation and other First Nations whose traditional territories encompass Cumberland during community planning and decision-making processes.

10.13 FIRST NATION ENGAGEMENT POLICIES

1. Engage with the K'ómoks First Nations in community planning processes on a government-to-government basis.
2. Engage the K'ómoks First Nation at the earliest possible stages of a planning process and work with them to determine how they wish to be engaged throughout the process.
3. Maintain communication throughout planning processes as agreed at the start of the process.
4. Refer high level plans, such as this OCP, for comment to all First Nations whose traditional territories overlap with the administrative boundary of the Village, as per the provincial consultative data base.
5. Review with First Nations how their interests and perspectives were considered during planning processes.

10.14 K'ÓMOKS FIRST NATIONS CULTURAL HERITAGE - OBJECTIVE

1. Support the K'ómoks First Nations in the implementation of their Cultural Heritage Policy

10.15 K'ÓMOKS FIRST NATIONS CULTURAL HERITAGE - POLICY

6. Share information on KFN's Cultural Heritage Policy with applicants who are seeking to develop in the immediate vicinity of and/or along the shoreline of Comox Lake, an area identified by the KFN as

having high archaeological potential. Direct applicants to contact the KFN office regarding cultural heritage investigation permit requirements.

10.2 COMMUNITY ENGAGEMENT

10.2.1 OVERVIEW

Meaningful opportunities for community participation in land use planning and transparent decision-making processes are essential to building trust in local government institutions. They are also key to the achievement of the OCP vision and goals. The following policies provide direction for community engagement.

10.2.2 COMMUNITY ENGAGEMENT OBJECTIVES

1. Inspire and promote meaningful community engagement and involvement in planning and decision-making processes.
2. Maintain frequent, convenient, and accessible communications throughout all community planning and decision-making processes in accordance with statutory requirements.

10.2.3 COMMUNITY ENGAGEMENT POLICIES

1. Input will be sought from residents and stakeholders on how they can be best engaged in planning and decision-making.
2. Accessible, convenient, and transparent engagement methods and processes will be used to inspire engagement by all interested residents and stakeholders including those who may not normally express their views.
3. Residents will be engaged with at an early stage in community planning and decision-making.
4. Provide accurate, adequate, timely, and objective information to enable residents to meaningfully engage in community planning and decision-making.
5. Input provided by residents should meaningfully influence community planning and decision-making.
6. Developers, businesses, and other community organizations will be encouraged to communicate early and often with the community, on proposed developments and land use changes.
7. During and at the conclusion of planning processes, communicate regularly to Council and the community how community feedback was integrated into policies, plans and bylaws.

10.3 ADVISORY PLANNING COMMISSION

10.3.1 OVERVIEW

A Council may, by bylaw, establish an advisory planning commission (APC) to advise Council on all matters respecting land use, community planning or proposed bylaws and permits. Village Council

established an advisory planning commission in 2014. Since its establishment, the APC has provided valuable input and recommendations to Council on development applications, planning initiatives, policy and regulatory updates, representing diverse interests in the community. The APC is advisory in nature and does not have any direct approval, ownership, or authority over matters that are referred to it by Council. The roles and responsibilities of the APC are outlined in a bylaw.

10.3.2 OBJECTIVES

1. Provide the opportunity to residents to participate directly in civic affairs.
2. As resources permit, continue to support an advisory planning commission that reviews and provides feedback on land use planning matters to Council.

10.3.3 POLICIES

1. Recruit volunteers representative of a variety of community interests to the Advisory Planning Commission.
2. Provide information and training for Advisory Planning Commission members on land use planning to build their understanding and expertise in community planning.

10.4 MONITORING THE PLAN

10.4.1 OVERVIEW

Monitoring and evaluation have an important role to play in providing feedback and information on the performance of policies within the OCP. It determines how well policies are working and whether housing targets and greenhouse gas emission reduction targets are being met. The Village also submits local statistics annually to the Comox Valley Regional District to support monitoring the implementation progress of the Regional Growth Strategy. Monitoring will help the Village assess whether the Plan remains relevant or whether adjustments need to be made in order to meet the Plan's objectives and targets.

10.4.2 MONITORING OBJECTIVES AND POLICIES

1. Review housing needs every five years, prepare a housing needs report, and establish housing targets for the subsequent five and 20 years, pursuant to Local Government Act, Part 14, Division 22 *Housing Needs Reports*.
2. Report on climate actions and greenhouse gas emission targets outlined in the OCP and the Climate Action Plan 2024.
3. In preparation of the Council strategic planning process, report on progress on implementing key objectives and policies in the OCP.

4. As part of the Council strategic planning process, identify priorities for actions to be undertaken in the coming two to three years, taking into consideration community and Village staff resources and capacity.

10.5 IMPLEMENTATION CONSIDERATIONS

The implementation of the vision and goals of the OCP is supported by other bylaws, in particular the Zoning Bylaw. Subsequent to the adoption of the OCP, the Zoning Bylaw is amended to update zones to correspond to the OCP land use designation. In some instances, existing zoning may be retained at the time a comprehensive new Zoning Bylaw is adopted. This is intended to respect existing businesses and industry and acknowledge that full implementation of OCP designations and policies may await comprehensive re-development proposals by property owners. As such, the land use designations of this Plan incorporate existing lawfully established uses until redevelopment by the landowner. However, all new and re-developments must comply with applicable Development Permit Area designations.

The policies and guidelines in the OCP are not to be interpreted as an approval for a use on a specific site as the policies do not address the specific situation or condition of each site within the Plan area. The OCP makes no representation that a particular site is suitable for a particular use as site conditions or constraints, including environmental contamination, need to be assessed on a case-by-case basis as part of an application for land use, subdivision, or Development Permit approval.

10.6 SUPPORTING BYLAWS

To fully implement certain aspects of the Plan, amendments to the Zoning Bylaw will be required. However, the OCP will be a material consideration for all future redevelopment within the Plan area. Any land use rezoning applications will occur on a site-by-site basis. Any application to rezone parcels must be consistent with land use designation (**Map A**). Where an application is not consistent, an OCP amendment is required in addition to a Zoning Bylaw amendment. The OCP amendment application should demonstrate how the proposal meets OCP goals and policies.

10.7 DEVELOPMENT APPROVAL INFORMATION

The community vision and goals in this OCP are greatly shaped by the form and character of new development as well as the redevelopment of buildings and properties in the Village. Development also impacts the natural environment, groundwater resources, farmland and hazard areas. To implement the vision and goals in this OCP, development in Cumberland should be compatible with that vision and goals. To evaluate a proposed development and related activity, in particular its impact on the natural environment and community resources, the Village may require development approval information in relation to applications for Zoning Bylaw amendments, development permits, and temporary use permits. This authority is derived from section 485 of the *Local Government Act*,

Development approval information requested may include, but is not limited to, impacts and recommended mitigation measures on matters related to:

a. The natural environment
b. Transportation patterns including traffic flows
c. Local infrastructure
d. Public facilities including schools and parks
e. Community services
f. Displacement of tenants as a result of a redevelopment
g. Other matters as identified by the Village

The type of information required and the process to be followed to provide development approval information to the Village are outlined in the Development Application Procedures Bylaw, No. 1187, 2023 and amendments thereto.

10.7.1 DESIGNATED AREA

The Development Approval Information Area encompasses all lands within the Village's administrative boundaries.

10.7.2 OBJECTIVES

1. Ensure development is consistent with the community vision, goals, objectives, and policies outlined in this OCP and other Village bylaws, plans or policies.
2. Understand the possible impacts of development and related activities on the natural environment, infrastructure, and the community.
3. Avoid or mitigate, to the extent possible, any negative impacts.

10.8 TEMPORARY USE PERMITS

A temporary use permit (TUP) is a tool to allow a use that is not permitted by the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time but does not warrant a change of land use designation or zoning of the land. A TUP can specify the conditions under which the temporary use may be carried out and regulate the construction of buildings or structures permitted by the TUP.

TUP's should not be considered a substitute for a rezoning application.

10.8.1 DESIGNATED AREA

The issuance of temporary use permits can be considered in all OCP land use designations within the Village boundaries.

10.8.2 OBJECTIVES

1. Avoid conflicts between different types of uses (i.e., residential, commercial and industrial).
2. Provide for temporary approval of transitional uses or uses where uncertainty exists.

3. Test the appropriateness or viability of a use where it is premature to decide upon rezoning and long-term land use rights.

10.8.3 EVALUATION CRITERIA

1. In addition to development procedure requirements, temporary use permits will be considered against the following criteria:
    a. The temporary or seasonal nature of the use.
    b. Compatibility of the proposed use with adjacent existing uses.
    c. Benefit of the use to the larger community.
    d. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use.
    e. Intensity of the proposed use.
    f. Inability to conduct the proposed use on land elsewhere in the community.
    g. Reviewed and approved by the Ministry of Transportation and Infrastructure (MOTI) with respect to access to and effect on provincial highways.

10.9 OCP AMENDMENT PROCESS

There may be certain situations where there is a need for a site- or policy-specific OCP amendment such as the adoption of a local area, neighbourhood, or comprehensive development plan. Such amendments must not conflict with the broad plan policy but bring added provisions or clarifications for specific areas or topics. When an owner-initiated Official Community Plan amendment is reviewed by Council, among other considerations, the following may be considered as part of the decision:

a. Has the proponent demonstrated clearly that there is a need for the use in the community, given population projections, available properties in the Village and suitability of the subject lands for the proposed use?
b. Is the proposed use compatible with adjacent uses?
c. What are the life-cycle cost implications of the proposed for public infrastructure, including, but not limited to, roads, water, sewer, parks, and public facilities?
d. Does the proposal incorporate innovative or efficient technology into the design?
e. Does the proposal impact sensitive ecosystems on the property?

10.10 FISCAL PROCESS, IMPLEMENTATION PRIORITIES

Implementation of this OCP will require Village financial planning to align with the vision, goals and objectives of this Plan.

Short-term implementation priorities to implement OCP objectives and policy are captured in Table 9. The annual Council Strategic Priorities planning process will identify further priorities over three-year time frames.

Table 10.2 Short-Term Implementation Actions

Action	Section References	Type of Action
Comprehensive review of the Zoning Bylaw to align with the new OCP	10.5 and 10.6 Specific updates: 5.3.2 (3), 5.3.3 (9), 6.1.5 (5), 7.1.2, 7.5.6 (5), 7.6.4 (8), 8.1.2 (7), 8.4.3 (7)	Regulatory
Update to the Subdivision Servicing and Building bylaws as part of modernization of the Village's development approvals processes to manage growth effectively	Section 7.2.4	Regulatory
Update to the Building Bylaw to introduce the Zero Carbon Step Code	5.3.1 (6)	Regulatory
Adoption of an Amenity Cost Charges Bylaw (in support of funding recreation facility improvements and replacement)	9.2.2 (4), (6), (7), (8)	Regulatory
Updates to the Development Cost Charges Bylaw	7.5.3 (8) and 8.1.2 (17)	
Updates to the Development Application Procedures Bylaw (in support of various permit requirements)	11.0 and 12.0	Regulatory
Liquid Waste Management Plan	7.5.10	Planning
Active travel projects (sidewalks, multi-use trails)	7.6, 7.6.11, 7.6.4, 7.5.2 (7)	Capital Projects
Fleet and equipment greening	5.3.2 (1) and (2)	Capital Project
Parks and Greenways Plan update	9.2.2 (2) and (3) and 9.2.4 (1)	Planning
Review the need for a school site acquisition charge with School District 71 and other local governments	7.2.5 (4) and (5)	Planning

11.0 DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREA

11.1 PURPOSE

The goals, objectives and policies of the OCP related to development are, in part, implemented through Development Permit Area (DPA) and Heritage Conservation Area (HCA) designations and guidelines.

Development Permit Areas and Heritage Conservation Areas are established to guide property owners and to assist the Village in addressing potential development issues by providing development objectives, guidelines and conditions. As well, they are intended to provide the residents of the Village with a degree of certainty that development is consistent with the community vision for Cumberland.

Development Permit Areas (DPA) are designated under section 488 (1) of the Local Government Act (LGA). As of 2025, provincial legislation authorized DPA's to be designated for the purposes of:

(a) Protection of the natural environment, its ecosystems, and biological diversity

(b) Protection of development from hazardous conditions

(c) Protection of farming

(d) Revitalization of an area in which a commercial use is permitted

(e) Establishment of objectives for the form and character of intensive residential development

(f) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development

(g) In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region

(h) Establishment of objectives to promote energy conservation

(i) Establishment of objectives to promote water conservation

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions

(k) Mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed development.

The HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation.

11.2 REQUIREMENT FOR A DEVELOPMENT PERMIT

Generally, a Development Permit is required prior to undertaking construction, alteration of land or subdivision within identified DPAs, unless exempted in the individual DPAs. Section 489 of the *Local Government Act* more specifically outlines when a Development Permit is required, and section 615 outlines when a Heritage Alteration Permit is required in relation to a Heritage Conservation Area.

Development permits are issued in accordance with the stated guidelines.

Council may issue a development permit that varies or supplements regulations, including of the Subdivision or Zoning Bylaw, subject to the limitations identified in section 490 of the Local Government Act. Section 617 provides similar and broader authority and limitations in relation to Heritage Alteration Permits.

Also, development permits can include requirements and conditions or sets standards under section 491 of the *Local Government Act* and can impose conditions respecting the sequence and timing of construction.

11.3 GUIDELINE LANGUAGE

The development permit area guidelines provide direction at various levels:

Must and **required** identify a requirement. **Must not** and **prohibited** identify what is not allowed.

Should, **recommended**, and **encouraged** indicate a strong preference for a measure. Similarly, **should not**, **not recommended**, **discouraged** express a negative preference for a measure. Alternatives may be proposed but need to be justified and meet the intent of the guideline.

May and **could** indicate that a guideline is optional. The purpose of guidelines that use these terms is to support the exploration of different options.

In some circumstances not all of the guidelines may be applicable, and some may be competing. However, the final arbitrator of whether a guideline is applicable or reasonably satisfied is Council.

11.4 DPA AND HCA DESIGNATIONS

DPA designations are mapped on **Maps E, F, G, H, I** and **J** of this Bylaw. The following Development Permit Areas have been established for the Village:

Table 11.1 Cumberland DPA's and HCA's

DPA's and HCA's
DPA 1 Environmentally Sensitive Areas
DPA 2 Groundwater Protection
DPA 3 Farmland Protection
DPA 4 Wildland Urban Interface
DPA 5 Industry
DPA 6 Multi-Unit Residential and Mixed Use
DPA 7 Carlisle Lane

DPA's and HCA's
DPA 8 Interchange Lands
Heritage Conservation Areas
HCA 1 Historic Village Core

11.1 DPA 1 - ENVIRONMENTAL PROTECTION

A. DESIGNATED AREA

The Environmental Protection Development Permit Area, DPA 1, is shown on **Map E** and applies to all aquatic ecosystems, terrestrial ecosystems, and connectivity areas within the OCP area. Specifically, the Development Permit Area is defined as follows:

a. **Aquatic ecosystems**:

1. All mapped and unmapped riparian assessment areas as defined in the *Riparian Areas Protection Regulation* (RAPR) of the *Riparian Areas Protection Act* as follows:

    i) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;

    ii) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

    iii) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds that are not subject to the RAPR; 30 metres as measured from the natural boundary or top of ravine bank, whichever is greater.

The following definitions are used for the purpose of defining the aquatic ecosystems of DPA 1 as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

'stream' includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek or brook; and (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

'top of the ravine bank' means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed

b. **Terrestrial ecosystems** mean the following sensitive ecosystems: terrestrial herbaceous (rocky outcrops), older forest, older second growth forest, sparsely vegetated (cliffs and bluffs), wetland, riparian and woodland.

c. **Connectivity areas** are areas that provide opportunities to connect freshwater aquatic ecosystems and terrestrial ecosystems, and at-risk ecological communities to create an interconnected natural areas network.

d. **Steep Slope** means land in its natural state with an angle of 20% or greater for a minimum height of 10 metres; and slopes designated as hazard lands by a geotechnical engineer.

B. CATEGORY

This development permit area is designated pursuant to section 488(1)(a), (b), (i) and (j) of the *Local Government Act* for the following purposes:

(a) Protection of the natural environment, its ecosystems and biological diversity
(b) Protection of development from hazardous conditions
(i) Establishment of objectives to promote water conservation

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, bio-inventories, other research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

A large area within the Village's administrative boundaries remains undeveloped. The undeveloped areas consist of lakes, streams, wetlands, and forests of varying age classes, as well as recently harvested and replanted forests. Those areas support the ecosystems that sustain a diversity of plant and animal species and their habitats. Healthy ecosystems are important to human health and well-being. DPA 1 is intended for the implementation of the requirements of the provincial *Riparian Areas Protection Regulation* (RAPR) for the protection of fish habitat and, more broadly, for the protection, conservation, and restoration of sensitive ecosystems that are fragile remnants of specialized ecosystems with high biodiversity. They are generally classified as herbaceous terrestrial areas, older forest, sparsely vegetated areas, wetlands, riparian areas, and woodlands. These ecosystems are sensitive to development due to their potential vulnerability and rarity.

DPA 1 incorporates biodiversity, terrestrial, watercourse, and riparian ecological protection requirements. These areas are necessary to conserve and enhance ecosystem services, to sustain the quality of life in the community, and to maintain and restore habitat connectivity for species movement. Habitat connectivity can occur in the following forms illustrated in figure 11[1].

[1] Adapted from Nature without Borders, 2nd Edition, April 2013, p. 18. Original image in International Union for Conservation of Nature (IUCN), July 23, 2007. Connectivity Conservation: International Experience in Planning, Establishment and Management of Biodiversity Corridors (Background Paper), p. 3.

a. **Core areas**–Sensitive terrestrial and aquatic ecosystems, critical habitats and large forested areas that may be protected as parks or reserves.

b. **Linear corridors**–The land and water habitat corridors that link core areas. They can include intact and restored areas and some areas under human area, such as forestry and agriculture.

c. **Stepping stones**–Smaller patches of habitat that are linked to allow wildlife movement for shelter, feeding and resting within a landscape in which other activities (such as agriculture and forestry activities) are taking place.

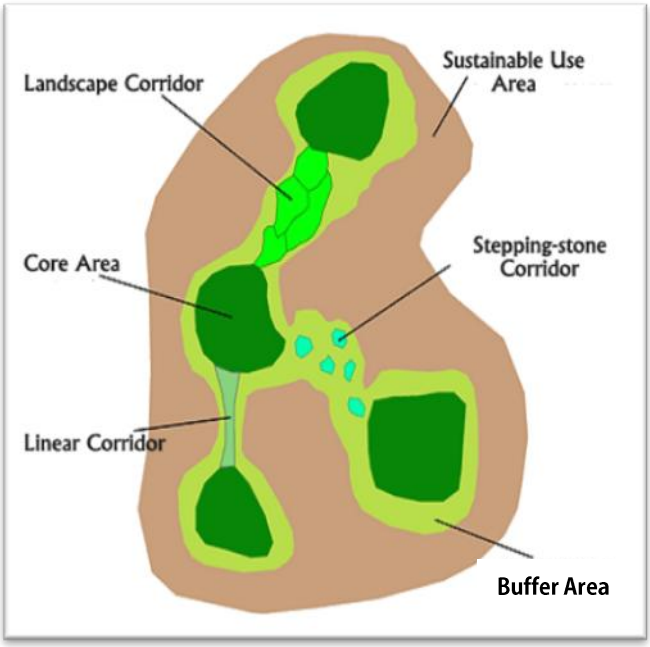


Figure 11-1: Components of A Natural Areas Network: a mosaic of land uses that can support and maintain biodiversity

d. **Buffer areas**–Zones of transition that protect core areas from adjacent uses

e. **Landscape corridor**–A corridor of continuous natural cover that allows movement between core habitat and protected areas (IUCN, Connectivity Conservation: Experience in Planning, Establishment and Management of Biodiversity Corridors, 2004).

f. **Sustainable use areas–**Lands designated for human settlement and use. They can be established outside of corridors as well as within both buffer and corridor zones**.**

Steep slopes may be associated with the aquatic, terrestrial, or connectivity areas identified in DPA 1. In addition to the protection of the natural environment, the intent of DPA 1 is to protect people and property in the course of land development.

Development at the site level can contribute to the overall objectives of this development permit area through the identification of restricted development areas and buffer areas:

> *Restricted development areas* are in place to protect core habitats including sensitive terrestrial and aquatic ecosystems.
>
> *Buffer areas* buffer *restricted development areas* from land use impacts that may otherwise compromise their natural function. *Buffer areas* create a transition from core habitats to other land uses.

Additional objectives of this designation include:

1. Protect, conserve, and restore sensitive ecosystems.
2. Ensure that natural resources are protected, connectivity restored and maintained, and development impacts mitigated.
3. Create a network of habitat and natural areas through the identification of designated areas building on the concepts described above and illustrated in Figure 11.
4. Protect endangered species and ecological communities.
5. Protect raptor and eagle nests.
6. Restore and enhance previously degraded ecosystems.

Land within the DPA 1 designated area must not be subdivided or altered, and the construction of, addition to or alteration of a building or other structure must not be started unless the owner has obtained an environmental protection development permit or unless one or several of the following exemptions apply.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that:

i. meets Village trail design and construction standards,
ii. is located outside of the riparian assessment area as defined in section 8 of the provincial RAPR, or where it has been delineated by a Qualified Environmental Professional (QEP) outside of the SPEA,
iii. does not cross rare ecological plant communities,
iv. does not cross endangered species habitat, and
v. does not require removal of healthy mature trees.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.

10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Wildlife Movement

13. Wildlife-friendly fencing that does not present a risk of injury or entanglement to wildlife and is within an existing landscaped or disturbed area. It should:

i. not be higher than 1.05 metres,
ii. have a bottom strand not lower than 0.3 metres above the ground,
iii. not be barbed, and
iv. have a top that is highly visible, e.g marked with reflectors or flagging.

Limited Construction, Repair and Maintenance of Existing Property

14. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.

15. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Areas under Covenant, Location Outside of DPA

16. Where the Village, the Province of BC or a land trust holds a covenant to protect the natural environment, which meets or exceeds current DPA 1 requirements, and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the protection measures in the covenant.

17. Where, upon inspection of the site and report by a Registered Professional Biologist (RPBio) and where the sufficiency of the report is to the satisfaction of the Director of Development and Bylaw Services, the actual location of an aquatic ecosystem, terrestrial ecosystems and/or connectivity area is not on the subject property. This exemption does not apply if a water body was previously filled or realigned without a development permit.

E. GUIDELINES

1. BIO-INVENTORY AND IMPACT MITIGATION REPORT

a. Before any land alteration and before development design begins within this DPA, the owner must obtain a professionally-prepared biological site inventory (bio-inventory) that includes recommendation to minimize impacts of the development. Site visits and data gathering for the inventory must be conducted at the appropriate time of year and for the period of time necessary to obtain reliable and repeatable results.

b. The bio-inventory should be prepared by a registered professional biologist (RPBio) together with other professionals of relevant expertise, as the project warrants. For example, hydrologists should be consulted on maintaining hydrological function within aquatic ecosystems, a Professional Engineer or Geoscientist should be consulted if there is erosion potential or slope instability.

c. The inventory portion of the report must:

    i. Be in accordance with *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia*, or the most current edition, and Appendix B: Bio-inventory Terms of Reference.

    ii. Describe the location of the parcel relative to the watershed that it is in, e.g. proximity to springs, headwaters and streams, and relative to underlying aquifers.

iii. Describe the hydrological features of the parcel—including water shedding, collecting and conveyance areas.

iv. Include an inventory of wildlife species and their habitats, including raptor and heron nests, rare and threatened plant communities, endangered species listed under the *Provincial Wildlife Act* and the *Federal Species At Risk Act* (SARA) and any identified critical habitats for those species, and other important habitat features.

v. Present a detailed site plan showing the boundaries of environmentally sensitive areas within the site, location of existing and proposed buildings and structures, proposed new lot lines, and an assessment of existing natural vegetation, in particular mature trees.

e. The impact mitigation portion of the report must:

i. Examine the impact of the proposed development on the larger watershed area(s) including watercourses, habitat connectivity, water quality and quantity upstream and downstream, and possible cumulative hydrological impacts that may result; and provide development pattern and servicing recommendations to minimize them.

ii. Describe the possible impacts of the proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem (as identified by the best available and most up to date information including the Province of BC's Sensitive Ecosystem Inventory and the Village's sensitive ecosystem inventory available on the iMap viewer).

iii. Determine and map recommended *restricted development* and *buffer areas* (see Develop With Care 2014 for general guidance on buffers).

iv. Provide the criteria used to define the boundaries of the *restricted development* and *buffer areas*.

v. Include any raptor and heron nest trees and setbacks from those trees to adequately protect the nests and nesting birds within the *restricted development areas*.

vi. Provide recommendations for development patterns and servicing, ecosystem restoration and enhancement to minimize the impact of the proposed development on the soils, vegetation, watercourses, wildlife, raptors and heron nests, and hydrology in all *restricted development* and *buffer areas*.

vii. Recommend appropriate timing of works associated with development in order to minimize impacts to wildlife during migration, breeding, birthing, and rearing seasons.

2. GENERAL GUIDELINES

a. When development is considered in Terrestrial or Aquatic Ecosystem Areas, the Village and owner may consider the following methods to prevent or minimize encroachment

i. Bare land strata to allow flexibility in conserving the feature or area;

ii. Bonus density transfer, or density averaging, to the developable portion of the site;

iii. Variances to, or supplementing, regulations other than use or density (such as front and/or rear-yard setbacks, increasing the maximum site coverage of buildings provided that density is not increased, increasing the maximum building height, reducing parking space requirements); and/or

iv. Voluntary stewardship such as covenants, contracts, leases, or trusts to protect the feature or area.

v. Dedication to the Village as park. However, these lands must not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.

b. The Village encourages development proposals that offer to register a covenant on the title of lands consisting of sensitive ecosystems prior to any development, including subdivision. The covenant would protect the aquatic ecosystem and the nearby vegetation to ensure that it remains in a natural and vegetated state. It would be registered in favour of the Village, other public agencies including the Province of BC, or a land trust committed to the management of watercourses and streamside areas.

3. PROVINCIAL RIPARIAN AREA PROTECTION REGULATION

For development on existing lots:

a. If the development is proposed within a riparian assessment area, as per section 8 of the provincial *Riparian Areas Protection Regulation (RAPR)*, the applicant must, at their expense, retain the services of a registered professional Biologist (RPBio), or other Qualified Environmental Professional (QEP) to prepare and submit to the Province and the Village a riparian area assessment report pursuant to the regulations.

The Streamside Protection Area (SPEA) determined in the riparian assessment report must be the minimum setback required for the development but may be extended as part of a *restricted development area* to protect valued environmental resources.

For new subdivisions:

b. The proposed lot configuration of new subdivisions must consider the protection of the SPEA and minimize new lot lines in the SPEA. Depending on the location, accessibility, and sensitivity of the SPEA, the Village may require signage and fencing of the SPEA.

c. In accordance with section 490 of the *Local Government Act,* Village regulations may be supplemented so that minimum parcel sizes for subdivision parcels, including bare land strata lots, are met exclusive of the SPEA.

4. SITE PLAN AND DEVELOPMENT DESIGN

a. Development design must be informed by the objectives and guidelines of the most recent edition of Develop with Care - Environmental Guidelines for Urban and Rural Land Development in British Columbia.

b. The detailed bio-inventory and its recommendations must be used to create the site plan and development design. The plan and development design must include:

   i. if applying for subdivision, the proposed subdivision layout.

   ii. drawings or plans clearly describing any proposed structures and the materials and type of construction to be employed, including a cross section of the proposed structure and its layout on the ground,

   iii. a detailed description of existing structures near the proposed structure or area of work,

   iv. a detailed drawing or plan clearly describing any area of the removal of rock, gravel, or soil,

   v. estimated time required for completion in calendar days,

   vi. areas to be restored or enhanced as per the recommendations in the bio-inventory report,

   vii. a description of how environmental protection DPA guidelines will be met, how any issues identified in the bio-inventory and impact mitigation report will be addressed, and how recommended mitigation measures will be achieved,

   viii. copies of any applicable federal and provincial approvals, permits or licences, and.

   ix. any further information required by the Village to ensure compliance with these guidelines.

c. Development and subdivision should be planned in a manner that:

   i. supports the maintenance and restoration of natural system functions including watercourse hydrology and groundwater recharge, wetland vegetation and structure.

   ii. preserves natural features including soil, watercourses, groundwater, and native shrubs, groundcover, and mature trees, and incorporate these features into the design of the development.

   iii. minimizes slope alterations and retain the natural terrain and topography of the site.

   iv. identifies and avoids development on *steep slopes*.

   v. maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas by preserving or replanting with native shrubs, groundcovers and trees to minimize fragmentation.

vi. protect endangered, threatened, or vulnerable species or plant communities by avoiding disturbance to sites where rare plants are growing and where rare natural plant communities occur.

vii. protect raptor and heron nest trees and the setbacks around the trees.

viii. maintain critical habitat structures such as old trees, snags, trees with cavities, and ephemeral wetlands.

ix. protect existing soils and soil conditions.

x. restore and enhance historical forest densities and hydrological function within *restricted development zones*.

i. prevent disturbance of nesting sites and breeding areas.

d. Lighting within the proposed development must be designed to provide the minimum necessary for safety purposes and to avoid light intrusion throughout the parcel, but particularly into *restricted development* and *buffer areas*.

f. Fencing should be wildlife-friendly, allow animals to easily jump over or crawl under a fence and not present a risk of injury or entanglement. It should:

v. not be higher than 1.05 metres,

vi. have a bottom strand not lower than 0.3 metres above the ground,

vii. not be barbed, and

viii. have a top that is highly visible, e.g marked with reflectors or flagging.

g. Fencing to restrict access of livestock to Aquatic Ecosystem Areas must be installed where livestock are expected to be present on the property. Any fencing should be designed to be wildlife-friendly as per 4(e) above.

h. Any trail or pathway development must:

i. minimize the impacts of recreational use on *restricted development areas* and adjacent natural areas and systems,

ii. adhere to the Village's trail and pathway design and construction practices for environmentally sensitive areas, and

iii. be designed to prevent motorized vehicle use to the maximum extent possible.

5. ECOSYSTEM RESTORATION AND ENHANCEMENT

a. The SPEA and *restricted development areas* must remain free of development except in accordance with conditions contained in the permit.

b. If a portion of an Aquatic Ecosystem Area *buffer area* has been substantially altered or permanently removed such that restoration is impractical the *buffer area* may be widened in other portions of the site as compensation.

c. Disturbed areas within the SPEA, within *restricted development areas* and within *buffer areas* must be restored in accordance with a restoration plan provided by a QEP. At a minimum, the plan must include the following:

   i. Replanting must be with trees, shrubs, and ground cover native to the area and selected to suit soil, light, and groundwater conditions of the site.

   ii. Individual trees must be planted at a density in accordance with the recommendations of the QEP.

   iii. Replacement trees must be species native to the area or as approved by the Village.

   iv. Where needed, add plantings to enhance bank stability and provide cover to a watercourse.

   v. A native shrub layer should be provided for the restoration area and shrubs should be planted at an average density of 1.0metre apart and a minimum #2 pot size at time of planting.

   vi. Native groundcover may be substituted for native shrubs where groundcover would have occurred naturally. If used, groundcover must consist of brush layers or planted groundcover species at a maximum average spacing of 0.5metres with plants of minimum 10.0centimetre pot size at time of planting.

   vii. Areas not covered by trees, shrubs, or groundcover may be seeded with native herbaceous plants, grasses, or legumes or covered with a natural mulch to reduce the opportunity for germination and spread of non-native seeds.

   viii. For wooded areas, clearing should not exceed 10 percent of the Aquatic Ecosystem Area, should be confined to the outer portions of the Aquatic Ecosystem Area, and must not be on *steep slopes*. The same replacement ratio, average tree density, and site features as in guidelines ii. apply.

   ix. All vegetation must be protected from intrusion by motor vehicles with a curb or other suitable protective barrier if roads, driveways, or parking areas abut the restoration area.

6. STORMWATER MANAGEMENT

a. Development must minimize rainwater runoff and maintain pre-development water quality and quantity on the property.

b. In furtherance of the objectives and guidelines of this DPA, and as per the *Local Government Act,* sections 484 and 485, development approval information may be requested on the impact of a development proposal on the natural environment. The Village may require a stormwater management plan and the development must be designed to implement the plan's recommendations. The plan must:

   i. examine pre-development water quality and quantity on the site and provide mitigation and enhancement strategies to maintain pre-development water quality and quantity;

   ii. follow source control (on-site) principles and practices, and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies;

   iii. take advantage of on-site opportunities for natural storage and infiltration to soil, wetlands, and forests; and

   iv. use site adaptive principles in facility placement and design, site grading, tree retention, pervious surfaces, and the scale and types of measures used to capture, direct, and manage stormwater.

7. EROSION AND SEDIMENT CONTROL

a. To prevent harm to aquatic ecosystems, land alteration, construction, addition to or alteration of buildings must minimize the amount of sediment entering waterbodies and watercourses.

b. The Village may require an erosion and sediment control plan by a qualified professional to control erosion and sediment movement.

c. The development must be designed and implemented in accordance with the erosion and sediment control plan recommendations.

8. SHORELINE PROTECTION DEVICES

a. Where shoreline protection works are proposed, they must be designed by a Professional Engineer and:

   i. Be limited to that necessary to prevent damage to existing structures or established uses on adjacent upland;

   ii. Be the 'softest' possible shore protection measure that will still provide satisfactory protection;

   iii. Not be expected to cause erosion or other physical damage to adjacent or down-current properties; and

iv. Address compatibility with any adjacent shore protection works.

b. Where protection from erosion is proposed as either new works or replacement, every effort must be made to design shoreline protection in accordance with the Green Shores programs of the Stewardship Centre of BC. These programs provide resources for, and examples of, shoreline erosion protection involving creation or maintenance of low-angle slopes allowing for dissipation of wave energy, retaining native plants and habitat, and providing a natural appearance. Some Green Shores approaches rely on use of the beach below the natural boundary, which may require permission from the Province or other landowner.

c. Entirely 'hard' structural shore protection measures such as concrete walls, lock block, or stacked rock (riprap), may be considered as a last resort only when a geotechnical and biophysical analysis demonstrates that:

    a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with upland development;

    b. All possible on-site drainage solutions by directing drainage away from the shoreline edge have been exhausted;

    c. Green Shores non-structural or structural measures are not feasible or not sufficient to address the stabilization issues;

    d. It is not feasible to instead construct a retaining wall that meets the zoning bylaw s setback;

    e. The shore protection measure is designed so that neighbouring properties are not expected to experience additional erosion; and

    f. All shore protection structures are installed upland of the present natural boundary.

9. DOCKS AND BOAT LAUNCHES

a. Preference is to be given to the placement of mooring buoys and floats instead of docks. It is also to be given to the construction of joint use docks rather than individual ones. Multifamily and strata-titled developments are to construct joint use dock facilities.

b. Residential docks should be located and designed to avoid the need for shore defence works, or breakwaters.

c. Structures in contact with the water should be constructed of stable materials, including finishes and preservatives that will not degrade water quality. Refer to the BC Ministry of Environment Best Management Practices for Small Boat Moorage on Lakes, 2006 or as amended for more information.

d. All docks should be constructed so that they do not rest on the bottom of the foreshore at low water levels.

e. Any plastic foams or other non-biodegradable materials used in construction of floats and docks should be well contained to prevent escape into the natural environment.

f. Docks should not exceed 20 m^2 in total surface area, and not extent a distance greater than 30m from the present natural boundary of the upland parcel.

g. Dock ramps should not exceed 1.5m in width for access ramps or walkways and 3 m in width for any other portion of the dock.

h. Boat launch ramps are the least desirable of all water access structures and may only be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes. The ramp width should be minimized, and paved strips versus a full concrete pad is preferable. Development Permit applications must demonstrate all applicable provincial and federal guidelines have been followed and approvals are in place.

10. STEEP SLOPES

a. Unnecessary disturbance of steep slopes should be avoided. Site development should preserve natural vegetation on a steep slope and retain the natural terrain, topography of the site, and minimize cutting into the slope.

b. Development at the top and toe of a steep slope should be designed to prevent negative impacts to slope stability and protect development from the hazard. The Village may require a report by a qualified professional which must include recommendations to be implemented by the development such as drainage management, retention of an existing vegetated buffer, landscaping, and setbacks of buildings and structures from the slope.

11.2 DPA 2 - GROUNDWATER PROTECTION

A. DESIGNATED AREAS

The areas shown on Map F are designated as Development Permit Area 2.

A development permit is required for the subdivision or the alteration of land, construction of, addition to, or alteration of a building or other structure on the land. For clarity, this includes, but is not limited to, the following activities:

a. Installation of a septic field (in areas where permitted)
b. Installation of fuel oil or gasoline storage tanks (in areas where permitted)
c. Construction of a new private well
d. Construction of a geothermal energy system

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(a) and (i), of the *Local Government Act*:

(a) Protection of the natural environment, its ecosystems and biological diversity

(i) Establishment of objectives to promote water conservation.

In addition, section 485 of the Local Government Act permits local governments to request development approval information such as site plans, research reports and studies. All of DPA 2 is included within the area designated by the Village for development approval information. Section 9.7 of this OCP further outlines policy on development approval information.

C. JUSTIFICATION

This Development Permit Area (DPA) designation has been established to ensure that development takes place in a manner that protects, sustains or enhances the quality and quantity of ground water sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystems.

This DPA lies above an unconfined aquifer, an aquifer that lacks a confining layer such as clay, and has been identified by the provincial government as being highly vulnerable to contamination[2]. The aquifer also feeds Morrison Creek. The groundwater that surfaces as springs in the Morrison Creek headwaters is included in the definition of Critical Habitat for the Morrison Creek Lamprey, listed as an aquatic

[2] Map G which shows the extent of the unconfined aquifer corresponds to the provincially mapped Aquifer 417 with an area of 37.4 km2. Information about groundwater resources and wells are available at https://apps.nrs.gov.bc.ca/gwells/aquifers

species at-risk under federal Species at Risk Act. Anything that could intercept or compromise the quality or quantity of that groundwater could be a violation of the federal Critical Habitat Order for the Lamprey and thus of the Species at Risk Act.

The DPA includes the lands that overlay the aquifer that is part of the critical habitat of the Morrison Creek Lamprey. It also includes all lands designated industrial, all lands that have an industrial use, and lands that permit gas stations because those land uses may include the storage, handling, or disposal of hazardous materials and, therefore have a higher potential to contaminate underlying soils and groundwater than residential, institutional, commercial, and other non-industrial land uses.

The DPA also encompasses the Coal Creek well and the surrounding area which feeds the well. The Coal Creek well is one of Cumberland's sources of drinking water, further described in the Village's *Long Term Water Supply Strategy, Final Report, June 2016*. The aquifer which supplies water to the well is described in the Water Supply Strategy as an "unidentified aquifer" and lies below aquifer 417.

Additional objectives of this designation include:

1. To sustain the health of groundwater and hydraulically connected aquatic ecosystems.
2. To protect and sustain the quality and quantity of groundwater sources for drinking water, irrigation and other approved uses.
3. To reduce the risk of groundwater contamination from development.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

i. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

8. Subdivision of land where no new lots will be created.
9. Excavation of an area less than 15 m^2 and shallower than 0.5 m
10. Construction involving a building floor area of 10.0 m^2 or less.

11. Erection of fences 2.0 m or less in height.

E. GUIDELINES

1. Before any land alteration and before development design begins within this DPA, the owner must obtain a report from a qualified registered professional which assesses the risk of contamination resulting from the proposed land use and identifies measures to ensure development proposals have no detrimental impacts on either the quality or quantity of groundwater. At a minimum, the report must include the following:
    a. Review of the depth of groundwater, flow direction, soil permeability, and potential contamination sources from the proposed use.
    b. An examination of pre-development water quality and quantity on the site.
    c. Measures required to ensure the proposed development and land use will not have a negative impact on the aquifer.
2. Development proposals must demonstrate how they are implementing the measures identified in the required report to ensure that the development poses no unacceptable risk to either the quality or quantity of groundwater.
3. Where a municipal sanitary sewer system is not available, sewage must be conveyed to an on-site private sewage disposal system which must, at a minimum, include a two- stage septic system, a large capacity tank and a gate valve before infiltration to subsurface. The two-stage system must be designed by a qualified professional and consist of a separate tank where the sludge is digested and prohibit mixing of digested sludge with incoming sewage. The qualified professional must provide assurance that water quality of the aquifer is not impacted.
4. For developments to be serviced by a non-municipal community water system, the water service provider must provide written confirmation by a professional of sufficient quantity and quality of potable water.
5. Land uses involving materials and substances that have the potential to contaminate groundwater should be located on hard surfaced, impermeable floors, and include systems to capture and treat effluents and spills.
6. Grease, oil, and sedimentation removal facilities must be provided for stormwater infiltration systems, treated effluent, and diverted stormwater collection and discharge systems where there is potential for silt, petroleum-based and other contaminants to enter a watercourse or infiltrate into the ground. A plan for on-going maintenance of these facilities must be provided.
7. All hazardous substances must be stored in secure, impervious containers with secondary containment.
8. Facilities handling fuel, oils, solvents, pesticides, or fertilizers must include spill containment systems and a Spill Response Plan.

9. Above and underground storage tanks for hazardous materials or petroleum products are strongly discouraged. Where they are warranted, their installation must follow industry best practices to avoid contamination of the soil and groundwater, at a minimum, meeting the following requirements:

    a. Double-walled steel tank construction
    b. Secondary containment of piping
    c. Tanks coated with rust-resistant material
    d. Overfill protection device
    e. Spill containment device around fill pipe
    f. A dispenser sump and tank sump, for the control of possible leakage from the dispenser or piping; and
    g. Leak detection of the interstitial space, piping and sump pump(s).

10. Installation of hazardous materials and petroleum product storage tanks must be conducted by a licensed qualified contractor under the supervision of a qualified professional.

11.3 DPA 3 - FARMLAND PROTECTION

A. DESIGNATED AREA

The areas shown on Map G are designated as Development Permit Area (DPA) 3.

B. CATEGORY

DPA 3 is designated pursuant to section 488 (1)(c) of the *Local Government Act* for the protection of farming.

C. JUSTIFICATION

This development permit area is intended to reduce land use conflicts that may arise between active farm operations and non-farm uses. Appropriately designed developments on non-Agricultural Land Reserve (ALR) lands adjacent to farmland can decrease the likelihood of conflict and nuisance complaints from adjacent non-farm users. Normal farm practices are protected under the *Provincial Farm Practices Protection Act (Right to Farm)*.

Typical conflicts that may occur as a result of non-farm uses being located in or adjacent to agricultural areas include complaints about early morning farm equipment noises, drifting dust or spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

The following guidelines are intended to protect the vitality of local agriculture and encourage commercial, active agricultural operations on lands within the provincial ALR. While there is no designated ALR within the jurisdiction of the Village, parts of the municipal boundary adjoin ALR in other jurisdictions. Consideration of subdivision layout, building design, stormwater management, buffering and fencing of lands beside the ALR will protect the agricultural uses of the ALR lands and reduce conflicts between users.

Additional objectives of this designation include:

1. To reduce the potential for conflict between non-farm uses and neighbouring active farm operations.
2. To protect the viability of agricultural operations.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council*

of Metro Vancouver Technical Guides for Practitioners, 2021-2023 and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

13. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.

14. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

15. Construction of an accessory building with a floor area of 10.0square metres or less.

16. Erection of fences 2.0metres or less in height.

17. Roof replacement.

18. Installation of solar domestic hot water or photovoltaic systems on roofs.

19. Land alteration or construction that occurs more than 30.0 metres from the nearest property line of a parcel of land within the ALR

20. Subdivision of land where no new lots will be created.

21. Land alteration for urban agriculture and community gardens.

E. GUIDELINES

1. Any proposed development, including subdivision, should be designed to minimize the impacts of non-farm development on adjacent agricultural uses.

2. Roads and pedestrian access routes that end at the boundary of the ALR should be avoided except where necessary to provide access for farm equipment.

3. A minimum 15 m continuous vegetated landscape buffer must be established parallel to the agricultural land boundary within the non-farmland. New plantings should be native, drought resistant, and adapted to the site conditions. Where already present, native vegetation should be retained and, as applicable, densified to establish a continuous buffer.

4. Mature trees within the buffer should be preserved, except where they have been determined by a certified arborist to pose a hazard or be at high risk of failure.

5. A landscape plan should identify existing species and additional species to be planted and include prescription for maintenance.

6. The landscape buffer may be designed to absorb and manage stormwater as long as this does not compromise the vegetation or reduce its effectiveness as a buffer.

7. Landscape buffers should be designed to mitigate equipment noises, drifting dust and spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

8. Where soils and site conditions permit, vegetation should include evergreens for year-round screening.

9. Buffer design may include appropriate barrier fencing in combination with vegetative screening.

15. Fencing should be wildlife-friendly and not present a risk of injury or entanglement to wildlife and be within an existing landscaped or disturbed area. It should:

    i. not be higher than 1.05 m,
    ii. have a bottom strand not lower than 0.3 m above the ground,
    iii. not be barbed, and
    iv. have a top that is highly visible, e.g. marked with reflectors or flagging.

11.4 DPA 4 - WILDLAND-URBAN INTERFACE

A. DESIGNATED AREA

The areas shown on **Map H** are designated as Development Permit Area 4 (DPA 4).

B. CATEGORY

This development permit area is designated pursuant to section 488 (1) (b), of *the Local Government Act*: Protection of development from hazardous conditions.

In addition, section 485 of *the Local Government Act* permits local governments to request development approval information such as site plans, landscape plans, research reports and studies. All of DPA 4 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The Village is surrounded by large forested areas. These tracts of forest create an interface with adjacent residential, commercial and industrial areas. One purpose of this Development Permit Area is to reduce the potential for damage to private property in the event of a wildfire and reduce the potential for wildfire spreading into the Village.

Embers from large catastrophic wildfires are known to fly 1 km to 2.5 km under certain conditions. That means in the event of a large wildfire in the surrounding forests, buildings and structures in all of the Village may be exposed to airborne embers. The Village's form and character DPAs (DPA 5 – 10) include guidelines to reduce the use of highly flammable building materials and landscaping to reduce the risk of ignition. The Village also participates in the Comox Valley FireSmart Program to provide information and FireSmart assessments to homeowners in the Village to identify what further measures they can take to integrate FireSmart principles into their properties.

However, lands within 100 m of undeveloped forested lands are particularly at risk and are identified in the DPA 4 area. If designed to be FireSmart, those properties also play an important role in preventing

the spread of a wildfire into the community. In addition to meeting the DPA 4 guidelines below, property owners are encouraged to complete the most recent BC Firesmart Home Ignition Zone Self-Assessment at firesmart.ca to identify further ways to integrate FireSmart principles into their property and yard.



Source: BC FireSmart

Forested areas where future development could occur (subject to OCP amendments and rezoning) are also included in DPA 4 and the guidelines are intended to reduce the hazard potential in those areas.

While protecting development from wildfire is the primary purpose of this designation, it is also important to do so in a manner that minimizes harm to the natural environment itself. More fire resistant properties, including fire resistant buildings and landscaping, will reduce the risk of fire that may originate on a private property spreading to neighbouring properties and into adjacent forests.

Additional objectives of this designation include:

1. Protect buildings and properties near wildland-urban interface boundaries from heat radiation, direct flame contact or airborne embers produced by interface wildfires.
2. Reduce the risk of wildfires spreading into the Village from surrounding forested areas.
3. Promote the planting of native species with low flammability.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:
    a. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
    b. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
    c. Mining activities authorized by a *Mines Act* permit.

d. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
3. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
4. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

5. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
6. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
7. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

8. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
9. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

10. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
11. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

12. Subdivision of land where no new lots will be created.
13. Construction involving a building floor area of 10.0 ^{m2} or less.

14. Construction that is limited to the addition, replacement, or alteration of doors, windows, building trim, or soffits.
15. Land alteration to facilitate urban agriculture and community gardens.
16. Erection of fences 2.0metres or less in height.
17. Where the Village holds a covenant directing requirements for FireSmart buildings and yards, that meets or exceeds current DPA 4 guidelines and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the requirements of the covenant.

D. GUIDELINES

1. FIRESMART BUILDINGS AND YARDS

a. Following are the minimum FireSmart standards that must be met for all buildings and vegetation on a property:

i. Roofing materials with Class A or B Fire Resistant rating.

ii. Gutters constructed of non-combustible material.

iii. Non-combustible cladding materials such as stucco, metal, brick, cement shingles, fibre cement.

iv. Non-combustible or fire-rated exterior doors.

v. Closed in and screened roof vents.

vi. Eaves enclosed with properly fitted non-combustible soffits and fascia.

vii. Heavy timber construction, fire-retardant treated materials, and other non-flammable materials for decks and railings.

viii. Underside of decks or porches enclosed with non-combustible sheathing.

ix. A 1.5 m non-combustible surface surrounding buildings and decks.

x. Fencing within 1.5 m of a structure constructed of non-combustible material.

xi. Where chimneys are permitted, they should have approved spark arrestors.

xii. Vegetation is cleared 3.0 m from power lines and, where permitted, propane tanks.

xiii. Coniferous trees within 10.0 m of any buildings and structures must be limbed up to 2.0 m from the ground.

xiv. No hedges comprising of coniferous species such as juniper, cedar or yew, may be planted.

xv. No bark mulch may be applied within 10 m of buildings and structures.

2. FIRESMART SUBDIVISION DESIGN

a. As part of subdivision applications, where the land to be subdivided is partially or fully within DPA 4, a Wildfire Hazard Assessment Report should be completed and the subdivision design must implement those measures. The Assessment Report must assess wildfire hazard risk and may recommend additional measures beyond the following guidelines below to minimize that risk:

   i. Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and density of the subdivision and lands beyond.

   ii. Wherever possible, the subdivision must provide opportunities for large setbacks (10.0metres minimum) between new building sites and forested areas. As a term of the development permit, the Village may ask for a covenant requiring buildings to be located within an identified buildable area to the front of properties that are located on a forested edge.

   iii. Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision.

   iv. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

   v. Where forested areas extend into the subdivision, a fuel hazard assessment including recommendations for mitigating any hazards should be prepared by a qualified wildfire mitigation specialist.

   vi. Site design should consider topography so that building sites are located on the flattest areas of the property, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.

11.5 DPA 5 – INDUSTRY

A. DESIGNATED AREA

The areas shown on **Map I** are designated as Development Permit Area 5.

B. CATEGORY

This development permit area is designated pursuant to sections 488 (1)(f)(h), (i), and (j), of the *Local Government Act*.

f) Establishment of objectives for the form and character of industrial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 5 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The intent of this designation is to foster industry development that is both visually appealing and sensitive to its surrounding context. Industry development includes both industrial and service industries.

The development permit guidelines promote thoughtful building and landscape design that considers the relationship between structures, the streetscape, viewscapes, open spaces, and neighbouring properties, while ensuring safe, multimodal access to industry lands.

Although the preservation of viewscapes is important throughout the area, it holds particular significance in the Bevan Industrial Area—known as the "Bevan Lands"—which occupies a plateau with expansive views toward the Comox Glacier and other peaks of the Vancouver Island Range. The development permit area guidelines aim to safeguard key view corridor (also see figure 14: viewscapes from Village in section 6.2 of the OCP).

Long-time established industrial uses are located along Cumberland Road and Ulverston Road. New development or improvements on those properties are equally subject to these development permit guidelines, with an emphasis on mitigating potential negative impacts on neighbouring residential uses, ensuring the continued visual quality of the developments, and promoting upgrades that result in increased energy efficiency, water conservation and lower greenhouse gas emissions.

Additional objectives of this designation include:

1. Enhance the visual quality of industrial development through architectural and landscape design.
2. Mitigate negative impacts on neighbouring uses.

3. Provide safe access and circulation for personal and commercial vehicles.
4. Integrate safe pedestrian and cycling facilities within the circulation system.
5. Provide landscaping that is drought-resistant and wildlife and pollinator-friendly.
6. Reduce energy and water consumption and reduce greenhouse gas emissions associated with the development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    b. construction of the building follows best management practices for erosion and sediment control.
10. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to less than 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the Local Government Act). A building permit may still be required.
11. Erection of fences 2.0 metres or less in height
12. Installation of solar domestic hot water of photovoltaic systems on roofs
    a. Other
13. Subdivision where no new lots are created.

14. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. On-site vehicle circulation must be conveniently laid out, with unrestricted access to waste receptacle storage areas where on-site pick-up is necessary.

c. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.

d. Site design should analyze viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Boston Ridge, Beaufort Mountains) and demonstrate how key views can be preserved, in particularly from nearby sidewalks, streets, and public open spaces.

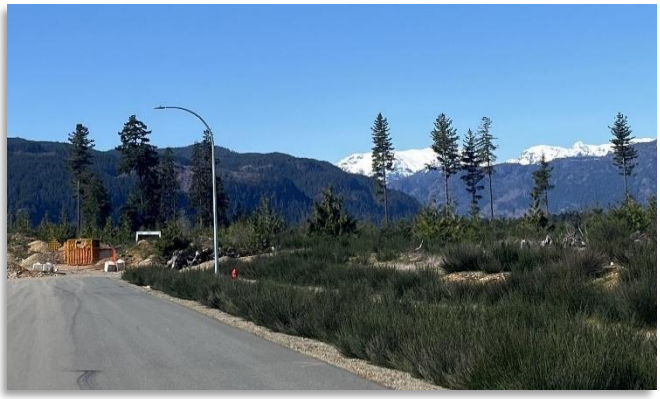


Figure_: View to Comox Glacier from Bevan Lands (Guideline 1d)

e. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

ADDITIONAL GUIDELINE FOR SERVICE INDUSTRY (f.)

f. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREA

a. The open space around all buildings or structures, not required for parking, loading, equipment storage, assembly, processing, or manufacturing, should be enhanced through hard- and softscape landscaping.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (b.)

b. Landscaping should:

i. treat vehicle entrances as design and landscape features or “gateways”
ii. define building and parking area entrances
iii. break up large parking areas
iv. provide shade and climate control
v. enhance the aesthetics of the development
vi. provide increased amenities for users
vii. contribute to creation of a pedestrian friendly environment
viii. break up the mass of buildings
ix. soften architectural materials
x. enhance the streetscape/parkway environment
xi. ensure linkages to public sidewalks and multi-use pathways
xii. improve the safety, function access and appearance of the area over the expected life of the landscaping and provide an accessible environment.



Figure 11.5-1: Examples of pedestrian-friendly commercial frontages and streetscapes (guidelines 2c vii,x)

SOFTSCAPING

c. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

d. Landscaped areas should primarily feature trees including street trees, shrubs, perennials, grasses. Lawn areas should be used minimally. Plant species should be:

i. Native or adapted to the region
ii. Supportive of habitat, nesting, foraging, or pollination
iii. Drought-tolerant
iv. Adapted to anticipated future climate conditions wherever possible.
v. BC FireSmart

e. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

f. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

g. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Landscaped buffers designed by a landscape professional must be provided:

   i. where the industrial zone is adjacent to any property zoned for residential use, the buffer will be designed to effectively screen from view and mitigate noise from the industrial use as effectively as possible through the use of a landscaped buffer, sound-attenuating fencing, and siting; and

   ii. along the road frontage on those lots identified on Map E, in order to screen from view and mitigate noise emanating from the industrial use to the highway:

      - A planting buffer at least 4.0metres (13.1feet) wide which may include the plantable portion of the Village boulevard, if the private property has insufficient setback for buildings or required parking, and private property;
      - This design will include combinations of trees, shrubs, drought tolerant grasses, ground covers, etc;
      - The design will include at least one tree capable of attaining a height of at least 5.0metres (16.04feet), which must be planted on average every 10.0metres (32.8feet), interrupted only for driveways or walkways.

   iii. along all other roads,

      - A landscaped area buffer must be provided along the road frontage to soften the view of the industrial uses and create an attractive transition to the sidewalk and road.

h. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

   iii. Due to their high flammability, juniper, English yew and cedar hedges must not be planted.

HARDSCAPING

i. Building footprints should be located to create opportunities for an outdoor amenity area for employees which includes outdoor seating and landscaping.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (j.-k.)

j. Building footprints should be located to create opportunities for plazas, courtyards, or wide sidewalks connecting to the frontage of commercial units and include appropriate site furniture and lighting.

k. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

l. Fencing and/or vegetative screening on property lines should protect the privacy of occupants on adjacent properties.

m. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

n. Where an industrial use is located within 60 metres of a residential use, sound attenuating fencing, a minimum of 2.0 metres in height, should be installed to buffer noise transfer to the residential use. To break up a long solid fence line visually, fences over 10 metres in length should have a vegetated buffer in front of the fence.

o. All waste disposal and recycling bins must be screened and be protected within an animal-proof enclosure, not less than 2.0metres in height.

p. Such elements as shipping and loading areas, outdoor storage areas, shipping containers, transformers, and meters must be additionally screened through landscaping, solid fencing and appropriate siting.

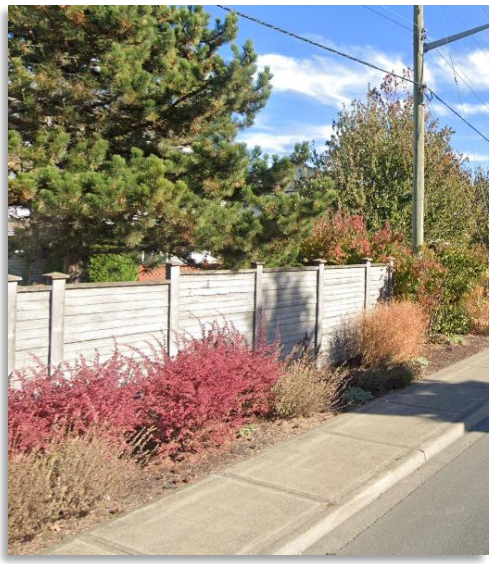


Figure 11.5-1: Example of sound attenuating fencing with a vegetative buffer in front (guideline 2l)

WATER CONSERVATION

q. Landscaped areas should be watered by an automatic irrigation system, complete with an automated ‘smart’ controller.

r. Design sites to minimize water use for irrigation by using strategies such as:

   a. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

   b. Selecting drought-tolerant species

   c. Using lower water requirement systems such as drip irrigation.

   d. Using recycled water for drip irrigation systems.

s. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

t. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25 percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. All buildings and expansions thereto, storage, parking, and supply yards should be designed to be compatible with surrounding land uses and the major roads fronting the property.

b. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

c. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

d. Building design should include a variety of architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest.

e. Building massing should respond to a human scale with materials and details that are proportionate to human height.

f. Buildings should provide visual interest at the street and sidewalk level by:

i. Designing primary entrances to be clearly visible and accessible from the street.

ii. Locating the office, reception, or sales component of the building closer to the street than the plant/warehouse component of the building and using different roof lines, different exterior materials, decorative design elements and/or architectural elements, to distinguish between the two building components.

iii. Articulating building frontages by visually separating them into smaller distinctive units and avoiding blank walls along street, sidewalk, and multi-use trail frontages. Where blank walls



Figure 11.5-2: Example of interesting ways of treating blank walls (guideline 3fiii)

cannot be avoided because of the proposed use of a building, their effect should be attenuated through a wall treatment.

iv. Locating purely utilitarian accessory buildings, such as equipment storage buildings or shelters, concrete or prefabricated metal buildings in rear or side yards and screening them to the street with landscaping or fencing.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (g.-l.)

g. Building design should provide visual connections between entrances and associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened "sense of place".

h. Building scale should step down to adjacent pedestrian routes and building entrances.

i. Buildings should include multi-planed, pitched roofs with meaningful overhangs and arcades.

j. Buildings should include regular or traditional window patterns.

k. Strongly thematic architectural styles associated with franchises are generally undesirable and if utilized must be modified to be compatible with nearby character buildings, the natural setting and other objectives and guidelines reflective of Cumberland's unique history, character and context.



Figure 11.5-3: Example of visual connection between entrances and pedestrian areas (guideline 3 g)

l. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing is encouraged to incorporate passive heating, lighting and cooling design features such as:

i. orientation to optimize the benefits of solar gain

ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

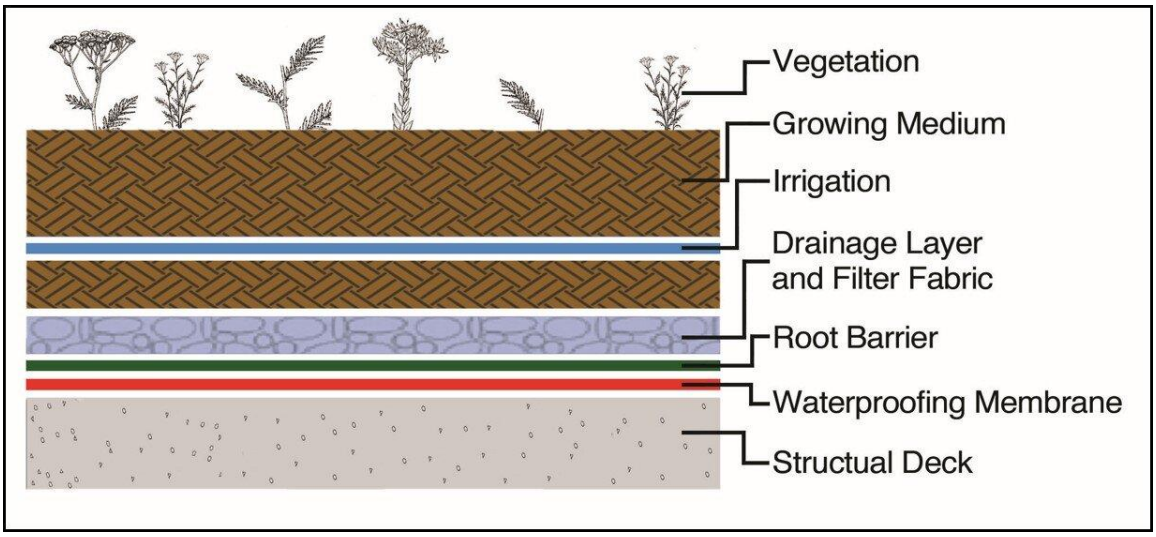


Figure 11.5-4: Typical green roof cross-section (with optional irrigation) (guideline 4b).

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 11.5-5: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards to prevent skyglow.



Figure 11.5-6: Example of shielded directional lights (guideline 5c)

   ii. Located to minimize light intrusion into residential caretaker units.

   iii. not reduce the separation effectiveness of any landscaped buffer.

d. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards.





Figure 11.5-7: Examples of guidelines 6 b. and c.

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas should be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

e. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of buildings.

11.6 DPA 6 – MULTI-UNIT RESIDENTIAL AND MIXED USE

A. DESIGNATED AREA

The Multi-Unit Residential and Mixed-Use Development Permit Area, DPA 6, is shown on **Map J**.

B. CATEGORY

This development permit area is designated pursuant to section 488.1 (1), (a), (b), (f), (h), (i), (j) of the *Local Government Act* for the following purposes:

(f) Establishment of objectives for the form and character of commercial and multi-family residential development.

(h) Establishment of objectives to promote energy conservation.

(i) Establishment of objectives to promote water conservation.

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 6 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design for stand-alone multi-unit residential developments and for mixed use developments that include both residential and commercial uses.

Additional objectives of this designation include:

1. Promote a compact urban form where housing is located within a short walking distance of shops, restaurants, grocery stores, personal services, the community centre and parks.
2. Support housing diversity.
3. Ensure multi-unit residential development is well integrated and sensitive to the surrounding neighbourhood context.
4. Design buildings to a human scale and orient them to the street.
5. Ensure a pedestrian and bicycle-oriented development.
6. Provide landscaping and create greenspace for the enjoyment of residents.
7. Provide landscaping that is drought resistant and pollinator-friendly.

8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    b. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.

11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. Wayfinding signage for larger developments should be provided. All signage should be architecturally compatible with the overall design of the buildings.

c. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

d. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. cafes, retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees, shrubs, perennials, and grasses, and may include vegetable gardens Lawn areas should be used minimally. Select plant species that are:

   i. Native or adapted to the region

   ii. Supportive of habitat, nesting, foraging, or pollination

   iii. Drought-tolerant

   iv. Adapted to anticipated future climate conditions wherever possible.

   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

   iii. Due to their high flammability, juniper, English yew and cedar hedges should not be planted.



Figure 10.6-1: Example of emphasis on public realm (guideline 2 i)

HARDSCAPING

h. Building footprints should be located to create opportunities for plazas, courtyards, or garden patio areas with appropriate site furniture and lighting.

i. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

j. Where a playground is required, it must:

   i. be sited so that the maximum number of units possible within the development may view it, and

   ii. not have a grade greater than 2 percent.

k. Common open spaces should:

   i. Be located as close to dwelling units as possible, with walkways or multi-use pathways connecting to building entrances and to any parks and open spaces adjacent to the development;

   ii. Include a portion that is usable for active recreation, such as a walkway.

l. Green walls/green screens are encouraged.

m. Fencing and/or vegetative screening on property lines should protect the privacy of occupants of adjacent properties.

n. Fencing materials should be sensitive to the neighbourhood context. Chainlink and solid corrugated metal fences on front lot lines are discouraged.

o. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

p. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.

q. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.

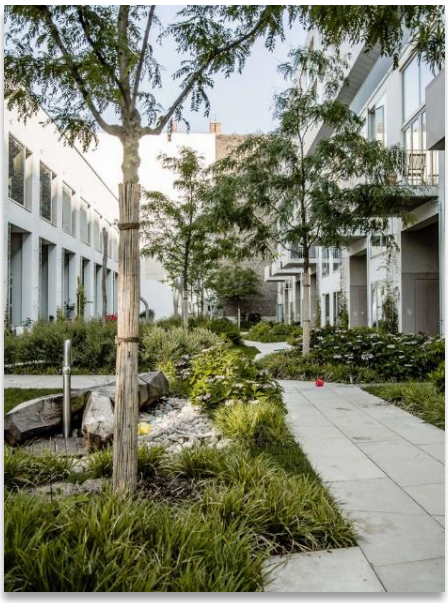


Figure 11.6-2: Example of landscaped common space with walkway (guidelines 2 k.i.)



Figure 10.6-3: Example of screened outdoor storage (guidelines 2 q)



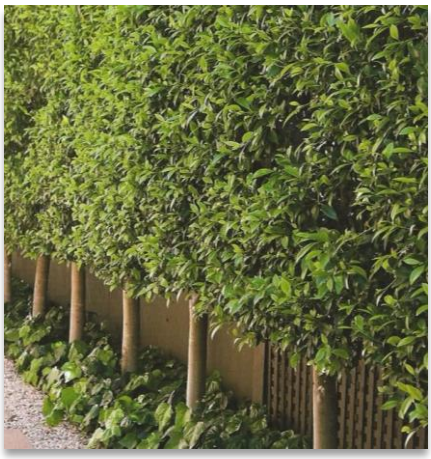


Figure 11.6-4: Example of fence and vegetative screening

WATER CONSERVATION

s. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

t. Design sites to minimize water use for irrigation by using strategies such as:

   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

ii. Selecting drought-tolerant species

iii. Using lower water requirement systems such as drip irrigation.

iv. Using recycled water for drip irrigation systems.

3. BUILDING FORM AND CHARACTER

a. Buildings should be sited to ensure that any adjacent low density single- and infill residential properties have visual privacy, by facing decks and balconies away from adjacent properties where possible.

b. Where the setback from an interior or rear lot line is less than 4.5 metres, transparent surfaces (windows) on walls facing directly onto adjacent low density residential properties should be limited to 20% of the total wall area and favour several smaller windows over one large window.



Figure 11.6-5: Example of interesting ways of treating blank walls (guideline 3j)

c. Design and site buildings to reduce direct sight lines into neighbouring properties to protect privacy.

d. Window placements should be offset between buildings facing each other to maintain privacy.

e. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.

f. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

g. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

h. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

i. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

i. articulated building footprints and varying setbacks to reduce massing, and

ii. frontages that are articulated and separated into smaller distinctive units.

j. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.

k. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.



Figure 11.6-6: Example of prominent building entrances (guideline 3 l)

l. Building entrances should be prominent and clearly visible from access driveways and streets.

m. In the case of townhouses, where garages cannot be located off a laneway or off a driveway to the interior of the lot, garage doors must not be visually prominent, mitigated through a minimum of a 1.2 m setback relative to the front door, landscaping, varied orientation, materials, scale, and finishes.



Figure 11.6-7: Example of ground level entrances to multi-unit residential (guideline 3 n)

n. In situations where multi-unit residential buildings face single-detached or residential infill development across a street, the multi- unit residential building should be designed to communicate with the dwellings across the street, for example, by including ground level entrances or patios facing the main road.

ADDITIONAL GUIDELINES FOR MIXED-USE BUILDINGS

o. The primary façade of mixed-use buildings and commercial entrances in mixed-use buildings should face the street, relate to the pedestrian scale and connect to the public realm (i.e. the sidewalk, street, public plaza). This may be achieved through design of entrance ways, the use of façade detailing, ground floor glazing, window size, awnings or roof canopies, signage, landscape treatment, outdoor furniture, distinct materiality and building articulation.



Figure 11.6-8: Example of ground floor commercial use oriented towards the public realm (guideline 3. o.)

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features, such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months



Figure 11.6-9: Example of passive building features (guideline 4a)

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the



Figure 11.6-10: Example of green roofs in a multi-Unit residential development (guideline 4b)

current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code under relevant legislation.



Figure 11.6-11: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (e.g. low level bollards).

d. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards
   ii. located to minimize light intrusion into residential units or not reduce the separation effectiveness of any landscaped buffer.
   iii. be complementary to the form and character of adjacent sites and Village streetlighting standards.

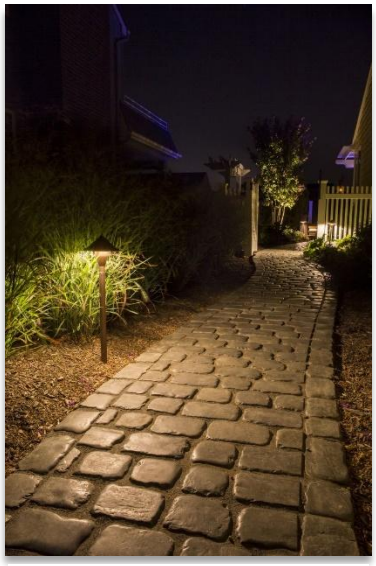


Figure 11.6-12: Example of illuminated pedestrian pathway (guideline 5c)



Figure 11.6-13: Example of shielded directional lights (guideline 5d)

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas may be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.



Figure 11.6-14: Example of landscaping and bioswale in a parking lot (guideline 6b)

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.

f. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

g. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.

i. Where individual dwelling units have vehicular access via a public street, combined driveway access points are encouraged to minimize interruptions of landscaping along the boulevard.

j. Internal private roadways must be wide enough to permit easy negotiation of vehicle access to individual garages or carports, parking areas, and to provide access for fire trucks.

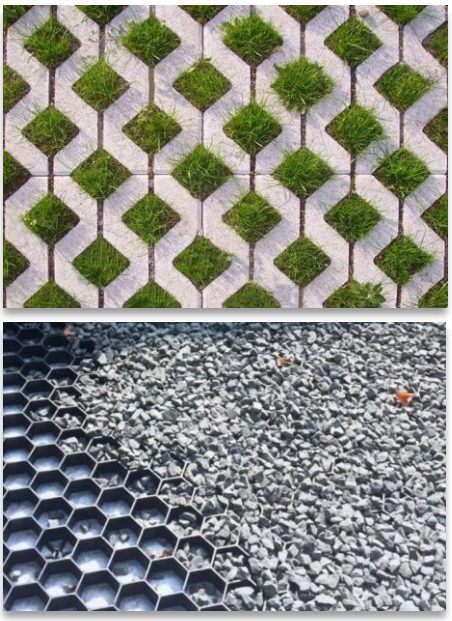


Figure 11.6-15: Example of permeable paving surfaces (guideline 6g)

11.7 DPA 7 - INTENSIVE RESIDENTIAL–CARLISLE LANE

A. DESIGNATED AREA

The guidelines apply to the entire area of the Carlisle Lane development shown on **Map J** and designated as Development Permit Area No. 7.

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(e), (h), (i), and (j) of the Local Government Act.

e) Establishment of objectives for the form and character of intensive residential development.
h) Establishment of objectives to promote energy conservation.
i) Establishment of objectives to promote water conservation.
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design within the Carlisle Lane development and to guide the integration of laneway housing into the neighbourhood. The following guidelines provide expectations for developments to promote a residential environment that maintains desirable relationships to its surrounding context.

The development of laneway houses in combination with secondary suites within a single-family residential neighbourhood promotes increased density, efficient servicing, home-based businesses, and rental opportunities within the neighbourhood.

Additional objectives are:

1. Achieve a high degree of residential liveability.
2. Achieve development that considers site specific characteristics.
3. Achieve sensitive integration of coach houses into a low-density neighbourhood.
4. Promote and encourage construction of quality housing.
5. Accomplish the above in an energy-efficient, sustainable and responsible manner.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    c. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    d. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. FORM AND SCALE

a. New buildings should:

   i. Create visual interest by providing variations in height, rooflines and massing
   ii. Avoid building plans that are repetitive.

b. Flat roofed buildings are not permitted.

c. Large blank walls must not dominate the buildings and where windows/dormers/bays are not possible, landscaping should be used to mitigate the blank walls.

d. Garage must not be visually prominent, mitigated through the use of staggered setbacks, and varied orientation, materials, scale, finishes and colours.

e. The use of vinyl siding is prohibited.

f. Trim on windows, soffits and gables should complement the primary background colour of a building.

g. Large windows should not face directly onto adjacent properties.

h. Main entrances for principal dwellings should be prominent to the street.

i. The design and siting of coach houses shall:

   i. Be sensitive to the scale, mass and form of adjacent buildings
   ii. Use building materials that reflect the character of the principal dwelling unit
   iii. Not overlook and shadow adjacent properties
   iv. Utilize all habitable space opportunities such as building into the truss system of the unit.

2. LANDSCAPING

a. All portions of a parcel used for intensive residential, exclusive of parking areas, driveways or sidewalks shall be landscaped with a balanced mix of grass, shrub beds and trees to create a pleasant livable environment by providing an appropriate amount of usable open space, screening and shading.

b. A landscape plan by a landscape professional must be prepared with the broad objectives of providing:

   i. Vegetative screening on private lots to protect privacy and to mitigate noise between occupants of adjacent properties
   ii. Low height vegetation between adjacent driveways on private lots to mitigate the visual impact of paved surfaces
   iii. Aesthetic, social and natural benefits of street trees and plantings on public and common areas

c. The use of drought-resistant plant species is encouraged in all landscaping.

d. Boulevard (common or public) landscaping must include street trees and grass or ground covers.

e. Street trees of a type, spacing, and caliper size to be determined by the Village, must be located on the public right of way within the subject development. These works must include root barriers and irrigation.

f. Enhancement and landscaping along an adjacent lane must not contain parking or driveways.

g. Landscape plans will be provided at the developer's expense, which have been prepared by a landscape professional utilizing plants appropriate to the growing conditions. The plan must include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Private outdoor space for both the principal unit and the coach house must not constitute the same space and must be separated through landscaping.

i. Mature trees must not be cut down or damaged, wherever possible. Any trees removed by the Owners and occupiers must be replaced to meet the principle of "no net loss" of significant plant material. Replacement plantings must be sufficient in number, size, type and maturity in order to off-set its removal; Subsequent owners and occupiers must not remove replacement plantings installed by the developer or previous owner.

j. All landscaping is to be installed, staked, and mulched according to BC Landscape and Nursery Association standards.

k. Garbage and recycling systems must be placed in predetermined locations within the lane, in an enclosed area, garage, or adjacent to parking areas. Garbage and recycling areas and containers must be animal proof.

l. Fences must be constructed of wood. All wooden fencing and other wooden landscape components must not be left untreated unless the wood naturally has some preservative qualities (i.e., Western red cedar).

3. DRIVEWAYS AND PARKING

a. Paved driveway surfaces must not be wider than 5.0metres.

b. Where possible, parking for a coach house must not be accessed from the frontage road, but rather a secondary access in order to disperse traffic associated with any single property.

c. Parking areas for all recreational vehicles, trailers and boats, including commercial or industrial vehicles (if permitted by bylaw), must be parked behind the front face of the primary dwelling unit. This requirement must be met whenever these vehicles are on the property; there is no "temporary" storage or parking areas permitted.

4. OUTSIDE AMENITY AREA

a. A coach house must have an outside amenity area in the form of a deck, dedicated yard, garden or similar feature. A parking area does not qualify as an outside amenity area.

b. The amenity area must not be narrower than 2.5metres and must not be less than 10.0square metres in area.

c. Decks and balconies must not overlook adjacent properties.

5. SAFETY FEATURES

a. The civic addressing for a coach house must be visible from the primary street frontage.

b. A coach house must have a dedicated, unobstructed, hard surfaced path, not be less than 1.0metre in width that links the coach house to public street or lane. The pathway must be lighted in such a way as to not impact neighbouring properties. Vertical clearance must not contradict fire safety requirements and standards of the Village and maintenance must not contradict Village bylaws.

6. ENERGY AND WATER CONSERVATION

a. Building units must not use any appliances that are not Energy Star certified.

b. Building siting and landscaping should consider passive solar exposure in wintertime and the reduction of sun penetration in summer.

c. Solar energy systems or pre-plumbing for future installation should be considered.

d. Natural infiltration of rainwater into the ground must be incorporated into the lot drainage management system unless the engineering and geotechnical reports confirm that the soils are not suitable for on-site infiltration.

e. Landscaping must not be developed without consideration of water-smart landscaping principles.

7. LIGHTING

a. Lighting for parking areas must not spill onto the neighbours' property or on to other units on the same property.

b. Motion-activated security lights must not create any light spillage on neighbouring buildings.

c. Lights from parked cars must not affect adjacent properties, but rather must be effectively prevented by the use of screening/fencing and/or landscaping and/or fencing.

8. STORMWATER MANAGEMENT

a. It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, each development must prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan must be prepared by a professional engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

9. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan must be prepared by a registered professional for the construction and operational phases of the development.

11.8 DPA 8 - INTERCHANGE LANDS

A. DESIGNATED AREA

The guidelines apply to the areas shown on **Map J** and designated as Development Permit Area 8.

B. CATEGORY

This development permit area is designated pursuant to sections 488(1) (d),(f), (g), (h), (i), and (j) of the *Local Government Act*.

d) Revitalization of an area in which a commercial use is permitted
f) Establishment of objectives for the form and character of multi-family residential development
g) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

C. JUSTIFICATION

The guidelines reflect the intent of conceptual development plans provided during the rezoning process for the lands. Guidelines are intended to provide development controls that will guide developers in the preparation of detailed development proposals. There is a need to buffer and to minimize the built form onto adjacent public realms including the existing neighbourhoods in the Village. The guidelines are structured to provide principles and a general set of acceptable solutions for the character, built form and public realm. he guidelines are intended to allow the design process to inform the preparation of a development proposal.

Additional objectives are:

1. Encourage opportunities for community surveillance and safety through clustering uses, parking and identified walkways
2. Complementary retail uses
3. Encourage the use of building finishes and forms that have a historic precedent in the Village
4. Ensure neighbourly integration of commercial uses with the residential area
5. Promote safe pedestrian-oriented streets and parking areas
6. Promote connectivity to area trails and public parks
7. Create a distinct identity and character within the Village
8. Minimize building impact

9. Promote the use of local materials and regional precedents
10. Promote barrier free access and design

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    b. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Each dwelling must be provided with a minimum of 10.0square metres of open space. This space can be provided in the form of private open space such as balconies, courtyards, patios, porches, roof gardens and semi-private open space such as gardens, courtyards and landscaped setbacks to residential buildings.

b. Plaza design must provide ease of pedestrian flow to primary routes.

   i. In general, a plaza should be a relatively open and uncluttered space, with clear sightlines to ensure visibility, surveillance and security.

   ii. The edge buildings of a central plaza should:

   - Maintain a continuous façade at the edge on all sides
   - Provide for active retail uses or visually interesting commercial, community, or residential uses at the first floor and above overlooking the space
   - Provide for rain protection at building edges

c. The Village will work with the principles of Crime Prevention Through Environmental Design (CPTED) in the consideration site design and landscaping.

d. Site design should consider the preservation of natural site features.

e. Site design should consider the preservation and enhancement of view corridors to open areas and viewscapes.

f. Site design should give priority to alternate modes of transportation, including public transit, bicycles and pedestrians.

g. Building setbacks must be varied to enhance visual interest along the streetscape.

2. LANDSCAPING

a. Local building materials and finishes (e.g., stones, heavy timber) should be used.

b. Standard paving materials (i.e., materials such as asphalt and concrete) should be used for the majority of the streets and secondary sidewalks.

c. Higher quality paving (i.e., interlocking concrete pavers, brick and stone) should be used in highly public, special spaces such as squares, courts, pedestrian right of ways and primary sidewalks.

d. All landscaping must be irrigated by means of an automated system.

e. A landscaped buffer must be provided along all major roads and all buildings must be screened from view from any adjacent property zoned for residential use as effectively as possible through the use of landscaping, solid sound attenuating fencing, and siting.

f. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Landscape plans will be provided at the developer's expense, which have been prepared by landscape professional utilizing plants appropriate to the growing conditions. The plan must include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Landscaping should:

i. Provide shade and climate control
ii. Enhance the aesthetics of Commercial developments
iii. Provide increased amenities for users
iv. Create a pedestrian friendly environment
v. Break up the mass of buildings
vi. Soften architectural materials
vii. Enhance the streetscape/parkway environment
viii. Provide buffers between incompatible land uses or site areas
ix. Use drought tolerant plant species that are native to the region or suitable to this climate.

3. ACCESSIBILITY

a. Accessibility features must be integrated into the overall design concept and identified on the site plans.

b. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry and incorporate barrier-free universal design principles.

c. Accessible travel routes must be of a hard, slip- resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC)

d. Accessible travel routes must conform to the requirements of the most current edition of the BCBC.

4. BUILDING FORM AND CHARACTER – GENERAL

a. Metal finishes should be limited to structural frameworks and elements, roofing and siding material.

b. Entries should include a significant architectural element to ensure that the building entry is prominent and provides legibility and identity.

c. The use of reflective glass, mirrors or other highly reflective material is not permitted as entry material finishes.

d. Local building materials and finishes (e.g., stones, heavy timber) are encouraged as part of exterior building treatment.

e. Composition of materials along the length of a façade should reinforce the sense of multiple buildings, and minimize the apparent length of a building.

f. Glazed canopies and weather protection are required at building entries and where possible at select walkways.

g. Guidelines for ground floor façades:

   i. Corners should be visually prominent and need to be strongly defined with special features wherever possible.

   ii. Wherever possible, the use of blank walls at grade level should be avoided.

h. Guidelines for above ground floor façades:

   i. Blank walls may only be above the ground floor where windows are not recommended. Such walls shall be addressed with a range of options such as articulation, surface detailing, material, and texture.

   ii. Insets up to 3.0metres deep and up to 10.0metres long for façade walls are permitted above the ground floor.

i. Buildings with large visible roof areas, as seen from surrounding roads and higher buildings, should where possible incorporate roof articulation elements or green roof design to reduce the visual impact and expanse of flat roof area.

j. Mechanical enclosures must not to be visible from the public realm or from adjoining buildings.

k. A variety of balcony typologies are encouraged depending on the streetscape character, including recessed, cantilevered, concealed, open or screened.

l. Buildings must be designed to take account of prevailing wind directions and minimize potential wind tunneling effects.

m. Buildings should be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise through landscaping or sound attenuating fences.

n. Buildings should include regular or traditional window pattern.

o. Thematic architectural styles associated with some chain restaurants and service stores are generally undesirable and, if utilized, must be modified to be compatible with nearby structures and uses.

5. BUILDING FORM AND CHARACTER – RETAIL/COMMERCIAL

a. The expansive use of reflective glass is not permitted.

b. An entry door should be recessed from 1.2 to 1.6metres from the shop front to provide a more articulated and fine grade appearance.

c. Common entries to upper levels should be defined by an entry walk from the footpath that is separated from retail or office entries that are serving at-grade uses in the same building.

6. BUILDING FORM AND CHARACTER–RESIDENTIAL

a. Entries to residential lobbies along a retail street should be defined and identifiable as distinct from retail shop fronts, yet be sheltered and semi-private in character.

b. Buildings with a setback greater than 3.0metres should provide a patio or walled courtyard. Buildings with a setback less than 3.0metres should provide a landscape area appropriate to the internal use to provide a transition between the footpath and unit.

c. Flat roofs are discouraged.

d. Limited encroachments up to 1.0metre in depth are permitted into the setback for balconies, unit end walls, entry covers, and similar architectural features.

e. At least one primary balcony should be provided for each residential unit that does not have an alternate outdoor private open space.

f. Parking entries to residential buildings must be consolidated. Individual parking entries for single units are not permitted.

g. Wherever possible, parking entries and gates should be located at the side of the building and accessed from a lane to minimize visual impacts from the street.

h. Wherever parking can only be configured with access directly from a street, the entry design must be integrated with the larger façade and the entry point shall be recessed.

7. SIGNS–GENERAL

a. Sign illumination for new signs should be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos, subject to any Sign Bylaw

b. Sign heights and size mustl be in context with the neighbourhood, subject to the applicable bylaw provisions

c. Signs must not be equipped with flashing, oscillating or moving lights or beacons.

d. Signs for common entries of residential buildings should be integrated with architectural elements of the building or with the entry landscape character.

8. SIGNS – COMMERCIAL

SMALL SCALE SIGNAGE

a. Signs in shopping street environments should be oriented to pedestrians.

b. Permitted Small-Scale Signage typologies include:

Signs parallel to building face:

i. As an integral part of the façade
ii. Maximum projection of 300millimetres from build-to line
iii. Limited in height to 1.5metres

Signs perpendicular to building face:

i. The bottom of the sign must be a minimum height of 3.0metres above street level
ii. Signs located below an awning may be attached to the building face or hanging from the awning
iii. Signs hanging from an awning must not extend beyond the outer edge of the awning
iv. Signs above an awning attached to a building face are limited to locations where non-residential uses are present at the first level or above

Signs attached to outer face of awning:

i. Must have a maximum vertical dimension of 300millimetres
ii. Must be integrated with the design of the awning

9. LIGHTING

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

b. All site lighting installations should be fully shielded (full cutoff)

c. Light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter

d. Security and other lighting should be placed so as not to shine directly into residential properties or reduce the separation effectiveness of any landscaped buffer

e. Exterior building lighting should generally be concealed in soffits or other similar architectural features

f. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards

g. There should be sufficient on-site illumination for pedestrian and vehicle safety. Illumination should not encroach onto adjacent properties

h. Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (i.e., low level bollards) and address pedestrian safety.

10. ACCESS AND PARKING

a. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas.

b. Pedestrian sidewalks (inclusive of street tree planting) on both sides of the street are generally a minimum of 3.0metres within retail areas, and a minimum of 2.0metres within residential areas.

c. Streets must be scaled and configured to calm traffic, provide for safe bicycle use within the travel lane and provide for ease of parallel parking.

d. Streets must provide a complete network of pedestrian sidewalks and crossings to reinforce pedestrian-friendly use.

e. Sidewalks should provide connections to pathways extending to other parts of the community.

f. Primary Sidewalks

   i. Widths of primary sidewalks should range from 3.0–6.0metres to allow for a high volume of pedestrians, and in certain locations, opportunities for café seating and umbrellas.
   ii. Service locations and access points must be appropriately placed to minimize visual impact and shall be located away from primary circulation paths and key corner locations.

g. Secondary Sidewalks must be a minimum of 2.0metres wide and located along all other streets and access ways into parking areas.

SERVICING

h. Dedicated servicing areas must not be visible from the public realm, and access points from the street shall be limited to a driveway crossing with docks screened from view.

i. At-grade service areas should be sized to fully accommodate service vehicles within the enclosed service area.

j. Crossings of pedestrian walkways and vehicular driveways by service access corridors must be identified and marked with contrasting paving material—in both colour and texture, and where

appropriate by a slightly raised roll over curb walkways of at least 150millimetres to 250millimetres high, and spanning the width of the affected walkway.

k. Commercial

   i. Minimize the number of entry points for servicing by providing service lanes and by grouping docks and associated services off single entry points.

   ii. Each service dock should integrate loading, rubbish, and recycling and mechanical servicing requirements as appropriate.

l. Residential

   i. Servicing access and docks related to residential sites should be separate from the commercial servicing wherever possible.

   ii. The visual presence of service or parking entries at the street must be minimized by incorporating them into the façade design.

m. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

n. Parking areas should be surfaced with a paving treatment including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

o. Developers are encouraged to use permeable surface treatments for roadways, parking areas and other hard surfaced areas within a development, where appropriate.

p. Site designs should include provisions for multi-modal transportation.

q. All parking requirements for the development must be met on-site.

11. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design should include passive heating, lighting and cooling design features.

b. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

c. Building orientation should, where practical, be designed to optimize the benefits of solar orientation.

d. Building design should incorporate solar ready features.

e. Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use.

f. Electric vehicle plug-ins should be provided for new developments.

g. All buildings must be designed and engineered to be solar ready.

h. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

12. WATER CONSERVATION

a. Development projects should incorporate rainfall capture systems for irrigation where feasible

b. Development projects should minimize impervious areas and incorporate on-site integrated stormwater management solutions that maintain pre-development infiltration rates and site hydrology.

c. Landscape planting should be designed to reduce water consumption through the use of native and drought-tolerant plant species suitable for the growing area.

d. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

e. The use of high water use turf, sod and lawn is discouraged.

13. STORMWATER MANAGEMENT

a. A stormwater management plan is required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season.

b. Stormwater management must follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies.

c. Stormwater management must take advantage of on-site opportunities to recycle water to absorbent soils, wetlands, and forests.

14. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan must be prepared by a registered professional for the construction and operational phases of the development.



Figure 12-1: Downtown core (February 11, 1932), Cumberland Museum and Archives CMA 270-042

12.0 HCA 1 - Historic Village Commercial Core

A. DESIGNATED AREA

These heritage conservation area guidelines apply to the area designated as Heritage Conservation Area 1 (HCA-1) and shown on **Map K**.

B. CATEGORY

This HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation. This HCA also includes development permit designations under section 488 (1) of the *Local Government Act*:

h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In order to facilitate development respectful of the surrounding natural environment through appropriate stormwater management and sediment control, this DPA also includes designation under 488(1)(a) *protection of the natural environment, its ecosystems and biological diversity.*

C. JUSTIFICATION

This Heritage Conservation Area (HCA) is intended to provide long-term protection of the Historic Village Commercial Core (HVCC) that has been designated for future mixed use. Included in the HCA is the existing downtown commercial core on Dunsmuir Avenue as well as side streets and adjacent residential streets. Some of these had commercial uses in the past while others may be converted to a future commercial use as part of the growth of the commercial core.

Cumberland's downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design considerations which extend beyond the buildings themselves to the site development.

This HCA seeks to conserve the character of the HVCC by managing change that complements the established Village commercial streetscape and maintains the integrity of the historic architectural forms. It is essential to the integrity of an HCA to have the established heritage character serve as inspiration for new development. The form, character, and sense of place of the Historic Village Commercial Core is reliant on the existing stock of buildings, other structures and features and landscape elements, and it is essential that all components work together in an integrated and harmonious fashion. There is an eclectic mixture of architectural styles that lend to the unique character of the area and should inspire diversity of styles over time.

The conservation of heritage buildings is inherently sustainable, supporting the Village's greenhouse gas emission targets and climate goals. Conserving existing buildings conserves embodied energy, reduces construction waste at the landfill, and reduces the consumption of new building materials.

CHARACTER DEFINING ELEMENTS

Character defining elements of this area include:

a. A generally intact and unified streetscape of commercial and some residential buildings that illustrate the development period of the late 19th and first half of the 20th century, including buildings built to the street frontages. Character defining elements specific to some of the key historic buildings are further described in their Statements of Significance.

Commercial buildings:

b. A variety of architectural styles, including:

   i. "Storefront" design incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style. (e.g. Big Store, Frelones buildings)

   ii. Georgian style hip-roofed rectangular building with central recessed entry (e.g. King George Hotel)

   iii. Revival era commercial design (e.g. former Cumberland Drug Store at 2719 Dunsmuir, First Credit Union at 2717 Dunsmuir Avenue)

iv. Edwardian era commercial style with balanced symmetrical façade, cornice with lentils, round headed windows on main frontage on facing first floor, and brick construction (Old Post Office).

v. Art Deco with sleek linear appearance, curved entrance with decorative tile work, and stucco siding (e.g. Ilo Ilo Theatre).

c. Architectural features such as cubic massing and dense site coverage, generally limited to one or two stories.

d. Continuing commercial viability with a variety of independent businesses, and a mix of institutional and residential uses.

e. Typical wood-frame construction for both early residential and commercial architecture

f. Street façades that are more elaborate than the more utilitarian rear façades.

g. Front façade that extends above the top storey and hides a gable or a flat roof.

h. Punched window openings, often with muntin or grille treatments.

i. Wood framed storefront windows, sometimes with transom windows.

j. Projecting cornices at the rooflines.

k. Recessed retail entrances.

l. Remaining examples of historic architectural detailing and materials.

m. An eclectic mix of vibrant and contrasting building styles and colours.

n. A mix of roof types including pitched as well as flat roofs.



Figure 12-2: Examples of false front (top and middle), canted storefront entrance with transom windows (all), pitched roof (middle), hip roof (right -most building in bottom photo).

Residential heritage buildings:

o. Common architectural elements are:

i. Asymmetrical house shape with intersecting roof lines, turrets and bay windows, first-floor porch, patterned shingles and decorative trim and other elements of what is often referred to as Queen Anne style.

ii. Simple house forms decorated with elaborate spindle work, jigsaw-cut bargeboards, decorative trim, reminiscent of Folks Victorian.

iii. Low-pitched gable roof with deep, bracketed overhangs and exposed rafters, porches supported by massive piers and unadorned square posts, windows and doors with long vertical panes, and other elements referencing Craftsman style

p. Typical wood-frame construction for early residential architecture.

q. The use of:

i. pitched, gable and hip roofs,

ii. large porches and verandas facing the main street:

iii. wood siding and wooden-sash windows; trim and soffits.

iv. wood from old growth trees and other raw materials that are rare and valuable today

r. End-wall chimneys, bay and picture windows.

s. Mature landscaping.

BRIEF HISTORY OF CUMBERLAND

Cumberland is part of the traditional territory of the K'ómoks First Nations (KFN) who used the area for hunting, gathering, and cultural practices long before the arrival of European settlers in the area. The Village recognizes the K'ómoks continued presence on the land and is committed to working with the First Nation to recognize that presence in formal and informal ways, as for example, through interpretive signage, art and place naming.

Colonial history is relatively short in Cumberland, beginning in 1852 with the discovery of rich coal deposits near Comox Lake. The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889 centred around the part of Dunsmuir Avenue west of Sutton Road, locally known as "Camp Road". The town of Cumberland was built further east in 1893. The current Cumberland Village site began development in 1893, with the layout of streets and blocks from First to Fifth Street and between Allen to Windermere Avenue, by the Union Colliery Company Surveyor Frank B. Smith[1.] . The two towns were amalgamated in 1967. Cumberland was named after a county in England, known for its coal mining and beautiful lake country.

Today, the HVCC stands as one of few surviving early mining town commercial and adjacent residential areas on Vancouver Island. The historic form and scale of commercial and residential buildings in the downtown area of Cumberland are integral to the appearance, feeling, and ambience of this area.

The heritage features and characteristics of the HVCC form a direct link with Cumberland's historic past. As typical with prosperous resource driven towns, a mix of businesses, institutions, and residences evolved to support a rapidly growing population. Even with economic depressions throughout the mining era, the Village boasted significant cultural, institutional, and business amenities. The outcome

[1] Jennifer Nell Barr, Cumberland Heritage: A Selected History of People, Buildings, Institutions and Sites 1888-1950, p.37-38

of this growth legacy is a high level of civic pride, community voice, and sense of place that have attracted businesses, visitors, and residents alike.

The past 130 years has seen changes to the downtown commercial core either through fires, demolition or remodeling. Despite this, the core heritage character of buildings and streetscape continues to define Dunsmuir Avenue and neighbouring streets. This is a significant asset and opportunity for the Village. The value and character of this area provides the potential to greatly contribute to the near and long term economic and cultural well-being of the community, justifying stewardship, conservation, and repurposing of the downtown commercial core buildings and streetscape.

SUPPORTING PLANNING DOCUMENTS

Prepared in 2008, the Cumberland Enhancement Study identified Dunsmuir Avenue between First and Fifth Street as a 'Historic Commercial Core'. The 2014 OCP created a Heritage Conservation Area for the HVCC to achieve appropriate, consistent, and sensitive revitalization of that designated area.

In 2015-2016, the Village prepared a comprehensive Heritage Management Plan that lays out a policy framework and heritage themes to guide heritage conservation actions. The plan takes a broad view of heritage in Cumberland, recognizing the importance of heritage resources throughout the village, including older residential areas.

With the 2025 OCP, the HCA-1 is extended and updated to add the areas on either side of Dunsmuir Avenue that are designated for commercial-residential mixed use to guide their redevelopment in a way that is sympathetic to the heritage character of those streets.

OBJECTIVES

This HCA is designated to achieve the following objectives:

1. To recognize and enhance the historic nature of the HVCC, designated on **Map K** for the benefit of present and future generations.
2. To ensure that building restorations, rehabilitations, or alterations, and property development or redevelopment within the HCA respect the history and enhance the heritage character and value of the HVCC.
3. To promote conservation and restoration of the heritage buildings, other structures, land or features in the HCA, listed on Schedule A at the end of the HCA guidelines.
4. To regulate subdivision within the HCA, in a manner consistent with the guidelines and heritage scale, form and character of the area.
5. To accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of the HCA.
6. To promote appropriate adaptive reuse of existing buildings.

7. To support commercial development and densification in the residential areas included within the HCA in a manner that is sensitive to the heritage character of those primarily residential streets.
8. To continue to promote a pedestrian-friendly, accessible, vibrant, and animated historic downtown Village core.
9. To ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.
10. To accommodate, encourage and manage new development on vacant lots and redevelopment of existing properties to ensure that new buildings constructed within this HCA are designed so as not to detract from the overall effect and character of the surrounding original structures.
11. To implement the above objectives in a manner that promotes energy conservation, water conservation, and reduction of greenhouse gas emissions.
12. To prevent sediment from entering the stormwater system.

D. HERITAGE ALTERATION PERMIT

A Heritage Alteration Permit (HAP) is required pursuant to sections 617 to 619 of the *Local Government Act*, noting current statutory language indicates a person must not do any of the following unless a heritage alteration permit authorizing the action has been issued:

a. Subdivide land within the area;
b. Start the construction of a building or structure or an addition to an existing building or structure within the area;
c. Alter a building or structure or land within the area
d. Alter a feature that is protected heritage property

For greater certainty, the above includes the requirement for a Heritage Alteration Permit for:

a. Demolition of a building
b. Placement of a shipping container

In those cases where zoning requirements are considered for a variance, the heritage character of the area will remain the primary concern.

Given the multiple designations under the section 614 and 488 of the *Local Government Act*, a HAP issued in accordance with this HCA includes the required Development Permit noted under the heading “Category” above.

E. EXEMPTIONS

A Heritage Alteration Permit is not required for this HCA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. Alterations or repairs to existing single residential buildings.
5. The placement of impermanent structures such as benches and tables.
6. Routine upkeep, exterior maintenance and repairs of commercial or mixed-use buildings with materials, design and colours that are consistent with these guidelines so long as there are no changes to overall appearance, design, or materials used. However, any alterations to the types of windows (e.g. window pattern, substitution of aluminum or vinyl for wood frame windows), changes to cladding materials, or changes to architectural features will require a Heritage Alteration Permit.
7. Additions of accessibility features including automatic doors, ramps, or handrails that are compatible (e.g. similar materials, colours, design) with, but subordinate to, the heritage character of the existing building.
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to existing signage that does not alter the overall appearance.

1. Installation of heat pumps, provided they are screened from public view with materials compatible with the main building. For clarity, where mechanical lines are attached to the façade, a Heritage Alteration Permit is required.
2. Public art as approved by Council or designate.
3. Interior alterations

F. HERITAGE REVITALIZATION

When assessing applications for development within the HCA, the priority is the retention and restoration of buildings that contribute to the character and heritage value of the area.

A development proposal that retains and seeks to restore a heritage building may be eligible for incentives as part of a Heritage Revitalization Agreement (HRA), a voluntary written agreement negotiated between a property owner and the Village and authorized by bylaw. An HRA outlines obligations and benefits to both parties to the agreement. Depending on the terms negotiated as part of the agreement, an HRA can vary or supplement zoning (except provincial Small Scale Multi-Unit Housing regulations use and density), servicing and other heritage regulations, including HAPs and other land use permits, as well as provide non-financial incentives to a property owner in return for the conservation of a heritage building. Incentives that may be considered as part of an HRA include:

- Additional permitted land uses
- Increase to lot coverage
- Additional density/increase in FAR
- Parking and/or setback variances
- Other variances to the Zoning bylaw as negotiated

Discussions on a Heritage Revitalization Agreement can be initiated by either the property owner or the Village. For certainty, and in accordance with section 610(5) of the *Local Government Act*, an HRA is not required for a Heritage Alteration Permit under this HCA and is discussed here only for informational purposes.

G. GUIDELINES

1. GENERAL GUIDELINES – NEW CONSTRUCTION

a. Property owners proposing to construct new buildings in the HCA must look to the unique and special characteristics of the HVCC for design cues and guidance. Most important of these is the scale of the commercial area. The existing Downtown Commercial Core in Cumberland is a pedestrian scaled environment, with a range of one and two storey commercial buildings built from the late 19th century to the present day. Three-storey buildings were also common on Dunsmuir Avenue in the past, even though none of the original three storey buildings remain. This does not however, preclude an increase in storeys within the HCA, to encourage densification and multiple uses. New construction must integrate with the streetscape and enhance the character of the historic downtown core.

b. Consolidation of properties into large parcels must be discouraged unless the proposed building design is sensitive to the small-scale shop frontages typical in the commercial area of Cumberland.

2. GENERAL GUIDELINES – EXISTING BUILDINGS

a. The core principles of the guidelines are based on the integrity of individual buildings, an understanding of the original design concept for each structure, and integration of each building within the commercial core context. The current edition of **Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada** must be used as the basis for review and guidance. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention. Research is central to guiding proper conservation. Historic photos, archival records, and a careful examination of the building itself often yield clues as to what was located where, what materials were used, original colours, etc. This is especially true for windows and doors, which are often signature elements of buildings.

b. Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any renovations. The Village may request the completion of a Statement of Significance and/or a heritage conservation plan to guide the renovation or restoration of the exterior of those buildings, structures, land or features listed in Schedule A.

c. Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place and preserved.

d. Alterations should not be made to a building that interferes with the relationship of the lower and upper storeys.

e. The retail/commercial appearance of the street level of a building must not be significantly altered from the original.

f. The Village encourages the adaptive re-use of residential buildings for commercial purposes provided the renovations respect and do not significantly alter the exterior character of the residential building.

3. SITE DESIGN – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Site design must demonstrate how any natural site features, such as the natural topography and mature trees are preserved and integrated into the design and layout.

b. Site design must reserve the required setback from the powerline on Dunsmuir Avenue and reserve space for a transformer as per BC Hydro guidelines.

c. Recycling and solid waste pick-up and bin storage must be located to the rear of buildings.

d. All developments must reserve a non-buildable area a minimum of 1.5metres to the lane to provide adequate access to commercial and service vehicles, accommodate the turning radius of

delivery trucks and enable the Village to maintain the lane and clear snow in winter. Owners are encouraged to grant a Statutory Right-of-Way (SRW) to the Village for those purposes.

e. No vehicle access will be permitted off Dunsmuir Avenue. Access must be from the rear lane to those lots fronting Dunsmuir Avenue.

4. LANDSCAPING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Landscaping must respect the heritage character of the area and be consistent with neighbouring properties.

b. Existing mature plantings that provide historic context and are a character-defining element of a property, must be taken into consideration for retention in any redevelopment of the site or before undertaking any new construction.

Hedges and Fencing

c. In order to maintain the existing open appearance, owners or designates should limit the height of solid hedges between the front of the principal building and the front lot line to the maximum fence heights.[2]



Figure 12-3: Example of low height fence (guideline 4d)

d. Fences must be compatible with the architectural style of building(s) on the property. Chain link and corrugated metal fencing is not permitted.

e. Such elements as shipping and loading areas, outdoor storage areas, shipping containers (if permitted), transformers, and meters must be screened through landscaping, solid fencing, and appropriate siting.

Water Conservation

f. Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.

g. Landscape planting must be designed to reduce water consumption through the use of drought tolerant plants suitable for the growing area.



Figure 12-4: Example of fence styles (guideline 4d)

[2] Maximum fence heights are regulated by the Zoning Bylaw.

h. Design elements that recycle water into absorbent soils, such as raingardens and bioswales are encouraged.

i. Development projects are encouraged to incorporate rainfall capture systems for irrigation such as, for example, rainwater harvesting tanks or roof water collection.

j. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.



Figure 12-5: Example of rainfall capture systems (guideline 4i)

k. Development projects must minimize impervious areas and incorporate on-site integrated stormwater management solutions that strive to maintain pre-development infiltration rates and site hydrology.

5. FORM AND CHARACTER – NEW CONSTRUCTION

a. New buildings or additions to existing buildings should be sited to mitigate impacts to visual privacy, lighting and noise on adjacent residential properties.

b. New buildings must not be set back from the street or side property lines unless there are specific design reasons, such as the development of an outdoor area for seating or to accommodate a historic use on the property. However, a front setback may not be used for onsite parking.



Figure 12-6: Example of zero setback (guideline 5b)

c. New buildings and materials must respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building.



Figure 12-7: Example of large windows (guideline 5d)

d. All new buildings must have large window openings onto the street. New buildings must not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to pedestrians

e. To respect the scale and massing of adjacent buildings and reduce the impact of taller buildings on adjacent lower buildings, on the street rhythm, and on the pedestrian streetscape, new construction should reduce the massing of the building. Following are examples of interventions to reduce massing:

   i. stepping back the residential storeys from the setback line above the ground-floor commercial units and/or stepping back the top storey;

   ii. adding balconies or other building articulations to recess portions of the building's façade;

   iii. carrying through a cornice line from an adjacent lower building;

   iv. providing a small public plaza, seating area or courtyard fronting the street.

f. New buildings should provide overhead weather protection over sidewalks to shelter pedestrians from the rain and snow, subject to an encroachment agreement with the Village.

g. Overhead weather protection can be a solid horizontal or downward angled projection from the building and must:

   i. provide a minimum 2.8 metres height clearance from ground level to the bottom of the overhead weather protection;

   ii. extend out over the sidewalk at least 2 metres, with greater coverage desirable where sidewalk widths are adequate, but should occupy no more than 3/4 of the total sidewalk width and not interfere with street trees or hydro poles;

   iii. the slope of the weather protection should consider the dimensions of adjacent building weather protection and match or approximate those dimensions unless there is a strong design rationale not to do so;

   iv. where sloped overhead weather protection is used, the slope must be at a minimum of 30 percent.

h. All buildings and additions, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

i. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

j. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

6. FORM AND CHARACTER – EXISTING BUILDINGS

a. Original architectural details should be rehabilitated, rather than removed or replaced. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:

i. In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.

ii. Not every detail of every building may be feasibly restored, but surviving features must be retained and repaired. Unsympathetic later additions must be removed or replaced.

iii. Fake or imitation "heritage looking" elements that were not part of the original building must not be added.

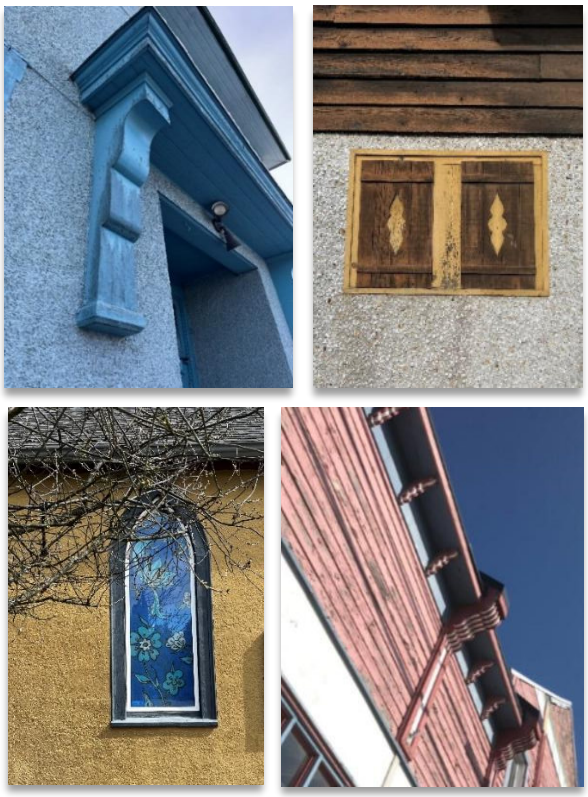


Figure 12-8: Example of architectural details (guideline 6 a.)

b. Building details must be compatible with the date the building was constructed or, a historically defensible later date, and must be based on documentary evidence.

c. The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) must be retained or if necessary reconstructed.

d. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.



Figure 12-9: Example of storefront elements (guideline 6 c)

7. MATERIALS – EXISTING BUILDINGS

a. Original materials must be left in place or exposed when intact.

b. Where original materials cannot be restored, replacement materials must respect both the style and the date of the individual building, as per the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

c. All materials used in alterations or additions, and for shipping containers (if permitted), must be sympathetic in appearance to the original structure.

d. Original wood siding and trim must be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary, the original configuration, assembly and appearance of wooden elements should be replicated as closely as possible.

8. WINDOWS AND DOORS – EXISTING BUILDINGS

a. Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt must be made to repair original windows or to replace inappropriate later additions with replicas of the originals.

b. If the original windows have not been removed, restoration must be considered.

c. Where windows are replaced, the same material should be used for the window frame as the original window, e.g. double pane wood frame windows should replace the previous single pane wood frame windows.

d. Windows that are blocked up in whole or in part should be opened and properly reglazed.

e. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed.

f. Where possible, original window and door hardware should be conserved and reused.

9. ADDITIONS AND PROJECTIONS – EXISTING BUILDINGS

a. Additions to buildings must respect and conform to the type of massing suggested by existing structures. This is a core principle in maintaining the heritage character of the area. The following also applies:

i. Additions must be compatible with, distinguishable from, and subordinate to
ii. existing historic structures. Good examples of this are provided in the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

iii. The visual impact of building additions must be minimized from adjoining streets.

iv. Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch.

v. Architectural elements such as front porches, verandahs and bay windows must be retained and, where possible, restored to their original design.

10. COLOUR – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. The existing colour scheme in the HCA is eclectic. Colours are neither jarring nor drab but vibrant and contrasting. The choice of a colour scheme for a new building must be made on the basis of what is most appropriate for the individual building and what colours may be complementary to adjacent and nearby buildings, while respecting the overall vibrant and contrasting colour palette within the Heritage Conservation Area.



Figure 12-10: Example of vibrant downtown color scheme (guidelines 10 a, b)

b. If an existing building has a Statement of Significance that identifies a particular colour or colour scheme as character-defining, that colour or colour scheme should be followed when repainting the building or changing the siding.

11. INTERIOR FEATURES – EXISTING BUILDINGS

a. While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.

12. LIGHTING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting.

b. There must be sufficient on-site illumination for pedestrian/vehicle safety but illumination should minimize encroachment onto adjacent properties.



Figure 12-11: Example of low level on-site illumination (guidelines 12b and c)

c. Lighting for pedestrian pathways, building entrances and parking areas must be designed at a human scale (i.e. low level bollards) and in a historically sensitive manner.

d. All site lighting installations must be fully shielded (full cut-off).

e. Security and other lighting must be placed so as not to shine directly into residential units or to reduce the separation effectiveness of any landscaped buffer.

f. Lamp poles and luminaries used for site area lighting must be complementary to the form and character of adjacent sites and Village streetlighting standards.

13. SIGNAGE – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Signs must not be made of plastic.

b. No signs must be permitted on a roof.

c. The following sign types[3] are permitted for use in the HCA designated area:

   i. Projecting hanging signs: These signs project out from a building at a 90°angle and generally hang over the sidewalk.
   ii. Fascia signs
   iii. Painted window signs



Figure 12-12: Example of projecting hanging sign (guideline 13 c i)

[3] An encroachment agreement with the Village is required for any signs encroaching over, into or on public property, such as projecting signs and canopy and awning signs.

iv. Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls of their buildings. Painted wall signs should use mostly graphic elements and minimal amount of text.





Figure 12.13: Example of wall signs (guideline 13 c iv)



vFigure12-14: Example of awning with advertisement (guideline 13 c v) vi)

v. Canopy or awning signs: The valances of canopies and awnings are often used for signage. Any advertising message must be confined to the valance area of the awning or canopy. Logos and business names may be placed on the angled surface of the awning or canopy.

vi. Free standing signs, except freestanding neon roadside signs.

d. No signs must be equipped with flashing, oscillating or moving lights or beacons.

e. Sign illumination for new signs must be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.

f. The following materials are recommended for signage:

i. Painted or sandblasted wood
ii. Painted or enameled metal
iii. Carved out metal with back lighting
iv. Painted signs on fabric canopies or awnings



Figure 12-15: Example of sign illumination (guideline 13 e)

14. ACCESS, PARKING AND LOADING – NEW PARKING LOTS

a. Prioritize alternate modes of transportation, including public transit, bicycles and pedestrians in the layout of parking, access and egress points.

b. Promote the safety and mobility of through traffic by minimizing the number of access and egress points.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

d. Permeable surface treatments for parking areas and other surfaced areas within a development are encouraged.

e. Building entrances must be prominent and clearly visible from the road or laneway that they are fronting. Where commercial units do not have road or laneway frontage, directional signage must be placed from the road or laneway, and the entrance must be accessible via a pedestrian walkway from the road or laneway.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located at the rear of buildings.

g. Accessibility features, such as step-free entrances, must be integrated into the overall design concept and identified on the site plans.

h. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry, applying barrier-free universal design principles such as, but not limited to, step free pathways, hard and slip resistant travel surfaces, adequate width to accommodate mobility devices, path lighting, and lever door handles on any gates.



Figure 12-16: Example of landscaping for pedestrian walkways and bike parking (guideline 14 a)



Figure 12-17: Example of prominent building entrance (guideline 14 e)



Figure 12-18: Example of directional signage (guideline 14 e)

15. SUSTAINABLE BUILDINGS – EXISTING BUILDINGS

a. **Materials:** Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.

b. **Doors:** For historic buildings, every reasonable attempt must be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the originals.

c. **Windows:** Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows must only be undertaken as a final resort in cases of extreme deterioration.

d. **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.

e. **Insulation:** Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft-proofing measures.

f. **Energy Performance:** Where feasible, install energy-efficient heating and cooling systems.

16. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS – NEW CONSTRUCTION

a. New building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain;

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation; and

   iii. roof overhangs, exterior louvred shutters, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months. These should be compatible with the character of the heritage context.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface

c. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

d. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

e. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 12-19: Example of passive features (guideline 16 a)

17. SOIL EROSION AND SEDIMENT CONTROL

a. Where the scope of work does not require a building permit, a Sediment and Erosion Control Plan prepared by a registered professional for the construction and operational phases of the development may be required.

E MAPS

MAP A: LAND USE DESIGNATIONS

MAP B: ALTERNATIVE TRANSPORTATON CORRIDORS, PARKS, TRAILS AND CONSERVATION LANDS

MAP C: PUBLIC FACILITIES, MAJOR ROADS, SEWER AND WATER SYSTEMS

Map D: AREAS SUITABLE FOR SAND AND GRAVEL EXTRACTION

MAP E: DPA 1 - ENVIRONMENTAL PROTECTION AREA

MAP F: DPA 2 - GROUNDWATER PROTECTION

MAP G: DPA 3 - FARMLAND PROTECTION

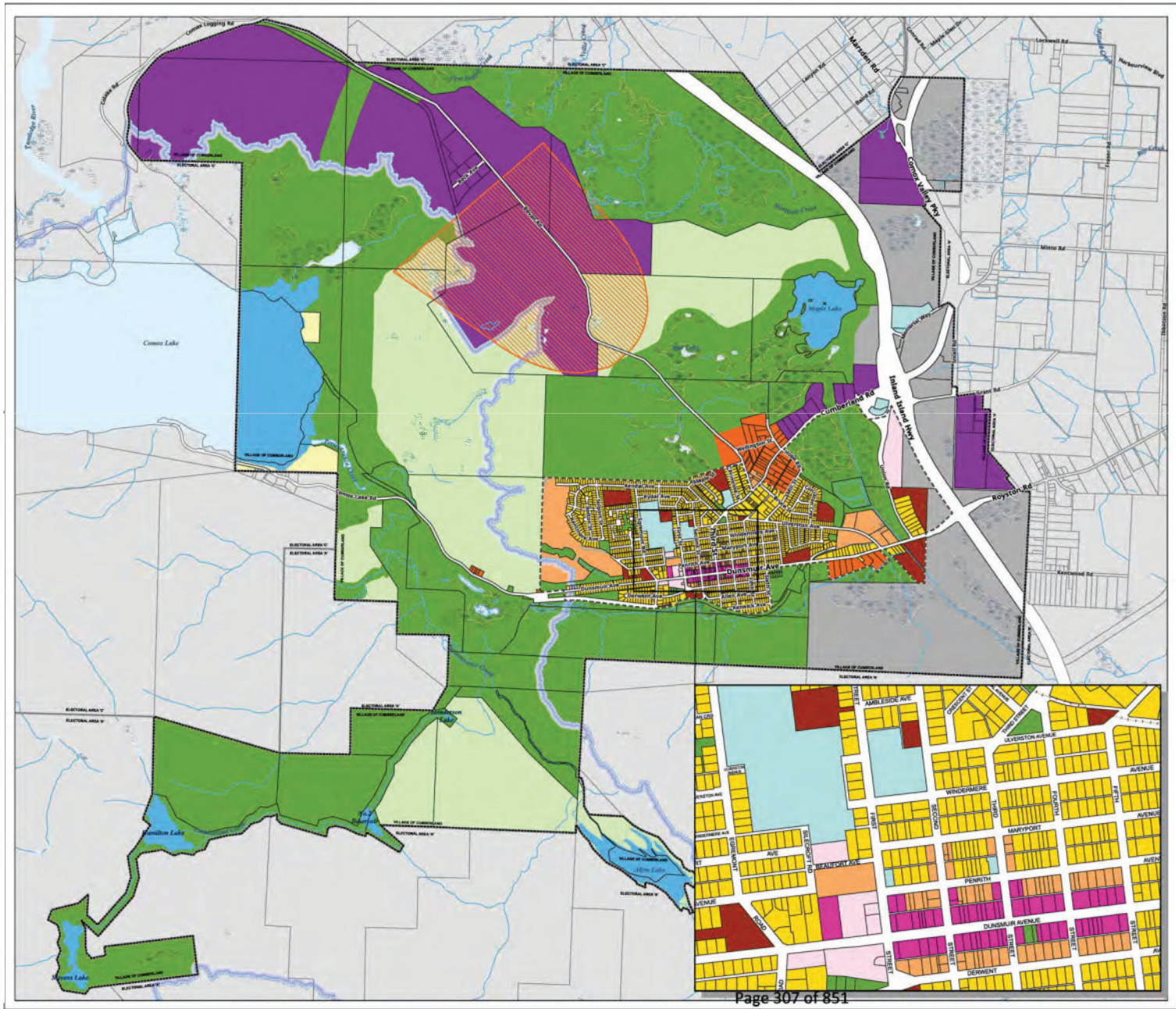
MAP H: DPA 4 - WILDLAND URBAN INTERFACE

MAP I: DPA 5 – INDUSTRIAL

MAP J: DPA'S 6 – 8 RESIDENTIAL AND COMMERCIAL

MAP K: HCA 1 – HERITAGE CONSERVATION AREA

MAP L: HERITAGE NEIGHBOURHOODS



MAP A
Land Use Designations

LEGEND

Land Use Designations:

- Commercial Mixed Use
- Industry
- Institutional
- Mixed Use - Civic Facilities
- Mixed Use
- Multi-Unit Residential
- Residential Infill
- Recreation
- Residential Large Lots
- Interchange Lands
- Parks, Greenways and Open Space
- Working Forest
- Freshwater

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody
- Comox Lake Watershed Boundary

Other:

- Urban Containment Boundary
- Landfill Buffer
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Map Interpretation:
Land use designations include streams.
Land use designations extend to the mid-line of road rights-of-way.

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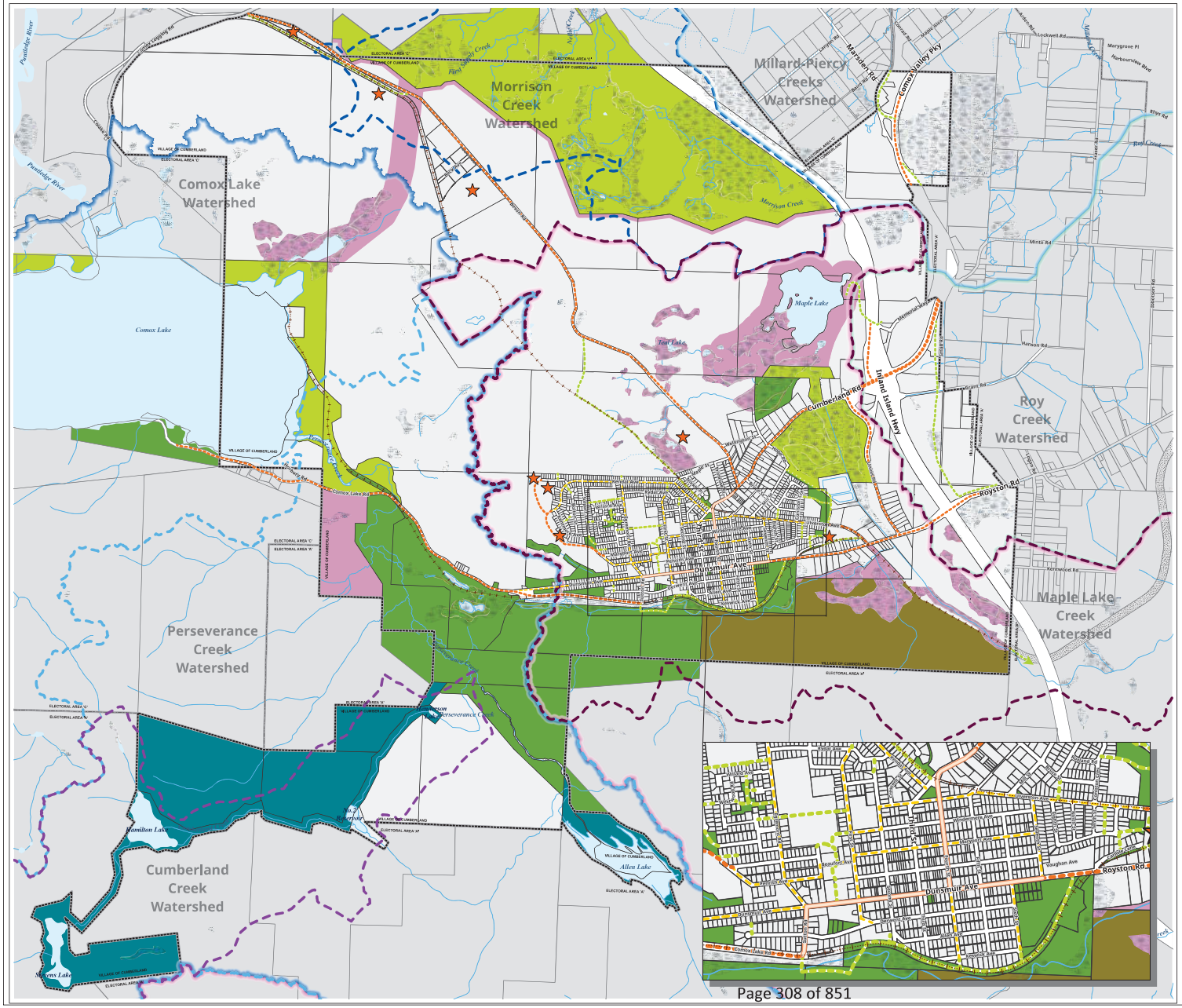
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This map has been compiled by the CVRD to identify OCP land use designations in the Village of Cumberland. Neither the Village nor the CVRD accept responsibility or liability for any errors, omissions or inaccuracies of the supporting data.

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MAP B
Active Transportation Network, Parks, Trails and Conservation Lands

LEGEND

Existing:
- Active Transportation Corridor
- Shared Street
- Multi-Use Trail
- Conservation Lands
- Municipal Park
- Village Forest Lands / Drinking Water Supply Area

Proposed:
- Active Transportation Corridor
- Shared Street
- Multi-Use Trail
- Municipal Trail Corridor
- Municipal Park
- Conservation Lands
- Protected Area

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

Other:
- Historic Railway
- Royston to Cumberland Railway Trail
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Watersheds:
- Maple Lake Creek
- Cumberland Creek
- Morrison Creek
- Perseverance Creek
- Millard-Piercy Creeks
- Roy Creek
- Trent River
- Comox Lake Watershed

Notes:
Recreational trails within parks, including those within the Cumberland Community Forest, are not displayed on this map. Multi-use trails that provide key connections and contribute to the active transportation network are displayed.

Other than the Comox Lake Watershed, no other watershed boundaries have been surveyed/ground truthed with LiDAR or any other means.

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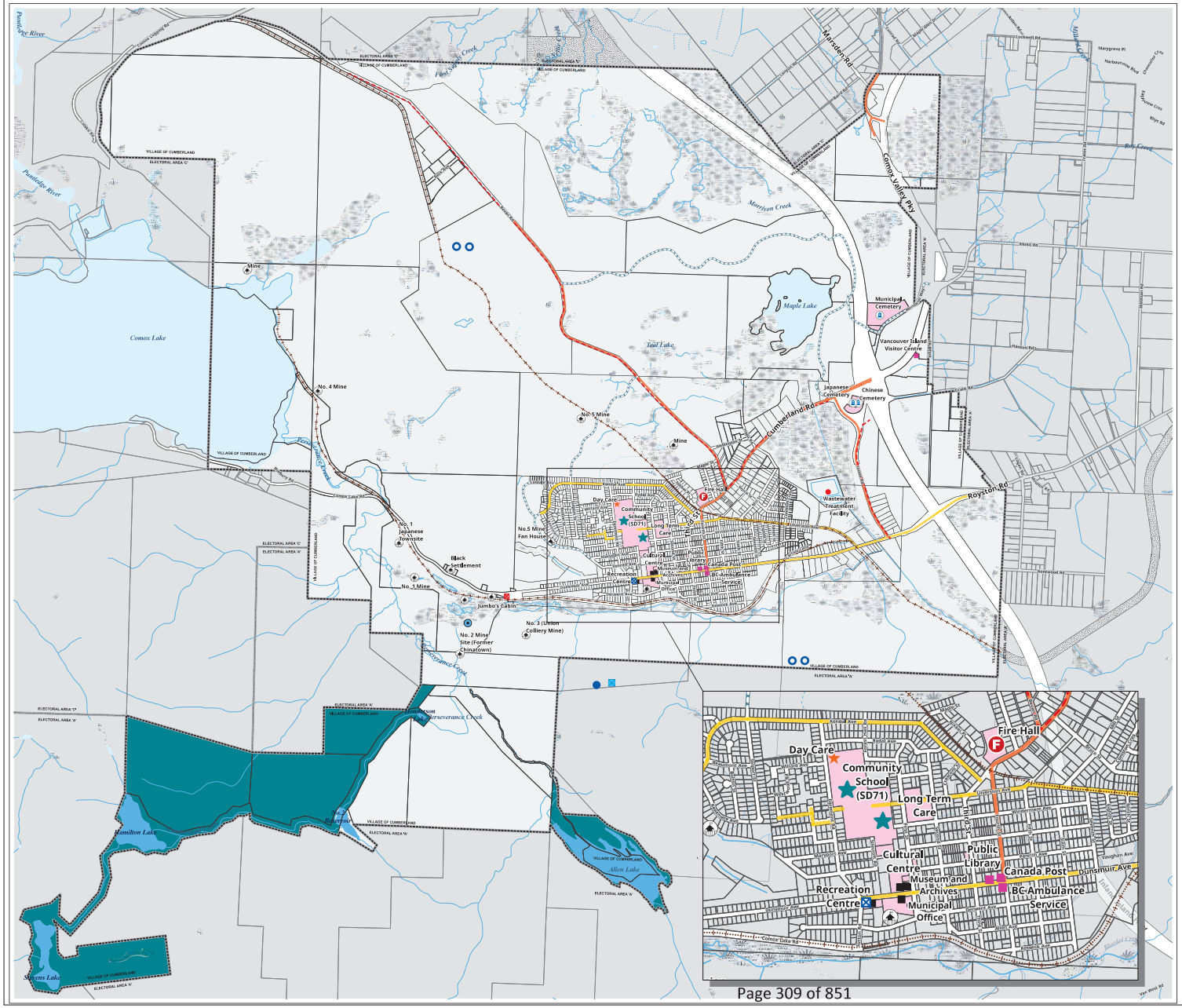
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MAP C
Public Facilities, Major Roads, Sewer and Water Systems



LEGEND

Public Facilities:
- Municipal Building
- Fire Hall
- Cemetery
- Historic Site
- Other Amenities / Facility
- School
- Day Care

Water System:
- Coal Creek Well
- Reservoir
- Water Treatment Plant
- Pump Station
- Pump Control Building
- Cumberland Drinking Water Lakes

Sewer System:
- Sewage Treatment

Major Roads:
- Arterial Road
- Collector Road

Lands:
- Existing Institutional Uses
- Village Forest Lands / Drinking Water Supply Area

Road Network:
- Future Road Connections

Water System:
- Future Reservoir

Sewer System:
- Future Sanitary Sewer

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

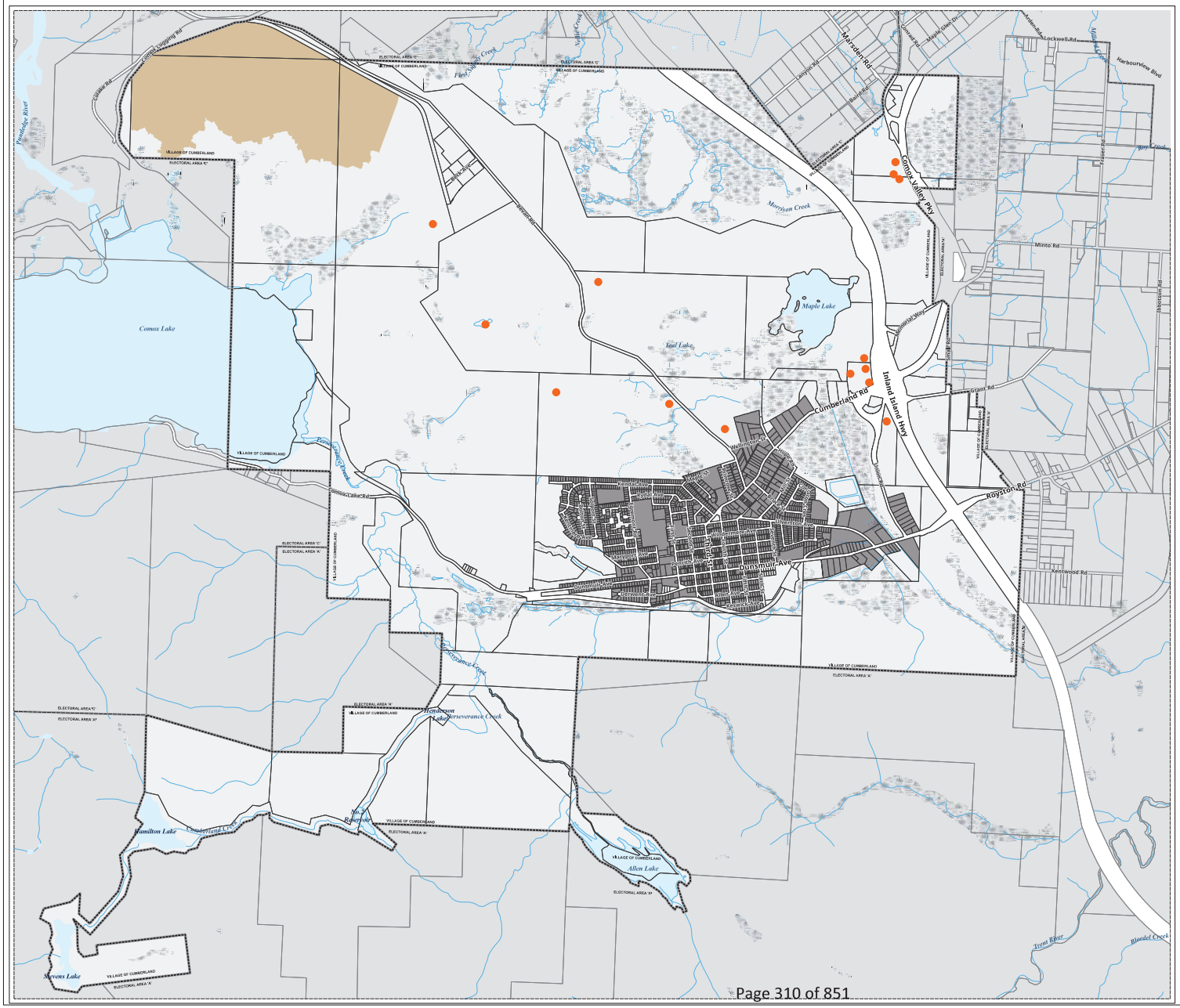
Other:
- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

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MAP D
Areas Suitable for Sand and Gravel Extraction

LEGEND

- Notice of Works, Mines Act Permits (at 07/2025)
- Area Suitable for Sand and Gravel Extraction
- Established Urban Area

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Village Municipal Boundary
- CVRD Electoral Area Boundary

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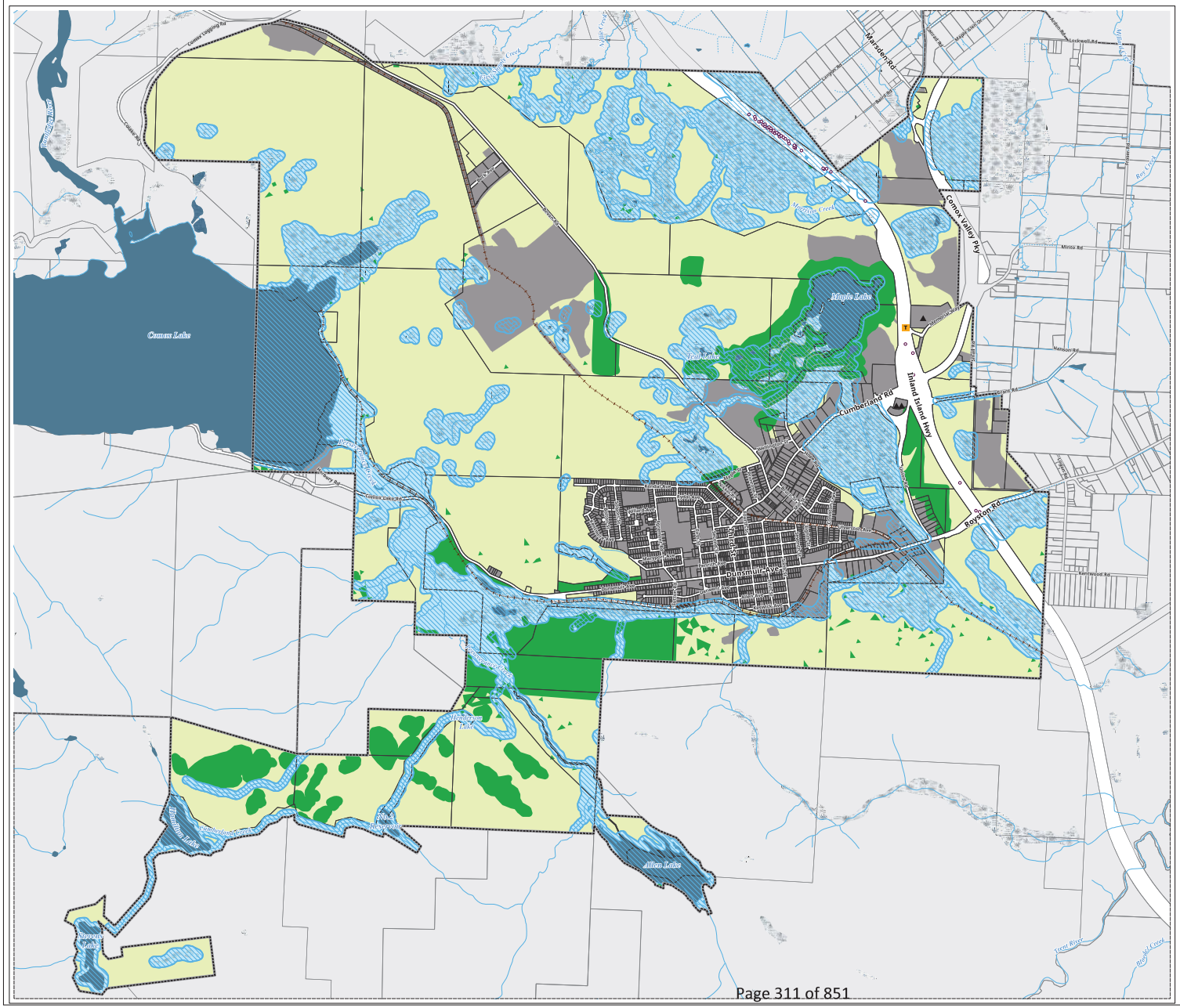
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MAP E
DPA#1 - Environmental Protection

LEGEND

DPA#1:
- Aquatic Ecosystem Areas
- Terrestrial Ecosystem Areas
- Connectivity Area

Hydrology:
- Ditch
- River or Stream
- Wetland
- Waterbody

- Culvert
- Tunnel
- Cemetery
- Disturbed Area

Other:
- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

Notes:
Recreational trails within parks, including those within the Cumberland Community Forest, are not displayed on this map. Multi-use trails that provide key connections and contribute to the active transportation network are displayed.

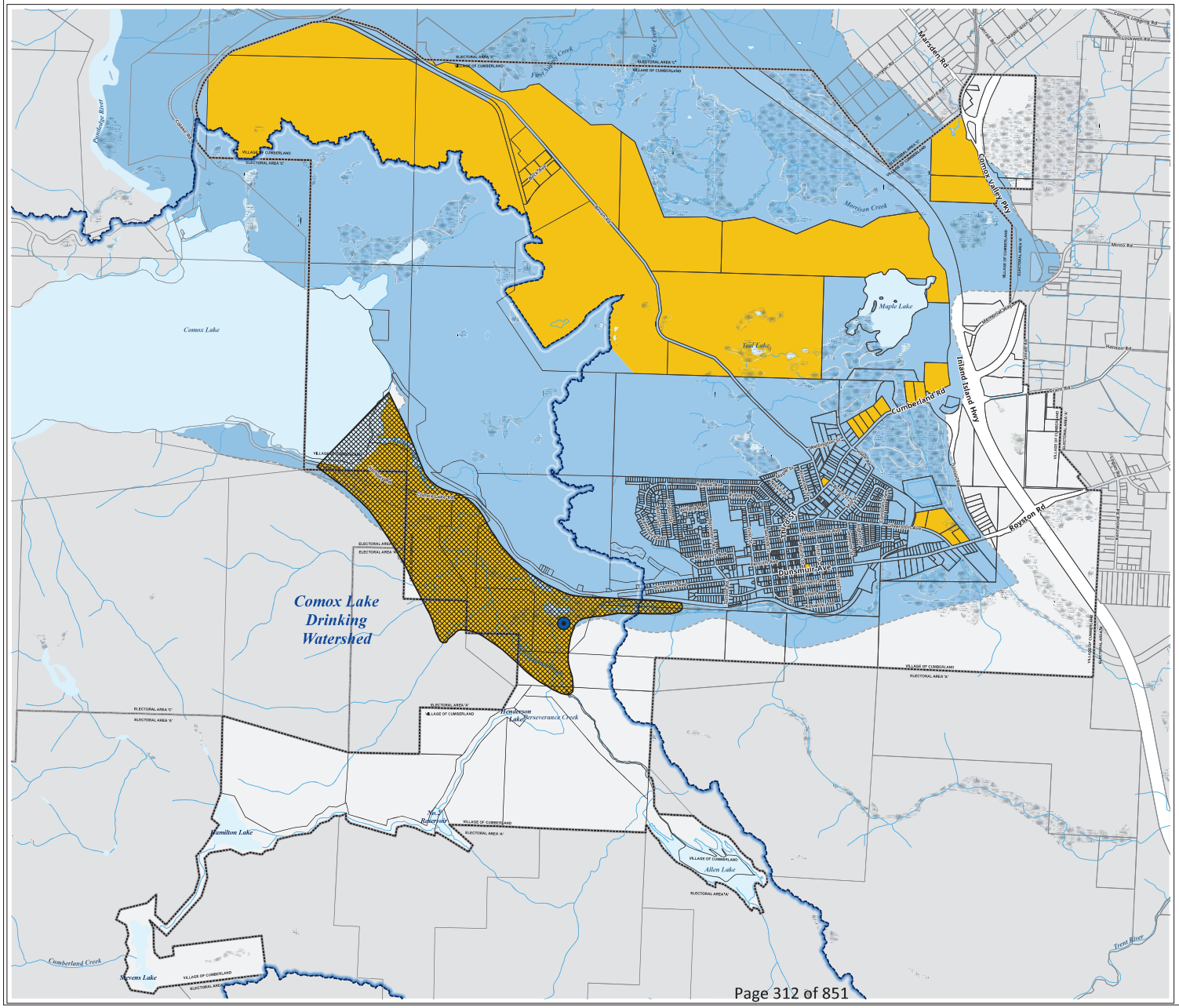
Other than the Comox Lake Watershed, no other watershed boundaries have been surveyed/ground truthed with LiDAR or any other means.

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MAP F
DPA#2 Groundwater Protection

LEGEND

- DPA#2 Groundwater Protection
- Village Water Supply Area
- Village Pumping Well (Coal Creek Well)

Other:

- Village Municipal Boundary
- CVRD Electoral Area Boundary

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody
- Groundwater Aquifer
- Comox Lake Watershed

Notes:
Village water supply aquifer approximate location and extent as drawn by GEC Gulton Environmental Consulting Ltd., in 2011.

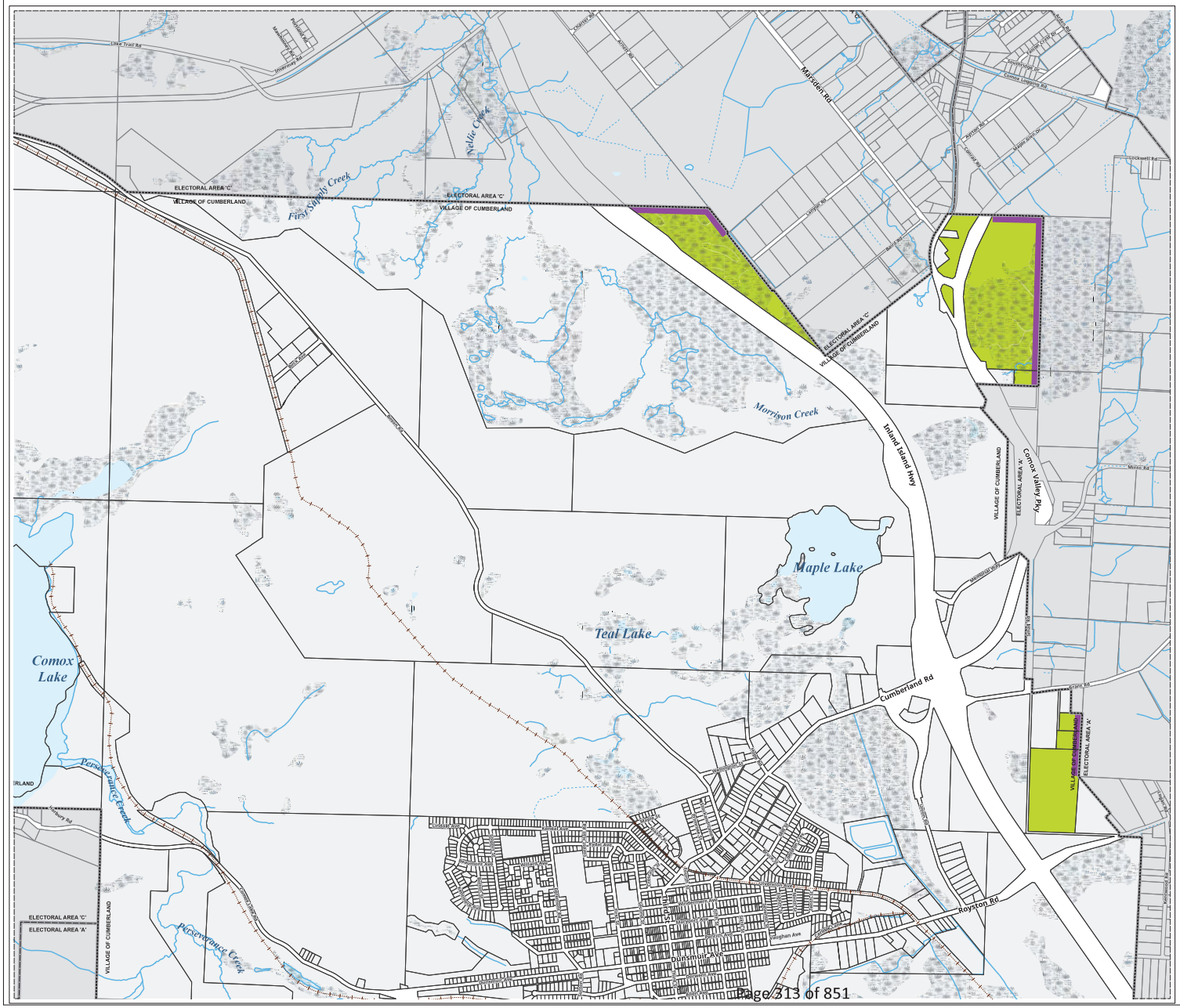
The area of the groundwater aquifer corresponds to Aquifer 417 Puntledge/Cumberland, an unconsolidated aquifer with high vulnerability to surface contamination, mapped and described by the BC Government in 2019.

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MAP G
DPA#3 Farmland Protection

LEGEND

DPA#3:

- Farmland Protection Buffer
- Parcel Requiring Farmland Protection

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

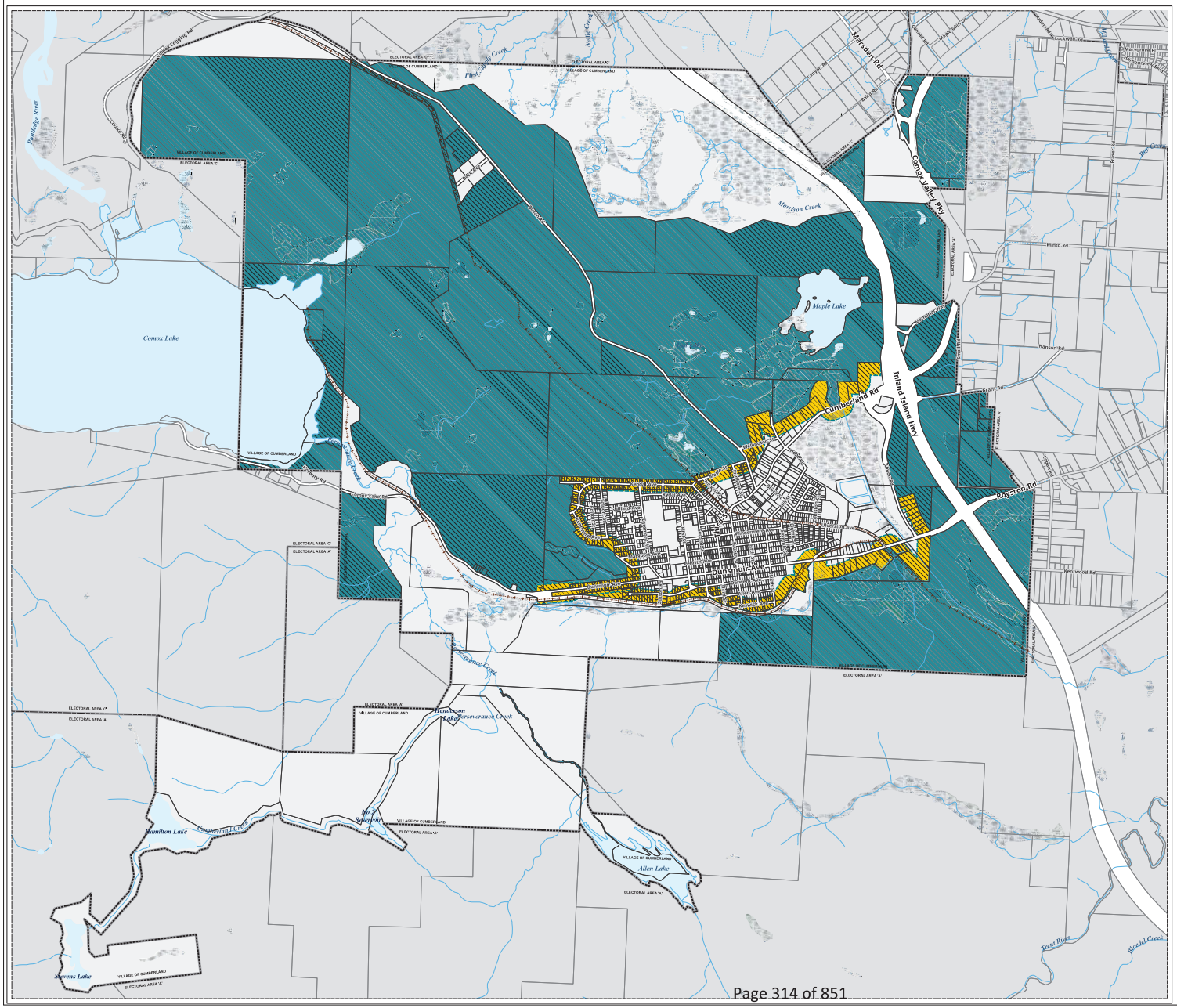
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MAP H
DPA#4 Wildland Urban Interface

LEGEND

DPA#4:

- Wildland Urban Interface
- 100 metre Interface Buffer

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

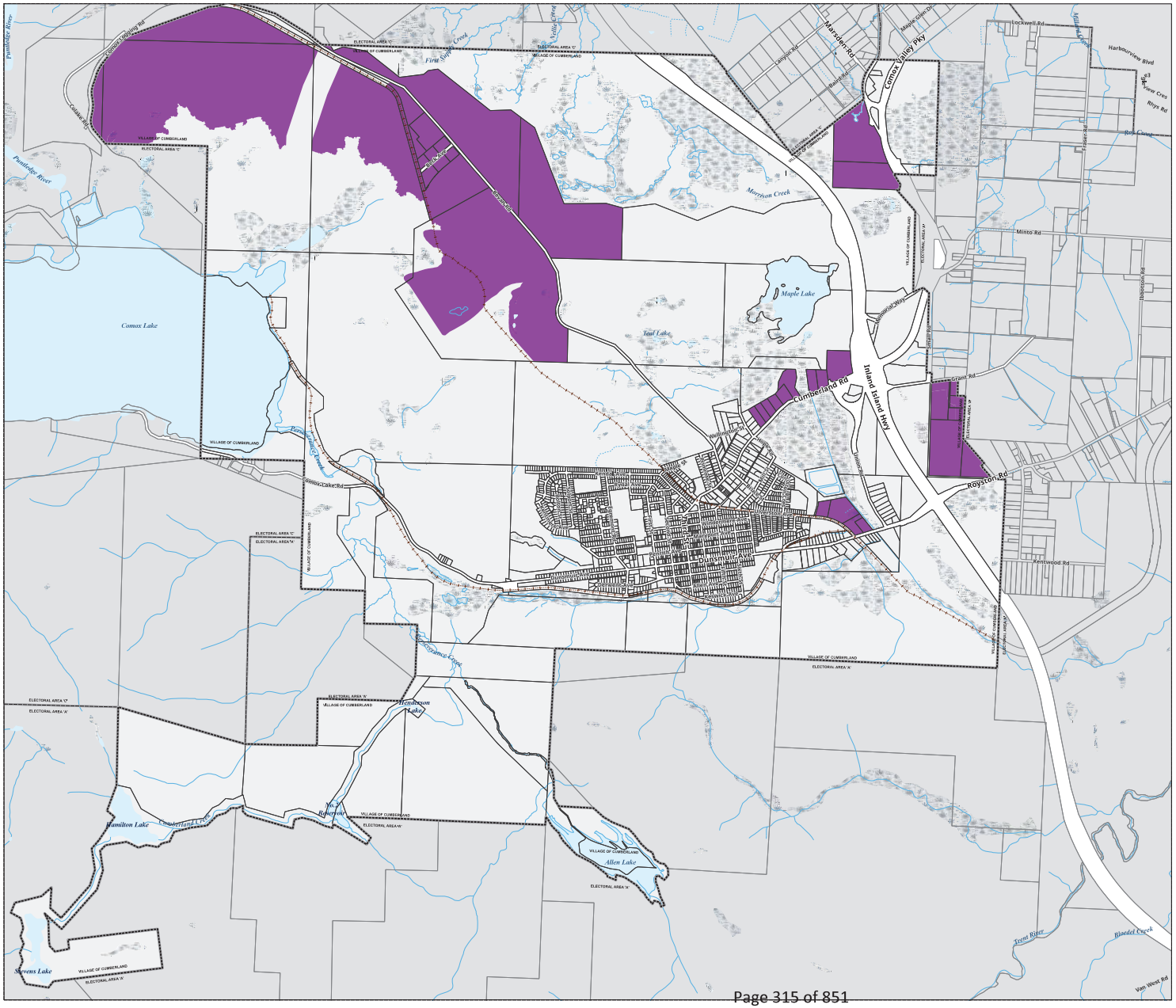
- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

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MAP I
Industry Development Permit Area

LEGEND

- DPA#5 Industry

Hydrology:

- Ditch
- River or Stream
- Wetland
- Waterbody

Other:

- Historic Railway
- Village Municipal Boundary
- CVRD Electoral Area Boundary

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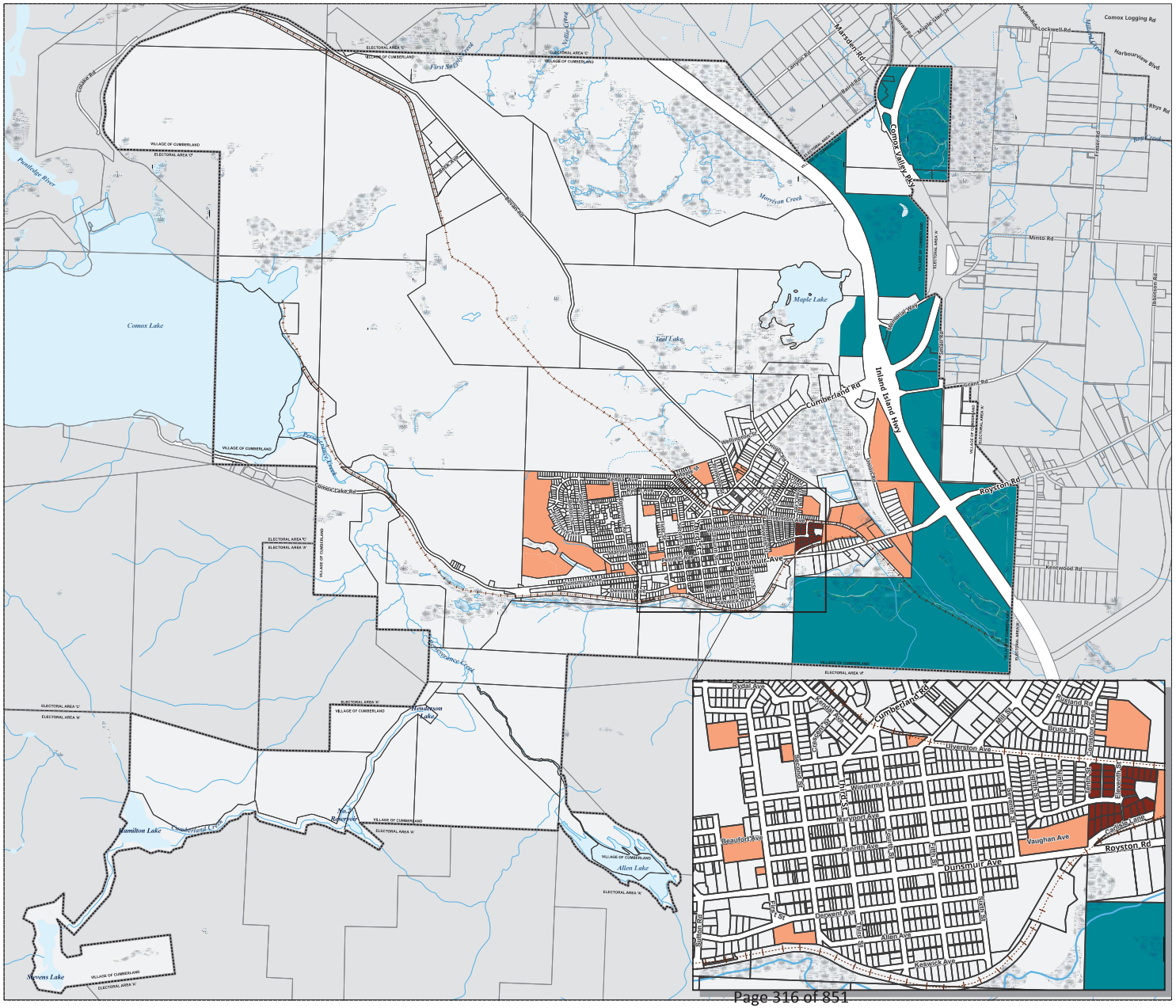
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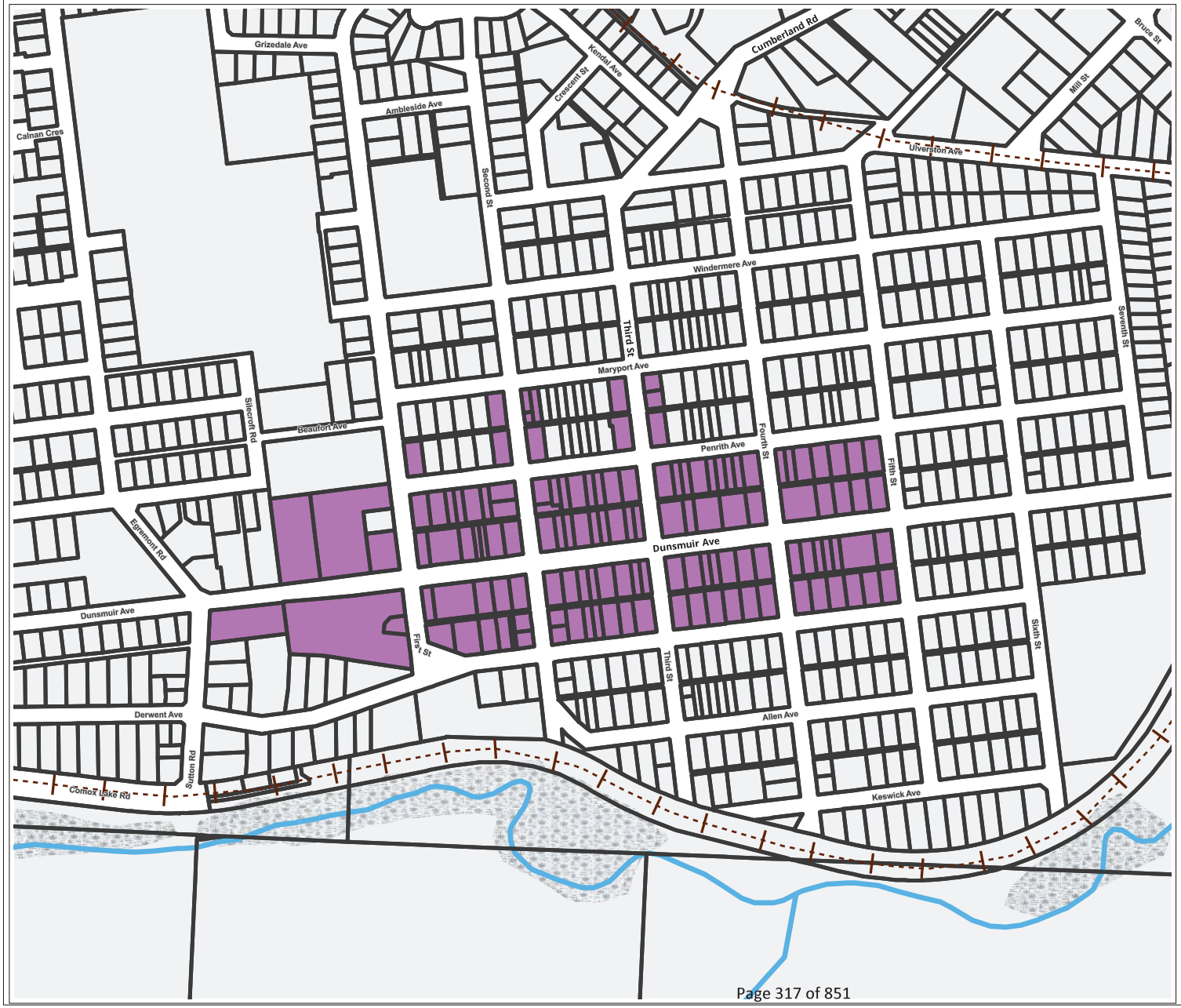
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Comox Lake
Maple Lake
Teal Lake
Hamilton Lake
Mevens Lake
Allen Lake
Henderson Lake
Morrison Creek
Cumberland Rd
Inland Island Hwy
Royston Rd
Dunsmuir Ave
Vaughan Ave
Beaufort Ave
Windermere Ave
Maryport Ave
Penrith Ave
Derwent Ave
Allen Ave
Keswick Ave
Rydal Ave
Bruce St
Ellis St
Duncan St
Fitzwilliam St
Dunsmuir Lodge
Carlisle Lane
Comox Logging Rd
Lake Trail Rd
Minto Rd
Kenwood Rd
Grant Rd
Maple Lake Rd
Harbourview Blvd
Rhys Rd
Lockwell Rd
Marsden Rd
Comox Valley Pkwy
Collins Rd
First Sawmill Rd
Puntledge River
Perseverance Creek
Simms Lake Rd
Cumberland Creek
Hamilton Creek
No. 2 Reservoir
Valley Creek
Maple Lake Creek
Tsolum River
Bloedel Rd
Robertson Rd
Williamson Rd
Cumberland Rd
Dunsmuir Ave
Royston Rd
Vaughan Ave
Allen Ave
Keswick Ave
Derwent Ave
Penrith Ave
Maryport Ave
Windermere Ave
Beaufort Ave
Rydal Ave
Bruce St
Ellis St
Duncan St
Fitzwilliam St
Dunsmuir Lodge
Carlisle Lane
Inverness St
Cliffe Ave
Grant Rd
Kenwood Rd
Minto Rd
Comox Valley Pkwy
Inland Island Hwy
Royston Rd
Cumberland Rd
Dunsmuir Ave



MAP K
HCA-1 Heritage Conservation Area

LEGEND

- HCA-1 Heritage Conservation Area

Hydrology:

- River or Stream
- Wetland

Other:

- Historic Railway
- Village Municipal Boundary

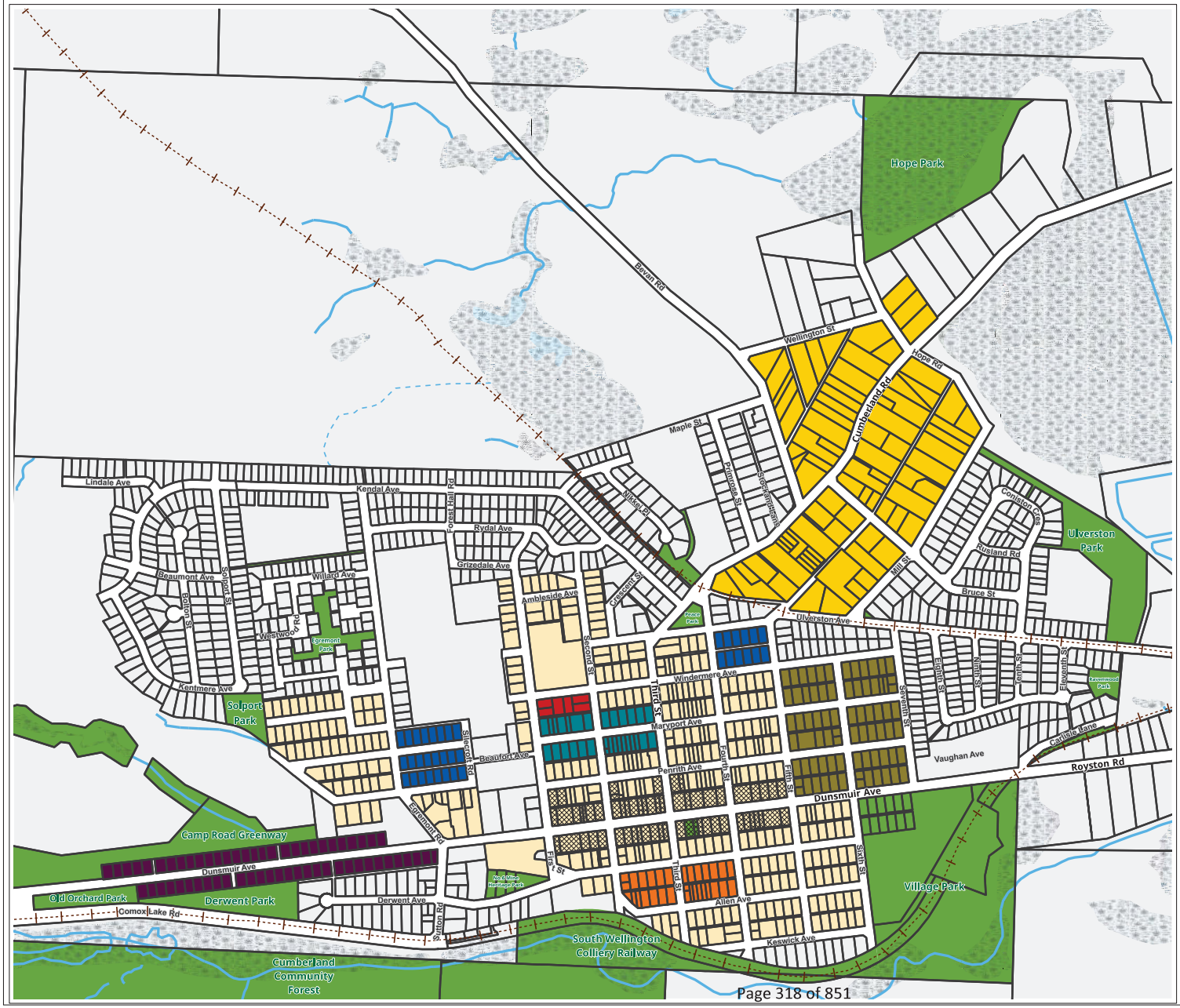
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MAP L
Historic Neighbourhoods

LEGEND

Historic Neighbourhoods:

- Camp Road
- Doctors Row
- Fernwood Heights
- Veterans Housing
- New Bevan
- Jerusalem
- 42nd Street
- Other historic neighbourhoods - subdivision pre 1930
- Historic Village Commercial Core

Hydrology:

- Ditch
- River or Stream
- Wetland

Other:

- Historic Railway
- Municipal Park
- Village Municipal Boundary

N

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LAND ACKNOWLEDGEMENT



The Village of Cumberland respectfully acknowledges that the area of land covered by this plan is within the Unceded Traditional Territory of the First Nation, the traditional keepers of this land.

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THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1230

A Bylaw to adopt an Official Community Plan for the Village of Cumberland

The Council of the Village of Cumberland in open meeting assembled enacts as follows:

1. This bylaw shall be cited as "Official Community Plan Bylaw, No. 1230, 2025".

2. The Official Community Plan set out in Schedule A to this bylaw is adopted as the Official Community Plan for the area within the municipal boundaries of the Corporation of the Village of Cumberland.

3. If any section, subsection, paragraph, schedule, figure or map (or part thereof) forming part of this Plan is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, figure or map (or part thereof) may be severed from the Plan without affecting the validity of the Plan or any portions of the Plan or remaining sections, subsections, paragraphs, schedules, figures or maps (or part thereof).

4. The "Village of Cumberland Official Community Plan, Bylaw No. 990,2014" and all amendments thereto are hereby repealed.

READ A FIRST and SECOND TIME this	**day of**	**2025.**
PUBLIC HEARING held this	**day of**	**2025.**
READ A THIRD TIME this	**day of**	**2025.**
ADOPTED this	**day of**	**2025.**

Mayor

Corporate Officer

Schedule A

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PART:

A PLAN OVERVIEW

B VISION AND GOALS

C LAND USE POLICY DIRECTION

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A PLAN OVERVIEW



1.0 INTRODUCTION

1.1 PLAN OVERVIEW

Cumberland has many characteristics that make it a great place to live, work and play. There is a strong sense of community that resonates with arts and culture, and the small village feel has attracted a growing younger generation to call Cumberland home, contributing to a 19 percent increase in the population between the 2016 and 2021 censuses.

Whether it's a visit to a local coffee shop with neighbours, attending a festival or music event in one of the Village's parks or in a private venue, or taking a walk or bike ride through the Cumberland Community Forest Park or the many other natural areas in close proximity, the Village provides a range of opportunities for all ages and needs. A significant draw for Cumberland is its history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community and the arts. The Village is close to skiing, freshwater lakes and the ocean, as well as just a few minutes away from other communities in the Comox Valley.

This Official Community Plan (OCP or "the Plan") seeks to support and build on this strong sense of community and residents' love for Cumberland's arts, culture, and natural amenities. This Plan provides a vision, goals, policies and actions to ensure community well-being into the future.

1.2 PLAN ORGANIZATION

The OCP is divided into four parts:

PART A: PLAN OVERVIEW (Section 1 and 2) sets out the context for the Plan, including its purpose and scope, and linkages to other Village and regional plans. It also highlights the existing demographics for Cumberland along with the community engagement process undertaken as part of the OCP review.

PART B: VISION AND GOALS (Sections 3 and 4) identifies the overarching vision, goals, and objectives that articulate the long-term aspirations of the community and lay the foundation for the objectives and policies that follow.

PART C: LAND USE POLICY DIRECTION (Sections 5 to 9) is divided into five sections: climate change adaptation and mitigation, natural environment, built environment, economic development, and community well-being. Each of the sections is introduced with a brief overview and followed by topic-specific subsections with goals and targets (in the case of the climate change section) or objectives and policy statements (in the case of the other sections).

PART D: IMPLEMENTATION (Sections 10 to 12) defines the policies respecting plan implementation and community engagement to ensure that strategies are in place to measure and report on how the Village is meeting the goals and objectives of the OCP. Part D also includes Development Permit Area and Heritage Conservation Area guidelines. The guidelines set out requirements for developments to protect

sensitive ecosystems and groundwater, establish setbacks to farmland and the wildland-urban interface, and to guide the form and character of buildings and landscaping.

The **APPENDICES** includes maps that support OCP policy and implementation.

1.3 PURPOSE

This Plan updates the 2014 OCP, responding to the significant population growth, the projected population growth over the coming decade, and the need to accommodate that growth while retaining what residents love most about Cumberland – a strong sense of community, a large system of parks and trails, heritage neighbourhoods, diverse natural landscapes, a wide range of recreational opportunities, and a vibrant arts and culture community.

The Plan provides a statement of objectives and policies to guide decisions on community planning and land management within Cumberland respecting the purposes of local government. **Sections 10 to 12** of the Plan provides direction on implementation and actions to achieve the vision, objectives and policies.

Where the Village does not have jurisdiction on a matter, the Plan may only state broad objectives related to that matter and the objectives and policies of this Plan should be interpreted in that context.

1.4 PLAN AREA

The Village of Cumberland is located approximately 10 kilometres southwest of Courtenay in the Comox Valley. The Plan covers the entirety of the area within the Village municipal boundary, encompassing approximately 3,023 hectares (Figure 1).

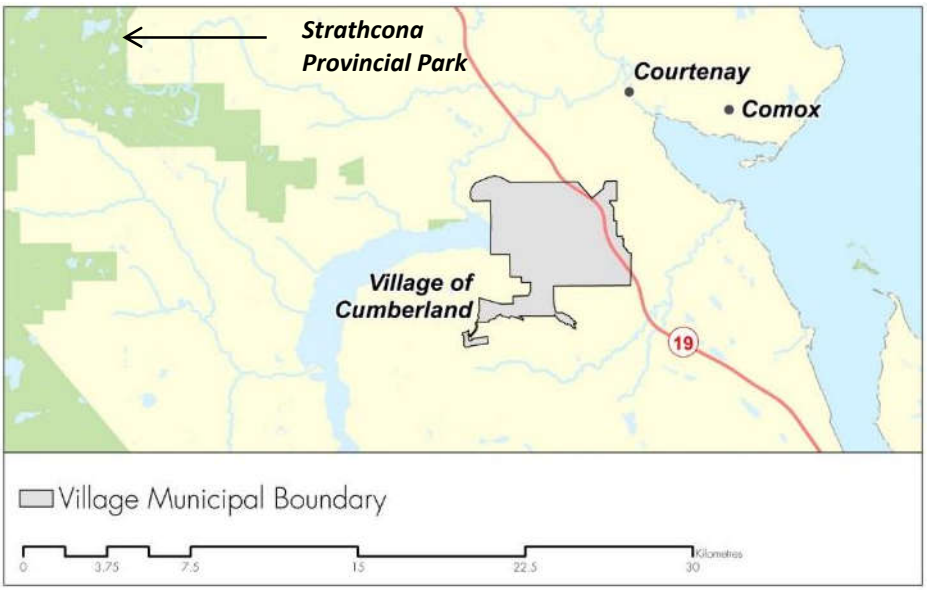


Figure 1: Regional Context and Village Municipal Boundary

Lands within the Plan area lie within the core traditional territory of the K'ómoks First Nation with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation.

The K'ómoks traditional territory stretches from Kelsey Bay to the North to Parksville to the South and encompasses Denman and Hornby Islands and the Discovery Islands (Figure 2: K'ómoks First Nation Traditional Territory). Today's K'ómoks include the Sahtloot, Sasitla, Leeksun and Puntledge peoples. The K'ómoks First Nation refers to their territory as "the land of plenty". Oral histories and archaeology speak to a diet rich in fish, waterfowl, game, berries and plants. Fish weirs, duck nets, berry picking techniques, clothing designs, mask dances, rhythmic songs and potlaches are some of the many unique cultural practices of the K'ómoks.

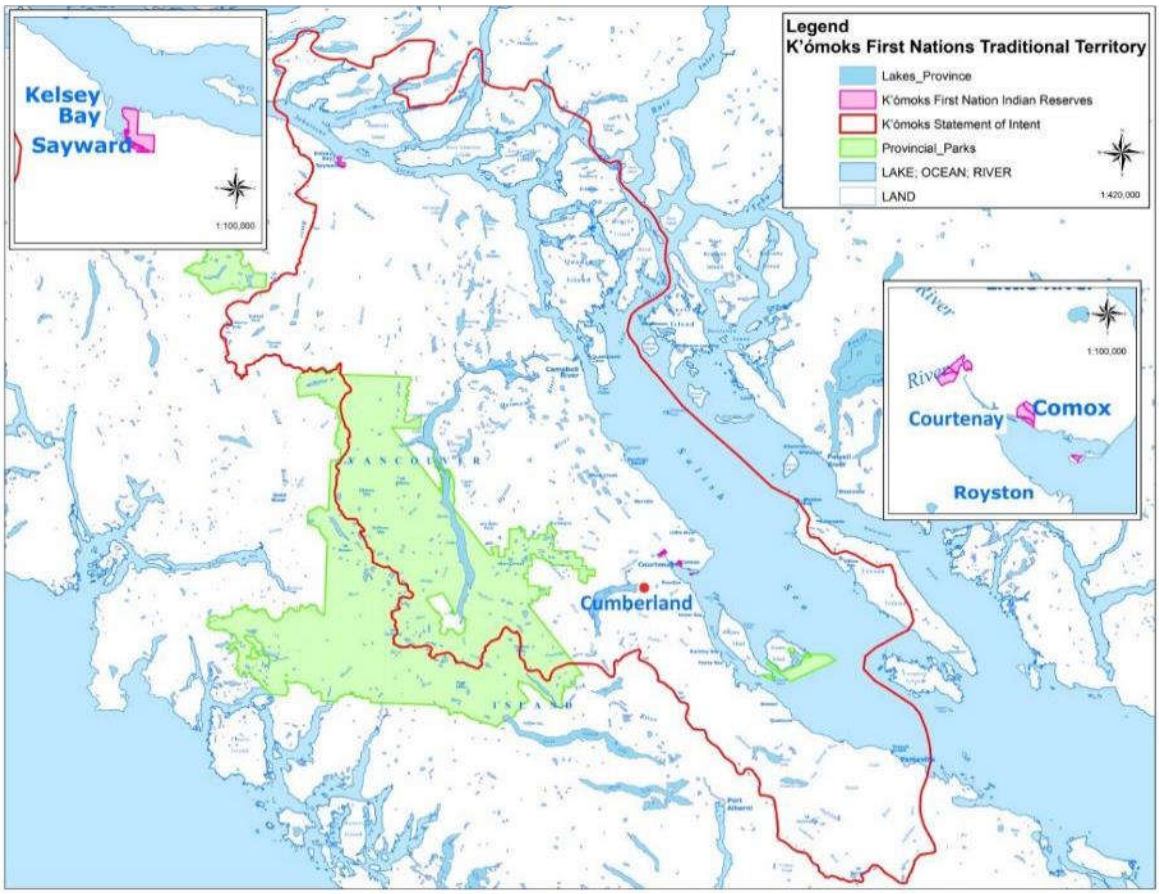


Figure 2: K'ómoks First Nation Traditional Territory–Courtesy of K'ómoks First Nation

Following contact with Europeans, northern tribal groups started moving south. A period of conflict displaced the K'ómoks southward to their relatives, the Puntledge. Colonial policy and practices caused

hardship and loss of land, resources, and cultural connection for K'ómoks families. The community is actively working to reclaim cultural expression and relationship with the "the land of plenty".[1]

This Village recognizes the goals of the United Nations Declaration on the Rights of Indigenous Peoples. This Plan embraces reconciliation with Indigenous Peoples and seeks to support actions to dismantle colonial policies and practices.

1.5 SCOPE

This Plan sets out a long-term vision, goals and objectives for the community. Specific policies seek to achieve the vision and goals and manage future growth in Cumberland. The OCP is adopted by bylaw, within the statutory provisions of the *Local Government Act*[2] (LGA). Other municipal bylaws, such as the Zoning Bylaw and the Subdivision Servicing Bylaw, implement the goals and objectives of the OCP by regulating development.

The LGA sets out the required OCP content and the formal procedure for adopting OCP bylaws. An OCP must include policies on topics that are central to land use, like housing, transportation, environmental protection, and infrastructure. An OCP must also include targets for the reduction of greenhouse gas emissions and policies and actions to reach those targets. As a result of a 2023 update to the LGA by the Province of BC, OCP's now also need to designate sufficient land for residential use to meet the housing need for a 20- year period.

OCP's can be broader in scope than the before-mentioned minimum legal requirements to include other important policy areas that support individual and community well-being. This OCP includes objectives and policies to support the local economy, parks, recreation, heritage, arts and culture, food security, equity, diversity and inclusion.

1.6 DATA AND BACKGROUND INFORMATION

In 2024, a "Complete Community" analysis was done for Cumberland. This included the preparation of geospatial (mapping) information to assess Cumberland's "completeness" as a community from the perspective of four lenses: proximity to daily needs, mobility, transportation, and infrastructure.

The OCP review process also relied on 2021 census data, the 2024 Housing Needs Report, BC Statistics growth projections to 2043, recent building permit trends, and projections of climate change hazards and impacts from the 2024 Climate Action Plan to inform growth management policies, land use designations, and supporting policies.

[1] Information from komoks.ca

[2] Unless otherwise stated, all legislative section references are to the *Local Government Act*, R.S.B.C. 2015 (LGA)

1.7 ENGAGEMENT

Community Engagement

Community engagement was fundamental to developing the vision, goals, and policies that will guide planning and land use management in Cumberland for the coming decade. Cumberland's community is diverse and includes the voices and perspectives of residents of different ethnic backgrounds and ages, homeowners and renters, business owners and employees, non-profit societies, advocacy groups and schools. The OCP review sought to engage a wide spectrum of the community in the discussion on the vision, goals and policies.

Engagement included the following phases (also see figure 3 below):

Phase 1: Development of Community Vision and Goals

- Plan your Community street event, May 2023

Phase 2: ~~Review of~~ Growth Scenario~~s~~ and Policy Review, August 2023 – July 2024

- Meetings with the Advisory Planning Commission
- Meetings with Village Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion
- ~~Meetings with the Advisory Planning Commission~~
- Two drop-in open houses
- A local economy workshop
- Two surveys

Phase 3: Review of Draft Bylaw~~Options and Recommendations,~~ July – October ~~September~~ 2025

- Meetings with the Advisory Planning Commission
- Meetings with Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion Committees
- Draft OCP posted on Village website and at engagecomoxvalley.ca
- Online commenting opportunities at engagecomoxvalley.ca
- Development permit review session with the development community
- Review of environmental protection policies and development permit area with Cumberland Community Forest Society and Comox Valley Land Trust
- ~~Pop-up information table downtown~~
- A virtual open house~~preview meeting~~
- A drop-in~~n~~ open house

Figure 3 shows the review process and timelines.



Figure 3: OCP Review Process

Advisory Planning Commission

The Advisory Planning Commission (APC) had a key role in the process, reviewing possible growth and future land use scenarios, participating in engagement activities and working with staff to analyze the public input received. The APC also reviewed and provided comments on the draft bylaw.

Communication and Reporting

After each engagement phase, the community feedback was collated and summarized in an engagement report presented to Council for further feedback and direction for the subsequent phase. All community engagement materials, engagement reports, reports to Council, minutes of the Advisory Planning Commission and Committees, and the draft bylaw were posted on the project website at engagecomoxvalley.ca. The site was also used to invite comments online.

Agency Referrals

The Village works collaboratively with regional government, provincial ministries and the federal government. To support that collaboration, the draft OCP will be referred to the City of Courtenay, Town of Comox and Comox Valley Regional District, the School District 71 (Comox Valley), Island Health and provincial ministries for review and comment prior to its adoption.

1.8 FIRST NATIONS ENGAGEMENT

The Village respects and honours its relationship with First Nations who have inhabited the region since time immemorial. The Village is committed to maintaining and strengthening this relationship through transparency, good faith, inclusivity and follow-up on mutually agreed actions to establish lasting trust. The Village acknowledges that there are pre-existing rights and interests of Indigenous Peoples and that engagement with First Nations is an ongoing and substantive relationship, including reasonable accommodation of First Nation's cultural and economic interests.

All nations whose traditional territories encompass or overlap with the Village's boundaries, will receive a referral on the OCP bylaw for comments.

In addition, the Village informed KFN on the OCP review throughout the process and met with KFN Chief and Council to receive feedback on the Nation's priorities.

First Nations feedback will be integrated into the final OCP document.

1.9 PLAN LINKAGES

The Village has several planning policy documents that guide municipal decision making. The OCP provides the highest level of direction in the hierarchy of Village plans and policies. Provincial legislation (LGA s.478) requires that works and services undertaken, and bylaws enacted after adoption of the OCP must be consistent with the OCP. The types of plans are summarized in Table 1 below.

Table 1: Plan Linkages

Plan Type	Purpose	Scale	Timeframe
Corporate Strategic Plan	Guides the Village's short and long-term corporate management and decision making and allocation of resources	Corporate	Annual
Master Plans	Comprehensive plans for Village-wide topics or service delivery areas such as the Transportation Master Plan and Water System Master Plan	Local	Varies
Strategies and Action Plans	Action oriented plans for defining policy areas such as the Climate Action Plan, Child Care Inventory and Space Creation Action Plan, Age Friendly Plan, Urban Forest Management Plan, Parks and Greenways Master Plan, and Cumberland Lake Plan. At the regional level, examples are the Regional Active Transportation Plan and the Poverty Reduction Strategy	Regional/Local	5 - 10 years
Financial Plan	Addresses funding sources, distribution of property taxes and the use of permissive taxes	Corporate	5 years
Capital Projects	Guided by goals and priorities set by Village Council, municipal activities are prioritized over the year	Corporate	Annual
Regulatory Bylaws	Regulations that manage public and private activities within areas of municipal jurisdiction, including (but not limited to) land use, building subdivision and development	Varies	Ongoing

1.10 IMPLEMENTATION OF 2014 OCP POLICY

Since adoption of the 2014 OCP, the Village completed or collaborated on several master plans, strategies and action plans which guide specific actions to implement OCP policy. The following is a list of those plans with highlights of completed implementation actions under each category.

Climate Change, Forests and Parks

- Community and Corporate Climate Action Plan, 2024
- Climate risk and vulnerability assessment as part of developing the Climate Action Plan
- Urban Forest Management Plan, 2019
- Cumberland Community Forest Park: Interim Trail Management Strategy, 2021
- Village Forest Lands: Management Direction Statement, 2021
- Cumberland Lake Park Master Plan Update, 2022

Highlights of completed actions resulting from these plans:

- Draft green fleet policy and purchase of electric vehicles, 2024
- Planting of a greater diversity of street tree species at subdivision to increase the resilience of the urban forest, ongoing
- Implementation of trail designations to reduce the potential for conflicts between mountain bikers and hikers, 2023

Housing, Accessibility, Seniors, Child Care

- Housing Needs Report, 2024
- Comox Valley Local Governments Accessibility Framework, 2023
- Child Care Space Creation Action Plan, 2020
- Age-Friendly Assessment and Action Plan, 2020
- Facility and Infrastructure Accessibility Review, 2016
- Affordable Housing Implementation Framework, 2016

Highlights of completed actions:

- Rezoning of 3345 Second Street to permit an affordable housing development, 2023 and 2025
- Creation of an affordable housing reserve fund, 2023
- Zoning bylaw updates to permit daycares in additional zones, 2021
- Support of fundraising by School District to build a new daycare centre, 2020

Heritage Protection

- Heritage Management Plan, 2016

Highlights of completed actions:

- Establishment of a community heritage register and addition of 24 significant Cumberland heritage buildings or sites to the register

Development Reports

- Employment Land Inventory, Fiscal and Economic Impact Analysis, 2025
- Development Cost Charges Background Report, 2022
- Financial Analysis – Community Amenity Contributions and Density Bonuses, 2022

Highlights of completed action:

- New Development Cost Charge Bylaw with updated water, wastewater, stormwater and parks projects and rates, 2022.

Municipal Facilities

- Cumberland Municipal Facilities Update 2022
- Cumberland Fire Service Review Report, 2022
- Facility Master Plan and Space Needs Assessment, 2017
- Cumberland Recreation Centre Renovation Study, 2016
- Facility and Infrastructure Accessibility Review 2016

Highlights of completed action:

- Energy audits of municipal facilities as part of developing the 2024 Climate Action Plan
- Completion of the new firehall at 4382 Cumberland Road, 2021
- Purchase of properties on Union Road for future operational and community needs, 2019.

Roads and Transportation

- Transportation Master Plan, 2024
- Alley Enhancement and Maintenance Strategy, 2018

Highlights of completed action:

- Repaving of Village roads and sidewalks to improve the active transportation network
- Road and sidewalk upgrades to First Street between Dunsmuir and Penrith avenues

Wastewater Collection and Treatment

- Liquid Waste Management Plan, Stage 3, 2025
- Hope Road Sanitary Sewer Catchment Analysis, Sept. 2017
- Excess Wet Weather Flow Management Report, January 2016

Highlights of completed action:

- Design of upgrades to wastewater treatment system, estimated year of completion: 2026

Water Supply and Treatment

- Watershed Management Plan, 2016
- Long Term Water Supply Strategy, June 2016
- Surface Water Disinfection and Storage Review, October 2015

Highlights of completed action:

- Design and planning for reconstruction of the No. 2 Dam and upgrades to the spillway and Henderson Dam, ongoing
- Installation of water level and quality monitoring equipment within dam infrastructure, 2022
- Construction of new water treatment plant and storage reservoir, 2020
- Twinning of the supply line, 2017
- Land secured for new water treatment plant and storage reservoir, 2016.

Economic Development

- Bevan Industrial Lands – Servicing Strategy Summary Report, 2023
- The Bevan Industrial Lands Implementation Plan, 2021
- Village of Cumberland Investment Attraction Action Plan, 2020
- Bevan Industrial Lands Concept Plan and Report, 2020
- Economic Development Strategy 2018-2023

Highlights of completed actions:

- Completion of the first subdivision to create six new parcels within the Bevan Industrial lands
- Extension of water service to the Bevan industrial area.
- Implementation of the actions in the economic development strategy, in particular promoting Cumberland for its arts and culture events and for its outdoor recreation opportunities.

1.11 REGIONAL CONTEXT STATEMENT

In 2010, the Village of Cumberland, City of Courtenay, Town of Comox, and the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of the RGS was to establish broad shared goals for the region. The Comox Valley Regional Growth Strategy vision is that:

> "The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes."[3]

The purpose of this Regional Context Statement (RCS) is to demonstrate consistency of the OCP with the RGS. OCP policies on housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with RGS policies. In the event of inconsistencies, the Village is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for this OCP.

[3] Comox Valley Regional Growth Strategy, 2011, p.20

Table 2 outlines how this OCP aligns with the goals of the RGS.

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Housing: Ensure a diversity of housing options to meet evolving demographics and needs.	• The Plan designates sufficient land to meet the Village's 20-year housing need as identified in its 2024 Housing Needs Report. Land use designations enable diverse housing options, such as infill and multi-family housing. • Housing policies also support a diversity of housing options as well as partnerships with non-profit housing societies for the development of affordable housing.	7.3 Housing
Ecosystems, Natural Areas, and Parks: Protect, steward, and enhance the natural environment and ecological connections and systems.	• Protection and restoration of environmentally sensitive areas in and around the Village are key objectives of the Environmental Protection Development Permit Area (DPA 1). DPA 1 includes guidelines for aquatic, terrestrial, and connectivity protection and enhancement. • The Village participates in the Comox Valley Regional Parks Service to support the acquisition of regionally significant conservation lands and greenways.	6.0 Natural Environment 9.2 Recreation, Leisure and Parks
Local Economic Development: Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	• The OCP recognises and supports small businesses, the arts and the natural environment as drivers of local economic opportunities. • Policies promoting a range of industries and services appropriate to the Village are intended to support a resilient and dynamic economy. • Policies supporting a broad range of industrial uses in the Bevan industrial area demonstrate the Village's support for a diverse local economy and entrepreneurial opportunities.	8.0 Economic Development

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Transportation: Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.	• Map B shows the alternative transportation network and Map C show existing and planned major roads approved by Council as part of the 2024 Transportation Master Plan. The Plan is inclusive of all modes of transport. • One of the priority active transportation facilities is a multi-use pathway linking the Village of Cumberland and the City of Courtenay. • Support for compact growth and an urban containment boundary is intended to facilitate higher residential densities within walking distance of most services, reduce the reliance on private transport and enable people to live, work and shop closer to home.	7.6 Transportation and Connectivity
Infrastructure: Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	• The urban containment boundary and policies related to efficient infrastructure will help to reduce the demand for new services. • The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment. • Development Permit Area guidelines encourage water and energy conservation.	7.2 Growth Management 7.5 Municipal Infrastructure 11.0 Development Permit Areas and 12.0 Heritage Conservation Area
Food Systems: Support and enhance the agricultural and aquaculture sectors and increase local food security.	• The OCP supports local food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.	8.4 Local Food Production
Public Health and Safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being.	• Active transportation, parks and recreation policies support mental health and healthy lifestyles. • Updates to Development Permit Area 4 – Wildland Urban Interface seeks to reduce the risk of wildlife spreading into the urban area.	7.6 Transportation and Connectivity 9.2 Recreation, Leisure and Parks 11.4 DPA 4 – Wildland Urban Interface

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Climate Change: Minimize regional greenhouse gas emissions and plan for adaptation.	• The OCP sets the greenhouse gas (GHG) emissions target as identified in the 2024 Climate Action Plan. Polices and actions are designed to reduce GHGs and make Cumberland more resilient to climate change impact.	5.0 Climate Change Adaptation and Mitigation 11.0 Development Permit Areas 12.0 Heritage Conservation Area

With respect to land use, the RGS identifies areas of the CVRD which are appropriate for future urban growth and infill. All of the properties in Cumberland are classified in the RGS as *Municipal Areas* within a "Core Settlement Area."

Under the Managing Growth (MG) section of the RGS, the following policies[4] are noted for lands in the Core Settlement Area designation:

> *MG Policy 1.2*: The majority of growth within the Comox Valley will be directed to Core Settlement Areas, in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
>
> *MG Policy 1.3*: Town Centres will be identified within all Core Settlement Areas. These Town Centres are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. Town Centres should support transit-oriented development through the establishment of minimum densities, in the range of 100–150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing within the OCPs.

With regards to municipal areas, the RGS states that those areas have considerable capacity to accommodate growth through both intensification by means of secondary suites, infill development, and new compact development.

The Village of Cumberland is identified as having the smallest population of the three municipalities but the greatest area of designated lands to accommodate new residential and employment growth. The Village also contains the largest supply of vacant designated industrial land in the Comox Valley.

MG Policy 1A-1 relates to municipal areas and states that "specific land-uses, designated Town Centres, conservation features, parks and rural or resource areas should all be determined through official community plans. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations."

The OCP addresses the above RGS policies for Core Settlement Areas by:

[4] Wording has been abbreviated in some instances to focus on relevant policies and actions. For the full text, refer to the CVRD RGS.

a. Establishing an urban containment boundary that focusses residential growth largely on properties that are already serviced and located within walking distance of key amenities such as the post office, library, grocery store, health clinic, pharmacy, recreation centre, shops, restaurants, and others.
b. Encouraging higher residential densities in and around the existing Village historic commercial core.
c. Planning for active transportation facilities.
d. Protecting the environment through development permit areas and associated guidelines.
e. Supporting food security and small-scale community gardening and urban farming.
f. Providing infrastructure and services efficiently and effectively.

The RGS identifies two Settlement Expansion Aras (SEAs) abutting Village boundaries, one to the north, where Bevan Road meets Comox Logging Road, the other to the north of Comox Valley Parkway and southwest of Marsden Road.

The following RGS policies[5] relate to SEAs:

> *MG Policy 1E-1: – Boundary Extensions within Settlement Expansion Areas*: Settlement Expansion Areas shall become part of a Municipal Area through a boundary extension. Local governments will work cooperatively with regards to such boundary extensions and ensure that the policies of the RGS are maintained.
>
> *MG Policy 1E-2: Identification of Settlement Expansion Areas within OCPs:* Settlement Expansions Areas shall be identified within the Comox Valley Regional District official community plan and within the official community plan of the Municipal Area intending to incorporate it. Such official community plans shall contain policies for Settlement Expansion Areas consistent with MG Policies 1E-3 through 1E-6.
>
> *MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas*: Publicly owned water and sewer services will, in the long-term, be provided within Settlement Expansion Areas, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner.
>
> *MG Policy 1E-5 – New Development within Settlement Expansion Areas*: New development within Settlement Expansion Areas will be phased in an orderly manner in order to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within Municipal Areas, and that the financial stability of Municipal Areas is not negatively impacted.

This OCP does not envision that the Village of Cumberland will need to expand its municipal boundaries to incorporate a settlement expansion area to allow for additional growth within the lifetime of this

[5] Wording has been abbreviated to focus on relevant policies and actions.

Plan. Cumberland's projected housing[6] need can be accommodated within the Plan's urban containment boundary. However, the Village commits to working with the Comox Valley Regional District to assess any development proposals within an abutting environmentally sensitive area.

[6] Projected need identified in the 2024 Housing Needs Report.

2.0 CONTEXT

The significant population growth that has occurred since the adoption of the 2014 OCP, the projected growth to come, the housing need and affordability crisis, climate change impacts, and the desire to preserve the natural environment and retain the small community-feel, provide the backdrop to OCP goals and policies. This section reviews the change in demographics, key 2021 census data, housing needs projections and outcomes of the 2024 Complete Community analysis. That data combined with feedback received during community engagement activities and planning best practices underpin the policies detailed in **Part C**.

2.1 DEMOGRAPHICS

2.1.1 POPULATION

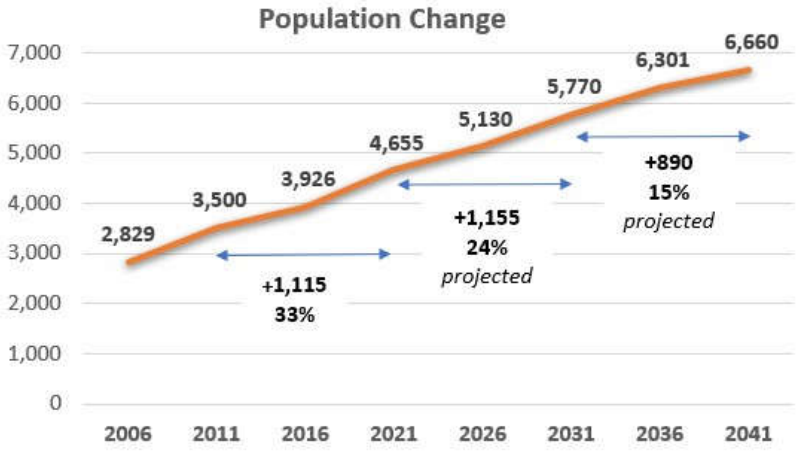


Figure 4: Population Change

According to BC Statistics, Cumberland experienced an increase in its population of 1,155 residents or 33 % between 2011 and 2021. This represents an annual average growth rate of 3.3%. BC Statistics data[7] project that population growth to slow slightly. Another 1,155 new residents are projected from 2021 to 2031, a 24% increase over ten years or an annual average growth rate of 2.4%. A further 890 are projected from 2031 and 2041, a 15% increase or an annual average growth rate of 1.5% (figure 4). Cumberland's population was 4,655 in 2021 and is estimated to increase to 5,130 residents by 2026, 5,770 by 2031, and to 6,660 by 2041[8].



Figure 5: Projected Change in Median Age (BC Statistics)

[7] BC Statistics P.E.O.P.L.E estimate and projection

[8] The 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

The median age of Cumberland residents was 38.9 in 2021 (figure 5). The median age is expected to increase only slightly over the next twenty years, due to a projected continued in-migration of young families and singles. At 42, the median age for BC overall was slightly higher than that of Cumberland in 2021. The median age for the entire Comox Valley is considerably higher. In 2021, the median age for the Comox Valley region was 50. This trend in age differences between Cumberland and the region overall is expected to continue for the next 10 years and likely beyond.

2.1.2 INDIGENOUS POPULATION

Individuals that self-identify as Indigenous made up 8.5% (345 individuals) of Cumberland's population in 2021. This was an increase of 92% over 2016 numbers. In 2016, 180 individuals self-identified as Indigenous, making up 5.1% of the population (figure 6).

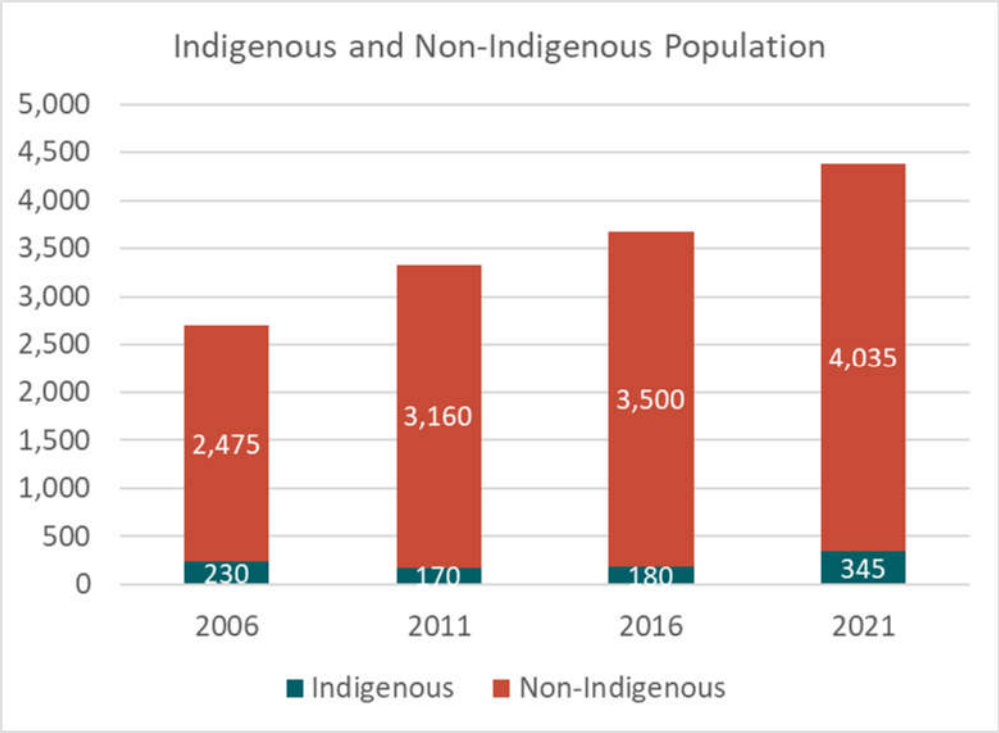


Figure 6: Indigenous Population (2021 Census)

2.1.3 HOUSEHOLD CHARACTERISTICS



Figure 7: Household Profile (2021 Census)

At the time of the 2021 Census, the total number of households in Cumberland was 1,840, an increase of 265 households or 18% from the 1,565 households in 2016 (figure 7). Families with children (this includes lone parents) hold the largest share of households in Cumberland with 41%. To 2031, the number of households is expected to increase by 545 or26 %.

The age and gender profile (figure 8) shows the population "bulge" around children and middle-aged adults, illustrating the high number of families with young children.

The average household size remained the same between the 2016 and 2021 census periods, at 2.4 persons per household.

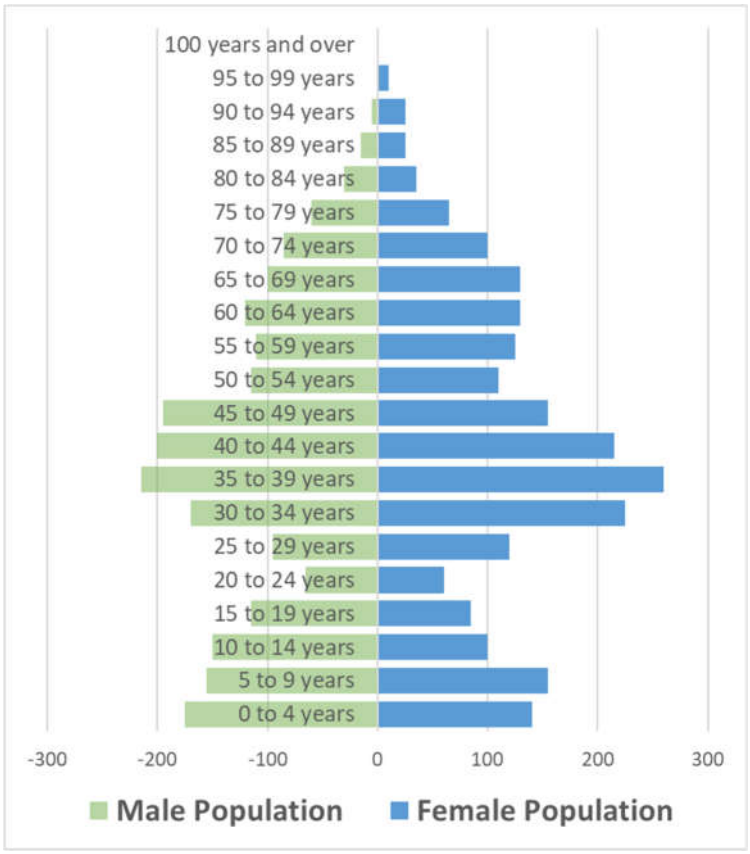


Figure 8: Age and Gender Profile (2021 Census)

The proportion of renter households has been steadily increasing. In 2006, the proportion was 80% owner and 20% renter households. In 2011, the split was 82% and 18%, and in 2016 it was 74% and 26%. At the time of the 2021 censuses, 28% of Cumberland households were renter households (figure 7). As the diversity of housing in Cumberland increases to include more secondary suites and apartments, the proportion of renter households in Cumberland is expected to continue to increase.

2.1.4 BUILDING PERMIT TRENDS

Building permits issued provide a good proxy for the construction of buildings. As shown in figure 9 below, since the previous OCP, the number of building permits issued by the Village of Cumberland jumped significantly in 2017 and remained high until a drop in permits issued in 2021 and 2022. The sharp increase in building permit numbers starting in 2017 was driven by availability of new residential lots created by subdivision, and the new allowance for accessory dwelling units in 2016. The decline in building activity in 2021 and 2022 is likely due to new residential lots created by subdivision having been built out. Building activity increased again in 2023 and stayed relatively high in 2024.

Over the past 12 years, the majority of building permits have been for residential construction. With most permits for new single-family dwellings (royal blue) and single-family dwelling additions or renovations (gold yellow). Accessory dwelling units and secondary suite conversions also make up a substantial portion of building permits (light blue and orange respectively).

Most years, industrial and commercial building permits make up between 5% and 10% of permits. Additional industrial lots are expected to come on the market after 2027 due to a subdivision within the Bevan industrial area on Bevan Road. A proposed mixed-use development on Ulverston Avenue may result in approximately two to six new commercial units.

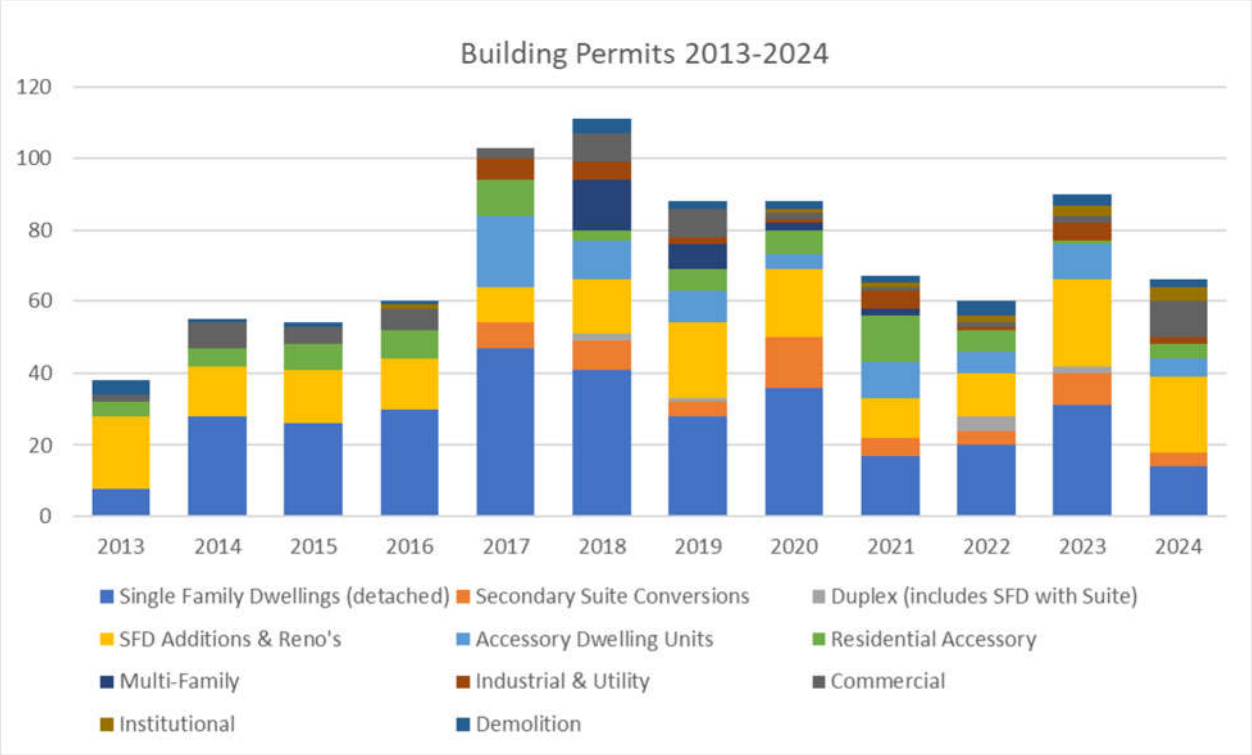


Figure 9: Number of Building Permits 2013 to 2024

As shown in figure 10 below, since 2013, the majority of building permits for new residential units have been for single family dwellings (royal blue). However, the number of accessory dwelling units (light blue), and secondary suite conversions (orange) make up a significant portion of total building permits issued for new residential units. Prior to 2017, the Village did not keep separate statistics for secondary suites. Instead, they were included in the single-family dwelling count. The number of building permits for multi-family buildings (apartment and townhouses) (dark blue) has been fairly low as a proportion of permits, except for 2018 and 2019 which saw multiple building permits for a large townhouse development (Stoneleigh). In each 2020 and 2021 two permit applications were received for multi-family residential.

While figure 10 shows the number of building permits issued, it does not report the number of units created as part of a given permit. For example, a permit for a multi-family project such as a townhouse project or an apartment building, will include multiple units. Figure 11 shows the number of residential units created.

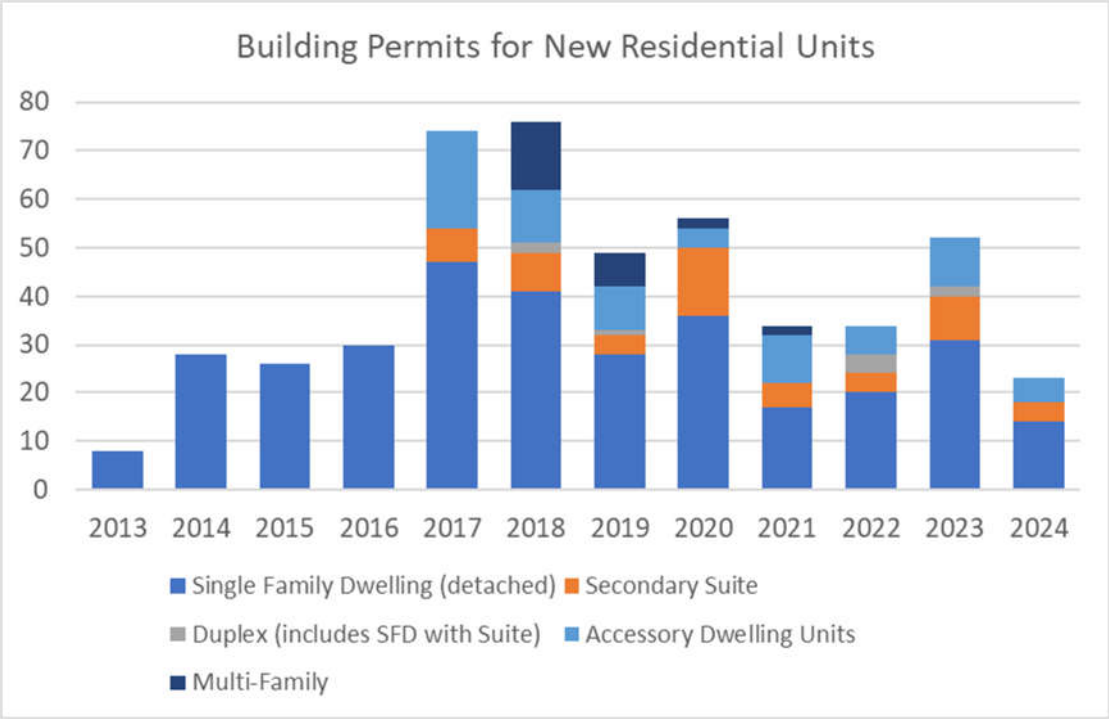


Figure 10: Building Permits for New Residential Units (2013–2024)

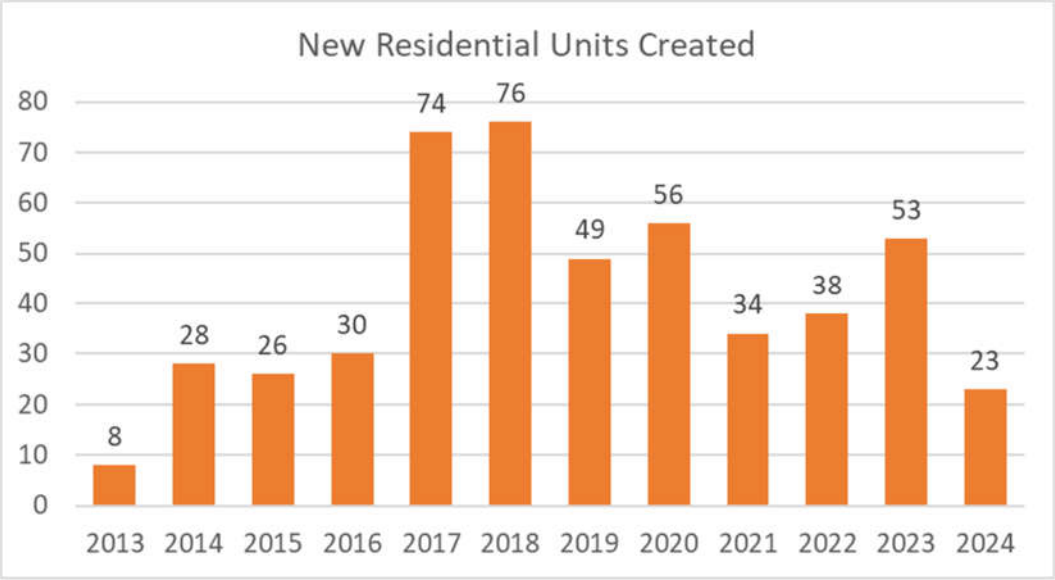


Figure 11: New residential units created (2013–2024)

2016 and 2018 were very strong years for the creation of new units. This is largely due to single-family dwellings, accessory dwelling units and secondary suites (see figure 10). 2018 and 2019 reflect the construction of townhouse units (Stoneleigh development) which created a total of 84 units. The decrease in new residential units starting in 2021 may be attributed to the build-out of available subdivision lots by that time. Nearly half of the units (26 of 56) built in 2020 were apartment units due to a single 26-unit apartment building on Dunsmuir Avenue.

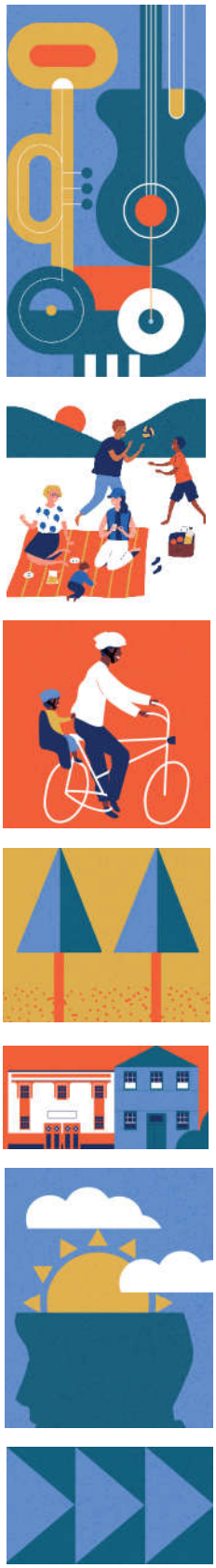
~~Given 2023 updates to the *Local Government Act* that permit construction of up to four units on lots previously permitting single-family dwellings and that require local governments to designate and zone sufficient land for residential uses, including multi-family buildings, to meet the projected 20-year housing need, future years are likely to see more building permits for multi-family residential use.~~

~~A further subdivision within Coal Valley Estates is expected to be completed within the lifetime of this OCP. That subdivision will result in an estimated 64 single-family lots, which, following an update to the Zoning Bylaw, could be developed with up to four residential units each, and several multi-family lots, which could be developed with townhouse or apartment units.~~

B VISION AND GOALS



3.0 VISION STATEMENT



Cumberland is a community defined by clean air, clean water, green infrastructure, and the health and well-being of its people. Residents feel a strong sense of belonging and connection, regardless of age, gender, income, or social status. People feel welcome in Cumberland, and feel free to be who they are while respecting the freedom of others to do the same.

Creativity flourishes here. The Village is enriched by a vibrant arts, culture, and music scene, with community events, festivals, and concerts enhancing daily life. Both residents and visitors enjoy a lively, historic downtown that is pedestrian- and cyclist-friendly, and home to thriving locally owned businesses. Diverse housing options support the needs of people of all ages, incomes, and backgrounds.

Cumberland is committed to reconciliation with First Nations. Relationships between individuals, organizations, and First Nations communities are grounded in mutual respect and understanding. Ongoing efforts are made to decolonize local processes and systems.

Community hubs, including schools, commercial centers, and outdoor recreation areas, are safely connected by pedestrian and cycling pathways that extend all the way to the boundary of the City of Courtenay. Parks, forests, wetlands, lakes, streams, and greenspaces surround and weave through developed areas, offering residents abundant opportunities to connect with nature. Outdoor recreation is complemented by diverse indoor options. Food gardens, along with urban agriculture, provide both habitat for pollinators and wildlife and healthy, local food for the community.

New development is predominately within walking distance of services in the Village core, increasing livability and keeping the cost of infrastructure financially sustainable. New development respects the natural topography and environmental features of the land and harmonizes with the Village's existing character.

Climate action initiatives have reduced carbon emissions across all sectors, and Cumberland is steadily progressing toward its goal of becoming a net-zero greenhouse gas emissions community. Municipal infrastructure is designed to withstand severe weather and the ongoing impacts of climate change.

4.0 GOALS

The realization of the vision is guided by twelve goals. Of those, four are foundational to how the Village operates and how it interacts with the community and with the natural environment (Figure 12). The foundational goals provide the ethical grounding for the remaining eight goals, which focus on cultivating a healthy, inclusive, and complete community.

Together, these twelve goals inform the objectives and policies outlined in Part C of the OCP. Collectively, the vision, goals, objectives, and policies serve as a compass for future land use decisions and community development.

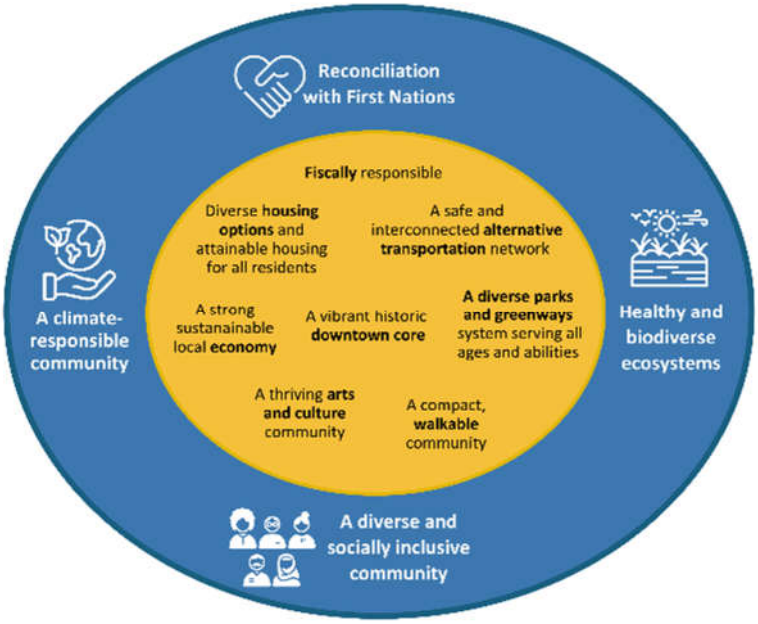


Figure 12: OCP goals

All of the goals are important to achieve the vision for Cumberland and the numbering and lettering system is a way to permit referencing the goals but does not imply an order of importance.

4.1 FOUNDATIONAL GOALS

4.1.1 Reconciliation with First Nations

Cumberland is committed to honouring and deepening its relationships with the First Nations on whose traditional territories the community resides. With humility and respect, the Village will continue to uphold its responsibilities and seek meaningful opportunities for collaboration. Through shared initiatives that support the well-being of all peoples and the stewardship of the land, air, and water, the Village will work alongside First Nations in the spirit of reconciliation, mutual respect, and enduring partnership.

4.1.2 A diverse and socially inclusive community

The Village strives to nurture a diverse and socially inclusive community where all individuals feel a sense of belonging, respect, and opportunity. This involves creating an environment where equity, accessibility, and inclusion are embedded in all aspects of community life. Through inclusive planning, community engagement, and equitable access to services and spaces, Cumberland will continue to grow as a welcoming place for everyone.

4.1.3 A climate-responsible community

The Village of Cumberland is committed to becoming a climate-responsible community by taking decisive action to address climate change and its impacts. This includes implementing the climate actions identified in the Cumberland's 2024 Climate Action Plan and striving to meet established greenhouse gas emission reduction targets. Through sustainable land use, energy efficiency, low-carbon transportation, and resilient infrastructure, the Village aims to build a low-emission, climate-adapted future. By embedding climate responsibility into decision-making, infrastructure planning, and everyday practices, Cumberland is working to protect the environment and safeguard the needs of future generations.

4.14 Healthy and biodiverse ecosystems

The Village is dedicated to protecting and enhancing the health, integrity, and biodiversity of its natural ecosystems. Forests, wetlands, waterways, and wildlife habitats are vital to the community's environmental resilience, cultural identity, and overall well-being. The Village will support initiatives that steward these ecosystems through thoughtful planning, conservation, and restoration efforts that respect the interconnectedness of all life. By nurturing biodiversity, safeguarding ecological health and supporting compatible recreation opportunities, Cumberland ensures a thriving natural environment for present and future generations.

4.2 COMPLETE COMMUNITY GOALS

4.2.1 Diverse housing options and attainable housing for all residents

The Village is committed to fostering a community where all residents—regardless of age, income, household type, or background—have access to safe, secure, and attainable housing. By supporting a diverse range of housing options that respond to the evolving needs of individuals and families, the Village aims to foster an inclusive and welcoming community.

4.2.2 A compact, walkable community

The OCP fosters a compact, walkable community that prioritizes people, place, and sustainability. By encouraging thoughtful land use, infill and multi-family development within existing neighbourhoods, the Village supports vibrant, complete communities where daily needs can be met within a short walk, ride or roll. This reduces reliance on vehicles, strengthens social connections, enhances local businesses, and helps protect surrounding natural areas—contributing to a livable and environmentally responsible future.

4.2.3 A safe and interconnected active transportation network

The Village is committed to developing a safe, accessible, and well-connected active transportation network that supports walking, cycling, and other low-impact modes of travel. By prioritizing active transportation and reducing reliance on personal vehicles, the Village aims to enhance public health, improve mobility for all ages and abilities, and reduce greenhouse gas emissions. Through thoughtful planning and infrastructure investment, Cumberland will create a transportation system that connects neighbourhoods, community hubs, and natural spaces.

4.2.4 A strong sustainable local economy

The Village is dedicated to cultivating a resilient and sustainable local economy that supports meaningful employment, encourages innovation, and reflects the community's unique character and values. By nurturing local businesses, fostering entrepreneurship, and supporting economic opportunities that align with environmental and social goals, the Village aims to support a local economy that contributes to the vibrancy, and sustainability of the community.

4.2.5 A thriving arts and culture community

The Village celebrates and supports a dynamic arts and culture community as an essential part of its identity and quality of life. Through the encouragement of creative expression, cultural events, and public art, the Village aims to foster a sense of belonging, inspire dialogue, and strengthen community connections. By encouraging or supporting the spaces, people, and initiatives that bring creativity to life, Cumberland continues to be a place where diverse voices, traditions, and artistic visions are valued and thrive.

4.2.6 A vibrant historic downtown core

The Village wishes to preserve and enhance its historic downtown core as a vibrant, welcoming hub of community life. Rich in character and heritage, the downtown serves as a focal point for local businesses, arts and culture, and social connection. Through thoughtful development, pedestrian-friendly design, and a mix of uses and activities, the Village will ensure that its downtown remains a lively, inclusive, and economically resilient space that reflects Cumberland's unique identity and historic charm.

4.2.7 A diverse parks and greenways system serving all ages and abilities

The Village will continue to provide a diverse and well-connected system of parks, trails, and greenways that serve people of all ages, abilities, and backgrounds. These spaces support outdoor recreation, social connection, and a deep connection to nature. Greenways may also tie into the active transportation network. By protecting natural areas and thoughtfully designing public spaces, the Village ensures that

everyone can enjoy safe, inclusive, and enriching outdoor experiences that contribute to personal well-being and community vitality.

4.2.8 Fiscally responsible governance

The Village of Cumberland is committed to responsible financial stewardship that ensures the long-term sustainability and resilience of the community. By making thoughtful, transparent, and strategic decisions about resource allocation, the Village aims to deliver high-quality services, maintain critical infrastructure, and invest in the future—while respecting the financial capacity of current and future residents. This commitment to fiscal responsibility supports community well-being, economic stability, and trust in local governance.

4.3 GOALS AND OCP POLICY

The beforementioned goals are achieved through OCP objectives and policies. Table 3 provides an overview of the chapters and sections that address each OCP goal.

Table 3: Goals and OCP Policy

	Goal	Chapter
1	Reconciliation with First Nations	Throughout the Plan and especially: 6.0 Natural Environment 7.0 Built Environment 8.0 Economic Development 9.0 Community Well-Being
2	A diverse and socially inclusive community	Throughout the Plan and especially: 9.0 Community Well-Being 9.1 Diversity, Equity and Inclusion
3	A climate responsible community	5.0 Climate Mitigation and Adaptation 7.0 Built Environment 11.0 Development Permit Areas 11. 4 DPA 4 – Wildfire Urban Interface 11.5 DPA 5 – Industry~~ial~~ ~~11.6 DPA 6 – Residential Infill~~ 11.7 DPA ~~7~~6 – Residential Multi-Family / Mixed Use ~~11.8 DPA 8 – Commercial~~ 11.9 DPA ~~9~~7 – Carlisle Lane 12.1 Heritage Conservation Area Guidelines

Table 3: Goals and OCP Policy

	Goal	Chapter
4	Healthy and biodiverse ecosystems	5.0 Climate Mitigation and Adaptation 6.0 Natural Environment 7.0 Built Environment 7.2 Growth Management 8.0 Economic Development 9.0 Community Well-Being 11.0 Development Permit Areas 11.1 DPA 1 – Environmental Protection 11.2 DPA 2 – Groundwater Protection 11.4 DPA 4 – Wildland Urban Interface
5	Diverse housing options and attainable housing for all residents	7.0 Built Environment 7.2 Growth Management 7.3 Housing
6	A compact, walkable community	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing
7	A safe and interconnected active transportation network	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.6 Transportation and Connectivity
8	A strong sustainable local economy	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 8.0 Economic Development
9	A thriving arts and culture community	7.0 Built Environment 7.3 Housing 8.0 Economic Development 8.3 Arts and Culture
10	A vibrant historic downtown core	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 7.4 Heritage Conservation 8.0 Economic Development

Table 3: Goals and OCP Policy

	Goal	Chapter
		12.0 Historic Village Commercial core 12.1 Heritage Conservation Area Guidelines
11	A diverse parks and greenways system serving all ages and abilities	9.0 Community Well-Being 9.2 Recreation, Leisure and Parks
12	Fiscally responsible governance	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.5 Municipal Infrastructure 9.0 Community Well-Being 9.2 Recreation, Leisure and Parks

C LAND USE POLICY DIRECTION



5.0 CLIMATE CHANGE

The impacts of climate change are being felt across the world and Vancouver Island and Cumberland are no exceptions. The region is experiencing hotter and drier summers, stronger windstorms throughout the year, and more intense rainfall events in the fall and winter.[9] As the frequency and intensity of these events increases, the Village has to take action to ensure municipal infrastructure is resilient to the impacts of climate change. To reduce greenhouse gas emissions, the Village should consider strengthening energy efficiency requirements for new buildings and adopting the Zero Carbon Step Code to set requirements for greenhouse gas emissions (GHGs) from new buildings and total emission maximums. The community also needs to do its part to reduce greenhouse gas (GHG) emissions and become a net zero carbon community. In 2021, 50% of Cumberland's emissions came from the transportation sector, 32% from buildings, 13% from waste, and 5% from the industrial sector.

Concurrent with the first phase of the OCP review, the Village completed a Climate Action Plan to guide community and municipal policies and actions to reduce greenhouse gas emissions and adapt to climate change. The Climate Action Plan was adopted by Village Council in June 2024 and establishes a target for Cumberland to be a climate-ready, net zero carbon community by 2050.

This target, together with climate policies and actions are a crucial component of the OCP and have to be factored into decisions affecting all OCP policy areas – growth management, the built environment, municipal infrastructure, transportation, the natural environment and community well-being. Achievement of the target will also require provincial and federal action as regulation of some emissions are not within the jurisdiction of the Village.

The OCP lays the groundwork for numerous policies and actions that affect GHG emissions and climate change adaptation in the areas identified in figure 13 below. A few highlights are increasing active transportation through improved cycling and pedestrian infrastructure, facilitating the transition to zero emission vehicles by requiring charging stations in new developments and installing additional public charging stations, requirements for onsite infiltration, retention and detention of rainwater to reduce flash floods, protection of native ecosystems and the urban forest to increase GHG uptake, higher energy efficiency requirements in new buildings and protection of heritage buildings to retain embodied energy to reduce building and building-waste related GHG emissions.

The following are the targets and goals identified in the 2024 Climate Action Plan. The term "goal" is used for consistency with terminology in the Climate Action Plan, but these are also considered "policies" for the purposes of the OCP. Where they relate to another policy area, for example housing or the natural environment, the actions are integrated into the related policy section. Actions that do not relate to another OCP policy area, are listed in this section. For background information, additional details and the comprehensive strategy, the 2024 Climate Action Plan should be consulted.

[9] BC Agribulture and Food. BC Climate Action Initiative. 2019. Climate Change Scenarios: 2020s, 2050s & 2080s – Comox Valley Regional District and Strathcona Regional District (CVSt). Accessed 2025-07-23 at: https://www.bcclimatechangeadaptation.ca/app/uploads/Climate-Scenario-VI-Comox-Valley-Strathcona.pdf

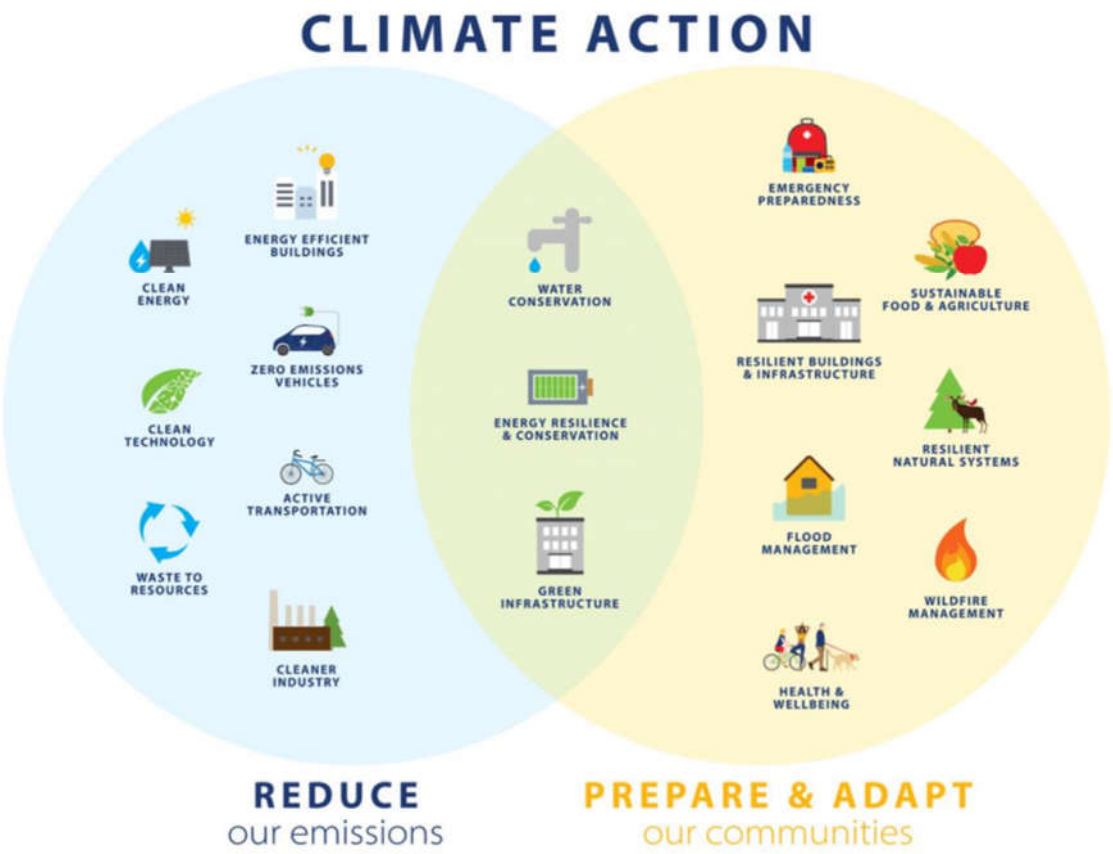


Figure 13: Areas of Climate Action

5.1 GREENOUSE GAS EMISSION REDUCTION TARGETS

The OCP supports the following targets in the Climate Action Plan:

1. Reduce community GHG emissions by 45 percent by 2030 based on 2018 levels.
2. Reduce corporate municipal GHG emissions by 45 percent by 2030 based on 2022 levels.
3. Reduce GHG emissions to net zero by 2050.

5.2 CLIMATE CHANGE MITIGATION AND ADAPTATION GOALS

Governance Goals

1. Embed climate action into decision-making and policies to ensure all Village department work plans and capital and operating budgets are aligned with the corporate emissions reductions targets.

2. Collaborate with community partners and residents to support education and actions that increase climate resilience, protect natural areas, and reduce emissions.

Buildings and Energy Goals

3. Decarbonize municipal operations by improving the energy efficiency of facilities and infrastructure and transitioning to low-carbon energy sources.
4. Support retrofits of existing homes and buildings by providing education, resources, and incentives for energy efficiency improvements and switching to low-carbon energy sources.
5. Implement policy to require all new homes and buildings to be net-zero energy ready and zero carbon.
6. Support the development of locally generated renewable energy systems.

Transportation and Land Use Goals

7. Reduce emissions from Village fleet and staff commutes.
8. Support the transition to zero emission vehicles in the community, including passenger, commercial, and industrial fleets
9. Increase access to transit and active transportation opportunities.
10. Prioritize development in existing neighbourhood centres and, whenever possible, concentrate development near existing and proposed walking, cycling and transit networks.

Waste Reduction Goals

11. Produce less waste and divert more waste from entering the landfill.
12. Reduce the use of non-renewable resources and materials, promote recycling and reuse, and support circular economy approaches.

Parks and Environment Goals

13. Protect and enhance nature in Cumberland
14. Increase the use of nature-based solutions and green infrastructure to enhance climate change adaptation and mitigation and support biodiversity

5.3 CLIMATE CHANGE AND ADAPTABILITY ACTIONS

5.3.1 BUILDINGS AND ENERGY

1. Develop and implement a decarbonization roadmap for Village buildings and infrastructure to decarbonize and adapt to climate change. This includes the completion of energy audits and feasibility studies to identify GHG reduction project opportunities and should result in a prioritized list of retrofits and replacements with a 5-year and 10-year budget plan and details on timing.

2. Based on the outcomes of the decarbonization roadmap and feasibility studies, implement low carbon heating retrofits at Village buildings (e.g. heat pumps)
3. Help the community access financial support for retrofits by promoting funding such as the Canada Greener Homes interest-free loan program and the CleanBC Better Homes Low Interest Financing Program.
4. Increase Cumberland's participation in the Home Energy Navigator Program to help residents access rebates and complete home energy upgrades by, for example, providing top-up funding.
5. Support the Comox Valley Regional District (CVRD) in working with regional partners and First Nations and local businesses to support resource-sharing and capacity-building for high-performance, low-carbon construction and energy systems.
6. Adopt the Zero Carbon Step Code by updating bylaws to require new buildings, facilities and infrastructure to be energy efficient and zero carbon (Zero Carbon Step Code EL-4). Work towards regional alignment of the implementation date for the Zero Carbon Step Code across the region.
7. Explore updating bylaws to mandate replacement of fossil fuel gas-fired appliances with efficient electric options, where possible. For example, if a gas furnace breaks it must be replaced with an electric heat pump.
8. Encourage the design of new infrastructure and buildings to take into account resilience to future projected climate conditions. Optimize siting and orientation to maximize energy efficiency and resilience.
9. Work with the CVRD and neighbouring communities, First Nations, the Province, and BC Hydro to explore feasibility of local renewable energy production. Examples include using coal mine shafts as possible heat source for Village buildings, or opportunities for new non-profit, community-owned renewable energy projects and organizations.
10. Conduct a corporate renewable energy study.
11. Incorporate solar panels on Village buildings where feasible (based on a study), to increase resilience and diversify local energy.
12. Explore feasibility of local renewable energy production.
13. Work with regional and provincial partners to provide education and support to the community for switching to low carbon heating sources (e.g. heat pumps).

5.3.2 TRANSPORTATION AND LAND USE

1. Continue to implement the municipal Green Fleet Policy to transition to zero-emissions fleet vehicles and/or renewable transportation fuels. In tandem, reduce overall vehicle use and lower emissions from associated tools and equipment.

2. Reduce emissions from existing fossil fuel fleet by implementing energy-focused municipal fleet maintenance (e.g., tire pressure, fuel and air systems), conducting fuel efficient driver training, and enforcing the corporate anti-idling policy.
3. Adopt a standard requirement for charging in Multi-Unit Residential Buildings as part of Zoning Bylaw update to include greater EV charging requirements.
4. Expand availability of EV charging stations for public use and identify charging stations as a desired amenity during the development process.
5. Promote the use of public transit such as by providing transit passes for staff and providing free transit to community events.
6. As part of implementing the 2024 Transportation Master Plan, encourage lower carbon transportation such as walking, ~~carshare~~, biking, e-bikes, ~~and~~ e-scooters and carshare, and encourage alternative transportation links within Comox Valley and regionally.
7. Implement Transportation Master Plan priority alternative transportation corridors within the Village as well as connections to regional destinations such as the City of Courtenay
8. Continue to encourage infill projects that increase mixed use development, housing density, access to active transportation infrastructure and transit.
9. Provide education and/or incentives (e.g. reduced application fees) to encourage secondary suites and accessory dwelling units.
10. Expand availability of affordable (below-market price, subsidized) housing units through retrofits, prioritizing opportunities to retrofit existing buildings and/or infill.
11. Protect trees and natural areas and minimize the development of forests and natural areas, for example, through the Tree Protection Bylaw and the urban containment boundary.

5.3.3 WASTE

1. Support regional compost education programs, local organics collection, and Cumberland's Foodshare program.
2. Investigate opportunities to require collection of recycling and compost for businesses and multi-family units (apartments)
3. Partner with the Comox Valley Waste Management Centre to support waste reduction, waste-to-energy opportunities, and to measure and report on waste diversion.
4. Advance circularity by promoting Comox Valley Waste Management programs such as "Repair Café's".
5. Encourage deconstruction techniques rather than demolition for new builds.

5.3.4 PARKS AND ENVIRONMENT

1. Partner with landowners and community organizations to undertake stewardship initiatives to support the restoration, health, and connectivity of natural systems.
2. Continue to minimize the use of herbicides or pesticides across lawns and landscaped properties through the Village's herbicide use bylaw and pesticide use bylaw.
3. Promote water storage barrels/rainwater catchment in yards for water reuse.
4. Adopt a Tree Protection Bylaw to increase tree retention and replacement on private property.
5. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
6. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
7. Incorporate more green infrastructure into existing properties and retrofits at, for example, as part of subdivision design, where possible, use natural infrastructure to support stormwater management and reduce runoff. Other initiatives may include restoring wetlands, solar-powered crosswalk lights, native drought-resistant planting, xeriscaping, rain gardens, bioswales, street trees, green boulevards, amended soils, permeable pavement, and green roofs. Some of these can be implemented during subdivision design or as part of the development permit review.
8. Where possible, switch from gas-powered to electric or low emission equipment.
9. Review Village landscaping guidelines and practices to optimize the use of green infrastructure. Prioritize solutions that are biodiverse and suitable for future climate conditions including increased heat and wildfire risk.
10. Update DPAs, Zoning Bylaw, and Subdivision and Development Bylaw to require natural assets, green infrastructure, and permeable areas where possible, including requiring climate-resilient (drought resistant and FireSmart) plantings.

5.3.4 GOVERNANCE

1. Review and update the Village's Climate Change implications framework for decision-making to align with updated mitigation targets and resilience priorities. Develop supporting processes and metrics such as key performance indicators and guidelines/standardization.
2. Review the Village's Sustainable Procurement Policy to include climate change mitigation and adaptation.
3. When updating Village strategic plans and associated policies, incorporate climate change measures that address top climate risks and align with GHG reduction targets.

4. Implement a communications campaign to increase awareness of the 2024 Climate Action Plan and to empower personal action.
5. Partner locally to run a neighbourhood climate action pilot. Use a planned retrofit project to pilot a neighbourhood level climate action program that educates residents on ways to reduce emissions, increase resilience, and incorporate nature into a property.
6. Attract climate-focused research, start-ups, and technology innovation
7. Continue to collaborate with local partners and other municipalities through networks focused on green communities, food security, water security, emergency preparedness, to facilitate resource- sharing, pooling funding, and collaboration on climate resilience and mitigation projects.

5.3.4 COMMUNITY HEALTH AND WELL-BEING

1. Work with regional partners to assess extreme heat and cold vulnerabilities and implement extreme heat and cold weather response measures.
2. Collaborate with Island Health, community service providers and regional governments to develop programs focused on climate change and health, prioritizing support for vulnerable populations.
3. Support community-wide activities and programs that facilitate social connection, information sharing, climate awareness, and climate response activities amongst Village residents at the neighborhood scale
4. Complete and implement a Drought Response Plan and incorporate measures to address the influence of climate change on drought, dry conditions, and water availability.
5. Support community preparedness through initiatives such as FireSmart training.

6.0 NATURAL ENVIRONMENT

Cumberland residents deeply value the surrounding natural environment—for its inherent ecological values and its vital contributions to mental health and physical well-being. The natural environment also provides numerous ecosystem services such as absorbing carbon dioxide and regulating local micro-climates, purifying the air and water, capturing freshwater, providing food and habitat for pollinators which are essential to growing crops and other plants, and cycling nutrients essential to life. Healthy functioning ecosystems are essential to quality of life and to resiliency.

Cumberland recognizes its role within the broader Comox Valley region, and with that, the shared responsibility of safeguarding native ecosystems. The community is surrounded by a rich and diverse landscape, featuring a great diversity of ecosystems including lakes, creeks, wetlands, and expansive forests, as well as striking rocky outcrops and bluffs. From the rainforest of western redcedar and sword fern along lower Perseverance Creek to the distinctive arbutus trees on the bluffs above Comox Lake, Cumberland's natural heritage is both varied and invaluable.

The Village endorses the Comox Valley Conservation Partnership's 2013 Nature without Borders report and will support future updates to that report. Nature without Borders maps priority ecological areas which include sensitive ecosystems, proposed park additions and proposed biodiversity corridors. One of the biodiversity corridors that extends into Cumberland, the Millard Estuary to Comox Lake corridor, is shown on Map B, crossing Bevan Road, with a conceptual alignment and labelled as proposed conservation lands. At time of subdivision, this corridor is expected to be protected as conservation lands to permit the movement of wildlife between Comox Lake and the Millard Estuary and generally preserve the lands in a natural condition. Other proposed conservation lands are primarily aquatic ecosystems (lakes, wetlands and streams) and surrounding buffer areas.

Map B also shows an area of land southeast of the Village that contains recreational trails as well as sensitive aquatic and terrestrial ecosystems. Not necessarily the entirety of the area, but the values they contain are a priority for future protection within municipal or regional parks and/or within conservation lands.

6.1 ENVIRONMENTAL PROTECTION

6.1.1 ENVIRONMENTAL PROTECTION OBJECTIVES

1. Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes.
2. Protect sensitive ecosystems.
3. Protect and enhance air quality.
4. Protect and enhance water quality.
5. Encourage water conservation.
6. Increase the forest canopy cover in Cumberland's urban area as per the goal in the Urban Forest Management Plan.

7. Promote ecological awareness and learning opportunities to residents.
8. Support local community, regional and cross-jurisdictional conservation and preservation strategies.
9. Form partnerships for natural environment protection.

6.1.2 ENVIRONMENTAL PROTECTION POLICIES

1. Support the Comox Valley Conservation Partnership in updating the *Nature Without Borders* report, including updates to aquatic and terrestrial habitat mapping, wildlife migration corridors, and sensitive ecosystems. Use this information to guide land use decisions in tandem with OCP **maps B** and **E** and the OCP development permit area guidelines related to environmental protection, as well as future updates to the Village's Parks and Greenways Master Plan.
2. Protect sensitive ecosystem areas, their living resources, and connections between them in a natural condition, maintaining them free of development and human activity to the maximum extent possible.
3. Protect and restore natural landscapes and ecosystem functions as part of land use decisions and municipal operations.
4. Work with community organizations and residents to minimize the further introduction and spread of invasive species and eradicate, contain and control invasive species.
5. Work in partnership with community organizations, the K'ómoks First Nation and other local governments to restore fish and wildlife habitat and native ecosystems.
6. Development should be guided by ~~must reflect~~ the objectives and guidelines of current, applicable best management practices and future updates of ~~those~~key ~~-~~documents, including~~such as~~:
    a. Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014
    b. Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia,
    c. Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia, 2013
    d. Assessment Methods for Aquatic Habitat and Instream Flow Characteristics in Support of Applications to Dam, Divert, or Extract Water from Streams in British Columbia, 2004
    e. Requirements and Best Practices for Making Changes in And Around a Stream in British Columbia, 2022
    f. Riparian Areas Protection Regulation Technical Assessment Manual, 2019
    g. Greenshores for Shoreline Development, 2020Environmental Objectives and Best Management Practices for Aggregate Extraction, 2002
    h. Stream Stewardship: A Guide for Planners and Developers, 2012
    i. Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management

j. Community Greenways: Linking Communities to Country and People to Nature

7. Avoid locating public trails and public access points within streamside protection and enhancement areas and other sensitive ecosystems but rather, locate them where their presence will not compromise habitat and key ecological functions.
8. As part of the community commitment to stewardship and preservation of the natural environment, promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship in ways that respect their environmental sensitivity.
9. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
10. As part of the community commitment to stewardship and preservation of environmental resources, the Village should promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship of them in ways that respect their environmental sensitivity. In order to achieve this, and as resources permit, the Village should assist other government agencies and community organizations in providing information through brochures, seminars, presentations, etc. to landowners of sensitive ecosystem lands and all residents of the Village on the importance of aquatic habitat and other sensitive ecosystems and ways in which they can help to preserve these important resources.
11. Encourage, through education and appropriate incentives, such as density bonussing, the voluntary protection of sensitive ecosystems, wildlife migration corridors and habitat, and connectivity areas beyond minimum requirements and standards.

6.1.3 AIR QUALITY PROTECTION POLICIES

1. Continue to play an active role in and support voluntary regional and local air shed research, air quality monitoring, and education and planning initiatives to improve local air quality.
2. Continue to protect local air quality through bylaws and initiatives, including, but not limited to:
    a. Anti-vehicle idling bylaw
    b. Bylaw restricting woodstoves in new construction
    c. Requirements for electric vehicle charging infrastructure in new developments
3. Encourage and promote bike- and car-sharing programs.
4. Seek funding to support installation of additional public electric vehicle charging stations

6.1.4 WATER QUALITY PROTECTION AND WATER CONSERVATION POLICIES

1. Protect the ecological integrity of the following headwaters and associated wetlands from the impacts of development and, where possible, by supporting land acquisition for the purpose of conservation:

a. Comox Lake
b. First Supply Creek
c. Morrison Creek
d. Piercy Creek
e. Millard Creek
f. Roy Creek
g. Trent River
h. Maple Lake and Creek
i. Perseverance Creek.

2. Participate in the Comox Lake Watershed Advisory Group and work toward reducing risks to the water quality and quantity of Comox Lake to help protect the region's drinking water supply.
3. Support integrated watershed planning to protect the Village's five drinking water reservoirs and groundwater resources.
4. Continue to regulate the use of pesticides on private and public land.
5. Review the Zoning Bylaw to include regulations that limit the extent of impervious surfaces on private and public land.
6. ~~Maintain or restore the water balance by r~~Reduc~~e~~ing the volume of stormwater runoff through infiltration, retention and/or detention of rainwater.
7. Continue to require and, where necessary, enforce erosion and sediment control measures during land development.
8. Participate in regional water quality research, education and planning initiatives.

6.1.5 URBAN FOREST POLICIES

1. Implement the recommendations of the Village of Cumberland Urban Forest Management Plan, 2019.
2. Review the tree canopy cover target for Cumberland's urban area and identify opportunities to increase the canopy cover.
3. Adopt a tree protection bylaw to increase tree retention and replacement on private property.
4. Integrate trees, forests and green infrastructure into Village asset management planning.

6.2 VIEWS AND LANDSCAPE CHARACTER

Cumberland's viewscapes are a defining feature of the Village's identity, contributing to residents' sense of place and the awareness and enjoyment of the natural areas that surround the community (figure 14: Viewscapes). Mountain ranges and forested hillsides can be seen from many different vantage points and provide a constant visual connection for residents and visitors to the surrounding natural environment. As the urban area grows and taller buildings are introduced, it becomes increasingly important to preserve key viewscapes – not only for their aesthetic value, but also for the way they orient and inspire both residents and visitors.

Beyond the mere preservation of views, attention must also be given to the integrity and quality of the visual landscape. Many of the areas most cherished for their scenic value are privately held forest lands, actively managed for timber production. These lands undergo regular cycles of harvesting and reforestation which can significantly alter the visual experience of the community over time.

Coordination, cooperation, and integrated management of Cumberland's visual resources is essential to sustaining viable forest operations, supporting nature-based tourism, and fostering the sense of place that residents experience.

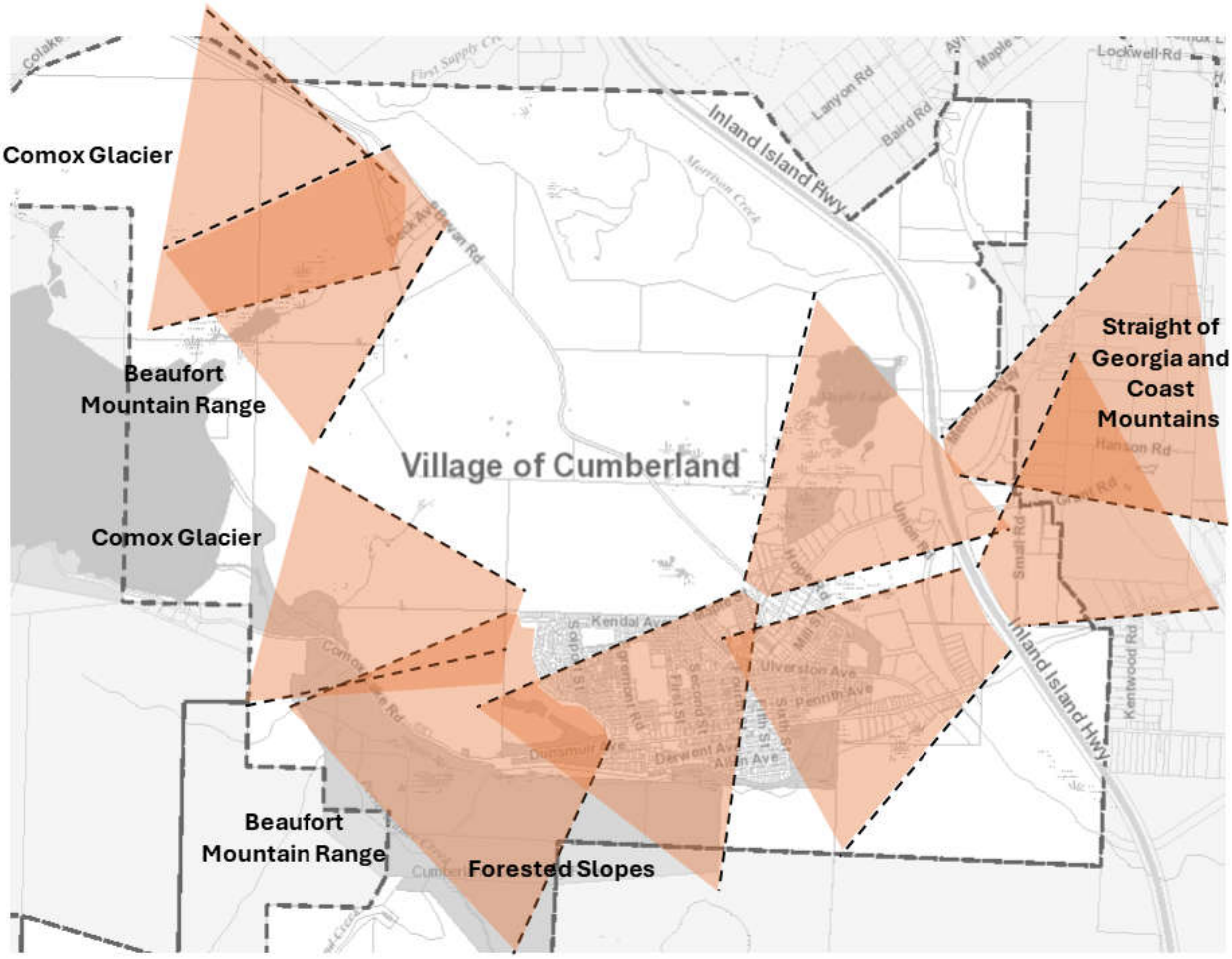


Figure 14: Viewscapes from Village

6.2.1 VIEWS AND LANDSCAPE CHARACTER OBJECTIVES

1. Protect the main viewscapes from the Village to the surrounding natural environment such as views to the Comox Glacier, to the ridges of the Beaufort Range, and to forested parkland, wetlands, and lakes. (Viewscapes are generally identified in figure 14).

2. Work cooperatively with private forest landowners, adjacent land managers, and provincial ministries responsible for forestry, transportation and infrastructure to retain the quality of visually sensitive areas within and surrounding the Village.

6.2.2 VIEWS AND LANDSCAPE CHARACTER POLICIES

1. Use figure 14 as the basis for identifying viewscapes when reviewing and evaluating subdivision proposals and development applications, recognizing however, that there may be additional views from specific neighbourhoods that may be identified.

1. Inform land use and forest harvest planning in Visually Sensitive Areas by working with partners to maintain a Visual Landscape Inventory in accordance with the British Columbia Visual Landscape Inventory Procedures (1997) and updates thereto.

2. Work cooperatively with partners to establish voluntary visual quality objectives for Visually Sensitive Areas.

3. Within Visually Sensitive Areas, encourage forest companies and developers to apply ecological landscape design practices (including, but not limited to, tree preservation or screening) to mitigate the effect of forest harvesting and development on visual quality.

4. Work with partners, as opportunities arise, to explore the acquisition of Visually Sensitive Areas within and adjacent to the Village.

5. Work with the British Columbia Ministry of Transportation and BC Transit, and other partners, to prevent signage proliferation along gateways and transportation corridors.

6.3 NATURAL HAZARD AREAS

Natural hazard areas encompass lands that are vulnerable to potentially dangerous natural events, including wildfires, flooding, landslides, and rockfalls. It is essential that land use planning and development decisions account for the specific risks present in and around the Village of Cumberland.

Cumberland has minimal settled areas within designated floodplains. The primary area of concern is located at the eastern end of Comox Lake, where a cluster of recreational cabins and several year-round residences are situated. Some of these structures lie within 15 metres of the lake's edge and may be at risk of flooding if water levels exceed the capacity of the Puntledge River dam. In addition, some properties adjacent to Maple Creek could be susceptible to localized flooding during extreme rainfall events. To manage these risks, the Village enforces regulations outlined in its Floodplain Management Bylaw No. 962, 2012, as replaced or amended from time to time, which sets requirements for flood construction levels, setbacks, and building standards within flood-prone areas.

The risk of catastrophic landslides and rockfall to life and property is low in Cumberland, as the community is not situated directly beneath steep mountainous terrain. However, there may be the potential for small localized erosion, sediment movement, slides and rockfall on short, steep slopes, particularly after intense precipitation events.

The most significant natural hazard facing Cumberland is wildfire. Surrounded by extensive forest lands—ranging from the protected Cumberland Community Forest Park to privately owned and actively managed working forests—the Village sits at a critical wildland-urban interface. With a large area of forest adjacent to developed areas, the risk of wildfire spreading either from the forest into the community or vice versa is of primary concern. Areas of the wildland-urban interface are identified on **Map H**.

In addition to wildfire risk, supporting policies addressing flood hazards and slope stability, as referenced in the Village's Floodplain Management Bylaw and related amendments, are provided below to ensure development is resilient to natural hazards and protects public safety.

6.3.1 NATURAL HAZARD AREA OBJECTIVES

1. Promote the Neighbourhood Emergency Preparedness program and related initiatives.
2. Put regulations and safeguards in place to protect people, life and property from naturally occurring hazards to the extent possible.
3. Promote, and where on Village-owned land, lead forest restoration and fuel management activities to reduce wildfire hazards while addressing environmental issues.
4. Manage conditions affecting potential fire behaviours, thereby increasing the probability of successful fire suppression and containment, and thereby minimizing adverse impacts.

6.3.2 WILDLAND URBAN INTERFACE POLICIES

1. Participate in the regional FireSmart program and Comox Valley Regional Firesmart Resilience Committee.
2. Promote the BC FireSmart program, Home Ignition Zone Assessments for homeowners and FireSmart best practices to homeowners and tenants.
3. Encourage residents to complete Home Ignition Zone assessments and reduce the risk of ignition on their properties.

4. Follow FireSmart best practices in municipal operations and construction.

~~4.~~5. Create and implement a FireSmart Community Plan.

~~5.~~6. Mitigate potential wildfire risks by partnering with other local governments in the region, the Province of BC and local organization to complete wildfire exposure mapping and a hazard assessment.

~~6.~~7. Continue to foster collaboration, information sharing and response planning with other local governments in the region, agencies, Private Forest Lands licence holders and covenant holders.

~~7.~~8. Work collaboratively with partners to develop a list of critical infrastructure, initiate projects to reduce wildfire risk, develop wildfire response strategies, and pre-plan firebreaks.

~~8.~~9. Review emergency access requirements during subdivision to ensure the number of accesses are appropriate to the size of the development.

9. Work with other Comox Valley local governments to implement the Comox Valley Wildfire Resiliency Plan.
10. Revise existing fire service by-laws to incorporate wildfire resiliency actions, specifically related to undeveloped properties.
11. Consider reviewing all relevant plans and by-laws, including tree removal, to ensure they effectively mitigate wildland interface fire hazards and incorporate FireSmart terminology, including FireSmart landscaping and invasive species management with regionally standardized lists.
12. Participate in a multidisciplinary team to review treatment objectives, prioritize units, and identify wildfire risk reduction activities and priorities for the identified treatment units.
13. Support the implementation of fuel management treatments, additional risk reduction measures, and a maintenance strategy for long-term effectiveness.

6.3.3 STEEP SLOPE POLICIES

1. Encourage site adaptive planning. D~~d~~evelopment on slopes at an angle of less than 20% should~~to~~ be designed in accordance with natural profiles, sensitive to natural grade and environmentally sensitive areas, and in a way that minimizes the visual impacts -by avoiding retaining walls, in particular, concrete block retaining walls, ~~and impacts on environmentally sensitive areas.~~
2. Discourage development on steep slopes with slopes of 20% or greater, as further defined above.
3. ~~Generally, do not allow~~ Avoid development on slopes 30 percent or greater. Design development on steep slopes in accordance with natural profiles, sensitive to natural grade, and minimize visual impacts and impacts on environmentally sensitive areas.

6.3.4 FLOOD MANAGEMENT POLICIES

4. Where possible, leave lands subject to flooding in a natural state or use it for parks, open space recreation or agricultural use.
5. Where no alternative exists or where development is currently allowed within the floodplain, require structures to be flood-proofed to standards specified by the BC Ministry of Environment and Climate Change Strategy.

7.0 BUILT ENVIRONMENT

This chapter identifies the OCP land use designations and sets out objectives and policies for growth management and for the built environment, including housing, heritage conservation, municipal infrastructure, transportation and connectivity, and sand and gravel extraction.

7.1 LAND USE DESIGNATIONS

The land use designations identify the present and desired future use of land in Cumberland, such as residential, commercial, industrial, agricultural, institutional, recreational and public utility land uses (**Map A**: Land Use Designations).

The land use designations guide updates to the zones in the Zoning Bylaw which provide more specific regulations regarding density and permitted uses on a property. The form and character of buildings and landscaping associated with a land use designation is regulated through Zoning Bylaw regulations and development permit area (DPA) guidelines. The latter are included in Part D of this Plan. The locations of the form and character DPs are identified on **Maps I** and **J.**

Cumberland also has a Heritage Conservation Area (HCA), designated in this Plan, which includes the commercial downtown core and adjacent residential streets and is shown on **Map K**: Heritage Conservation Area. Similarly to the development permit areas, the HCA has guidelines that regulate the form and character of the built form (Section 12).

Land use designations direct and manage growth by identifying the types and density of land uses either present, or desired, in different areas of the Village. The designations and the intent for their development is summarized in table 3 below. Tables 4 and 5 provide the area in hectares of each land use and as a percentage of the total land area within the Village's municipal boundaries.

Table 4: Land Uses, Area and Development Intent

OCP Land Use Designation	Approximate Area (ha)	Development Intent
~~Commercial~~	~~24.14~~	~~This designation is intended for commercial uses that generally require buildings that are larger in size than what can be accommodated on a ground floor unit within a mixed-use building. Typical 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.~~ ~~Where located within the urban containment boundary, this designation can also include caretaker units and live/work artist studios.~~

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial Mixed Use	3.85	This designation is intended for development in the Historic Village Commercial Core: • 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	137.00	This designation applies to all lakes. The intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.
Industry~~ial~~	460.42 ~~436.28~~	This designation is intended to allow for a variety of heavy~~primary~~ and light industrial uses as well as stand-alone commercial uses. Heavy industrial uses include ~~,~~waste management, resource extraction, and heavy industrial processes, as well as a diversity of ~~light industrial and~~ ancillary uses. Typical commercial and light industrial uses include small-scale manufacturing and processing and related storage, handling, display and retail of materials, goods and equipment, or services that require larger floor areas than typically available in the mixed-use designations. Services that provide daily needs to community members are best suited for areas within or closer to the Urban Containment Boundary. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and mixed~~commercial~~ uses, industry~~ial~~ development will be designed to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
Institutional	15.54	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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Interchange Lands	291.65	This land use designation is intended for the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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 respect and preserve the integrity of ~~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	37.60	The mixed use designation is intended to promote mixed commercial and residential development to create vibrant neighbourhoods that include commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential units. Where this designation occurs close to the downtown commercial core and falls within the Heritage Conservation Area, the intent is to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units. The conversion and adaptive use of heritage homes is encouraged.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Mixed Use – Civic Facilities	9.47	This designation applies to developed and undeveloped Village-owned land within the Urban Containment Boundary. It is intended to promote fiscally responsible renewal of aging civic facilities while supporting other community priorities. This designation allows for civic, institutional, and cultural facilities and public open space as well as ~~is intended for a mix of the following land uses: civic,~~ commercial and~~,~~ multi-unit residential uses.~~family~~,~~ institutional, cultural, and public open space.~~.~~ Where this designation occurs in the downtown commercial core, the intent is to enable redevelopment of Village facilities in conjunction with commercial and residential uses that will help fund the redevelopment and, where appropriate, provide needed housing. Where this designation occurs outside of the downtown commercial core, the intent is to enable relocation of some Village facilities from the downtown core such as public works and operations and allow for other suitable land uses to help fund the redevelopment and provide opportunities for other uses that benefit the community.
Multi-Unit Residential	18.93	This designation is intended to allow for a variety of multi-unit 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	1,043.52	The intent of this designation is to provide suitable land for environmental conservation, heritage conservation, biodiversity and wildlife connectivity, watershed protection, drinking water supply (within the Village Forest Lands) 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.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Recreational Residential	11.11	This designation 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	28.64	This designation is 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	100.19	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 and absorb a large proportion of the projected population growth. Infill housing provides small scale multi-unit housing, somewhere in size between detached single-family dwellings and multi-unit apartment buildings, to increase the diversity of housing in the Village. Infill development may include a range of housing forms such as single-family homes with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, house-plexes, duplexes, triplexes, 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	706.80	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 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.

Table 5: Land Use Designation Areas

Land Use Designation	Area (ha)	Percent of Total Village Area
~~Commercial~~	~~24.14~~	~~0.85%~~
Commercial Mixed Use	38.46	0.14%
Freshwater	136.99	4.81%
Industry~~ial~~	4~~3~~60.4~~28~~	15.33%
Institutional	15.54	0.55%
Interchange Lands	291.65	10.25%
Mixed Use	37.6	1.32%
Mixed Use – Civic Facilities	9.47	0.33%
Multi-Unit Residential	18.93	0.66%
Open Spaces, Park, and Greenways	1,043.52	36.67%
Recreational Residential	11.11	0.39%
Residential, Large Lot	28.64	1.01%
Residential Infill	100.19	3.52%
Working Forest	706.80	24.84%
TOTAL	**2,864.72**[10]	**100%**

The Village has a good distribution of different land use designations, including natural areas (66%, comprised of Working Forest, Open Spaces, Parks and Greenways, Freshwater), employment lands (42%, comprised of Commercial, Industrial, Institutional, and Working Forest), residential lands (5%, comprised of Multi-Unit Residential, Residential and Residential Infill) and mixed use lands which contribute to both residential and employment lands (12% including Commercial Mixed Use, Interchange Lands, Mixed Use, Mixed Use-Civic Facilities) (Table 5).

The Heritage Conservation Area, encompassing the Village's commercial core, continues to accommodate all the Commercial Mixed Use area, and a significant percentage of Mixed Use and Mixed Use Civic Facilities.

[10] Note that this total is different from the total area of the Village administrative area identified in section 1.4 because the calculations are based on the area of properties within the designations and does not include the area taken up by road rights-of-way.

Table 6: Area within the Heritage Conservation Area

Heritage Conservation Area (HCA)	Area (ha)	Percent of Total HCA	Percent of Total Designated Area
Commercial Mixed Use	3.85	42.24	100%
Institutional	0.14	1.53	0.9%
Mixed Use	3.27	35.96	8.71%
Mixed Use – Civic Facilities	1.74	19.16	18.42%
Open Spaces, Parks and Greenways	0.1	1.10	0.01%
TOTAL	**9.1**	**100%**	

7.1.2 LAND USE DESIGNATIONS AND ZONING

Lands within the Village are designated for specific land uses to guide how properties can be developed. Land use designations may differ from the current zoning. The intent of an OCP designation is to reflect present use, or to guide the future development of the Village and to provide a greater level of certainty to landowners and the community of what uses are supported in certain areas. **Map A** refers to land use designations.

In some instances, existing zoning will be carried forward at the time a comprehensive new Zoning Bylaw is adopted; this is intended to respect existing businesses and industry and acknowledge that full implementation of the Official Community Plan designations and policies may await comprehensive re-development proposals by the owners.

7.1.3 OBJECTIVES FOR OCP AMENDMENT APPLICATIONS

1. Ensure applications to amend the OCP Bylaw fit within the vision and goals of the OCP and have a community benefit.

7.1.4 POLICIES FOR OCP AMENDMENT APPLICATIONS

1. Property owners proposing to amend the OCP may be required to submit impact assessment reports, at the discretion of the Village. Where required, these will be prepared by appropriately qualified professionals.
2. The use of public funds for capital cost of extending infrastructure including, but not limited to, roads, potable water, sewer and stormwater management, outside existing serviced areas is discouraged.
3. Proposed development projects must demonstrate clear and measurable benefit to the community through rigorous and supportable evidence-based research and analysis.

4. OCP amendment applications, in particular amendments to the urban containment boundary, must demonstrate the benefit of the proposed project to the community. The proposal will be evaluated on that basis. Demonstrable community benefit includes:
    a. Extent to which the development meets the OCP vision, goals and policies
    b. Providing a use that is responding to community need
    c. Contributing toward meeting the projected housing need as per the most recent Housing Needs Report.
    d. Providing an amenity that will benefit the residents of Cumberland (including, but not limited to):
        i. Affordable housing, with a signed housing agreement with the Village
        ii. Park dedication (in addition to the minimum requirements for subdivisions that trigger a five percent dedication) and park improvements
        iii. Contributions to fire and emergency services
        v. Contributions to the Affordable Housing Reserve Fund
        vi. Conservation of heritage resources
        vii. Provision of off-site infrastructure, or upgrades
        viii. Public EV charging stations
        viii. Inclusion of universal designed and adaptable housing
5. Parks, public trails and pathways, and utilities are permitted in all land use designations, subject to the zoning regulations for the specific site.

7.2 GROWTH MANAGEMENT

7.2.1 OVERVIEW

Between 2016 and 2021, the Comox Valley was among the fastest-growing regions in BC, with a 9% population increase compared to the provincial average of 7%. Cumberland experienced the most rapid growth in the area, expanding by 19% during this period.[11]

This growth brings community, economic, and environmental impacts that must be carefully managed. Through the OCP engagement process, Cumberland residents expressed strong support for accountable, well-managed growth that maintains the Village's unique character and safeguards its natural environment.

Effective growth management requires thoughtful evaluation of development and infrastructure, guided by clear evidence, measurable outcomes, and long-term planning for housing, heritage conservation, services, employment, agriculture, and social needs. For Cumberland, this means fostering compact,

[11] Comox Valley Regional District 2024 Housing Needs Report

complete communities near existing amenities and ensuring development aligns with the Village's financial capacity.

Unmanaged expansion risks inefficiency and sprawl. This OCP establishes an urban containment boundary for new residential growth, identified on **Map A: Land Use Designations**. By focusing new residential development where infrastructure already exists, the Village can reduce costs, optimize services, and preserve its distinct identity.

Land designated for industrial and commercial uses that depend on large properties or are incompatible with residential use are located outside the urban containment boundary.

7.2.2 FUTURE HOUSING DEMAND

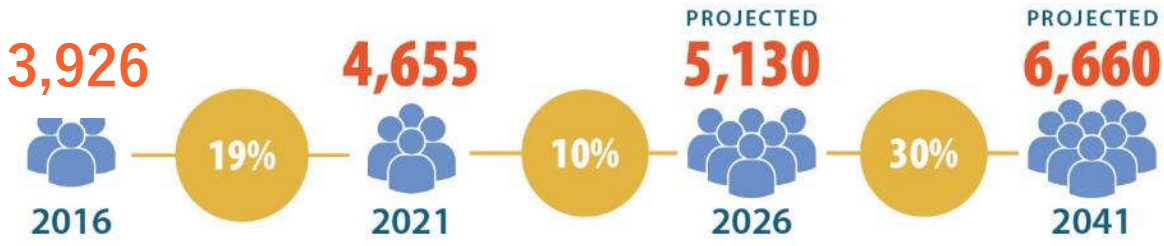


Figure 15: Population Growth (BC Statistics)

Provincial legislation enacted in 2023 requires local governments to designate sufficient land in their OCP for residential use to meet the projected 5- and 20-year housing need for different types of housing, using 2021 as the base year. Cumberland's 2024 Housing Needs Report projects the community's population to grow from 4,655[12] residents in 2021 to 5,130 in 2026. By 2041, the population is expected to reach 6,660. In other words, from 2021 to 2041 about 2005 more people are estimated to call Cumberland home (figure 15).

The projected housing need is 358 units by 2026, using 2021 as the base year, and 1,350 units by 2041 (figure 16).[13] The total demand for housing is comprised of categories identified in table 7 below and further described in table 8.

[12] Note that the 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

[13] Village of Cumberland 2024 Housing Needs Report



Figure 16: 5- and 20-year Housing Demand from 2021 base year

Table 7: Housing Demand Projection

Housing Units For:	5-year (by 2026)	20-year (by 2041)
A: Housing in Extreme Core Housing Need	21	86
B: Individuals experiencing homelessness	12	23
C: Suppressed households	19	78
D: Anticipated household growth	232	866
E: Increasing the rental vacancy rate to 3%[14]	2	9
F: Local demand buffer	72	289
Total	**358**	**1,350**

Table 8: Components of Housing Demand

Housing units for:	Intention
A: Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B: Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.

[14] For clarity, the additional units under E would increase the rental vacancy rate to 3% only in combination with the other measures which are also adding to the rental housing stock.

Housing units for:	Intention
C: Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment.
D: Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Anticipated growth for municipalities is based on the average of local and regional projections.
E: Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F: A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This "demand buffer" accounts for the number of units required to meet "healthy" market demand in different communities. The demand factor is based on a ratio of housing price to housing density in the community.

Source: Ministry of Housing. 2024. Guidelines for Housing Needs Reports

The projected housing demand can be met primarily through development within the following land use designations:

- Residential Infill
- Multi-Unit Residential
- Mixed-Use
- Mixed-Use Civic Facilities

The type of development that will contribute to meeting Cumberland's housing need are additional secondary suites, accessory dwelling units and redevelopment of some properties with four units within the Residential Infill designation, new multi-unit residential development within the Village core, and residential infill and multi-unit development within the remainder, and still undeveloped portion, of Coal Valley Estates. In addition, the Village is expecting to redevelop the property that includes the municipal hall with a mixed use building that may include civic offices on the ground floor and apartment units above. The Village-owned property on Union Road may also be developed within the next 20-years with a mixed-use development that includes residential units.

In short, there is sufficient capacity to accommodate projected future housing demand on the lands designated for residential use on **Map A** of the OCP. Pursuant to provincial requirements, the numbers will be updated every five years to help stay on track to meet housing demand.

7.2.4 GROWTH MANAGEMENT OBJECTIVES

1. Provide a balanced amount of land within residential, commercial, industrial, agricultural and resource lands, open space, parks and greenways land use designations.
2. Carefully manage the geographic extent of development and the amount of greenfield converted to development.
3. Strive to concentrate new development or human activities to the least environmentally sensitive lands.

~~4. Avoid development within environmentally sensitive areas.~~

~~5.~~4. Carefully consider the impacts of new development proposed within the Comox Lake watershed, the regional drinking water supply, requiring professional studies and feedback from the Comox Lake Watershed Protection Advisory Group, as part of the review of a development application.

~~6.~~5. Maintain the integrity of a secure and productive resource base.

~~7.~~6. Encourage the assembly of development sites that enable the best realization of permitted development potential for the area.

~~8.~~7. Encourage settlement patterns that minimize the risks associated with natural hazards.

~~9.~~8. Maintain strong relationships with municipal neighbours and regional partners to ensure that growth and change decisions reflect provincial and regional policies.

~~10.~~9. Maintain the Village Centre as the residential and commercial hub of the community.

10. Ensure decision-making on growth and change takes into consideration the Village's financial and infrastructure capacities.

11. When planning for Village facility replacement, strive to minimize the financial burden on taxpayers through partnerships, sale or lease of surplus Village land.

11. Maintain an urban containment boundary to:

a. Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
b. Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.
c. Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
d. Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
e. Focus the infill development mandated by the *Local Government Act* (LGA), section 481.3 to areas within walking distance of the Village core.

7.2.5 GROWTH MANAGEMENT POLICIES

Areas within the Village boundaries provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings and to allow the Village to concentrate infrastructure spending and community amenities within or near the Village Centre.

1. Take a precautionary approach to future growth in currently undeveloped areas, including coordinating with adjacent jurisdictions to share information and resources, identify, map and ground truth conservation areas that connect habitats.
2. Make Village capacity to finance growth a priority consideration in growth and change decisions.
3. Identify and protect environmentally sensitive areas to ensure an appropriate balance between future growth of the community and conservation of natural ecosystems.

4. Work ~~Coordinate~~ with School District 71 and other local governments to identify projected future need for new school sites in Comox Valley municipalities and electoral areas and for a school site acquisition charge. ~~potential sites for future schools as Cumberland grows~~. Existing school locations within Cumberland are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**.

~~4.~~5. Consult with School District 71 when reviewing development proposals for large areas of undeveloped land to consider dedication/acquisition of a new school site.

~~5.~~6. To facilitate managed growth, appropriate development, and decision making, require all development proposals to demonstrate to the Village and community, clear and robust evidence-based analysis and assessment of market and growth conditions, community needs and benefits.

~~6.~~7. Except as required to improve the health and safety of existing development, do not expend public funds for the capital cost of extending servicing of roads, water, sewer, and stormwater/rainwater systems to lands outside of the Village boundaries.

~~7.~~8. Direct most of the new growth, particularly higher density residential uses, within a 15–20-minute walk to the Historic Village Commercial Core (HVCC) as shown on **Map A: Land Use Designations**. This is intended to:

a. Reinforce the role of the HVCC as the preferred focus for business, cultural, recreation, and tourism services for Cumberland

b. Promote walkable, pedestrian friendly neighbourhoods

c. Encourage an entrepreneurial and business-friendly climate for future investment

d. Reinforce and promote the heritage values and character of the downtown area and the Village centre as a whole,

e. Accommodate appropriate infill and development in this area

f. Reduce infrastructure servicing costs associated with new development.

7.3 HOUSING

7.3.1 HOUSING OVERVIEW

The Village strives to provide a mix of housing types and tenures, accommodating residents' needs across all stages of life, including ageing in place. A diverse mix of housing types includes single family dwellings, secondary suites, accessory dwelling units, multi-plexes, and apartment units.

A greater diversity of housing, including affordable housing, also ensures that residents of different income levels can live and work in Cumberland.

Village development permit requirements and building inspection ensure housing is well-built and safe, has energy efficient building envelopes, heating and cooling systems, ~~water systems~~, and reduced greenhouse gas emissions.

Housing Form

The majority of housing in Cumberland continues to be single-detached homes, with about one quarter built prior to 1961. However, Cumberland's housing stock has been getting newer and more diverse over the past decade. In 2011, 78% of households lived in single-detached homes. By 2021 this decreased to 65% (figure 17). The decrease is largely due to more homes with secondary suites which now make up 29% of housing in Cumberland. Since the proportion of apartment buildings remains low, at 4% of all dwelling types in Cumberland, secondary suites are the main housing option for renter households who cannot afford to rent an entire single residential detached home.

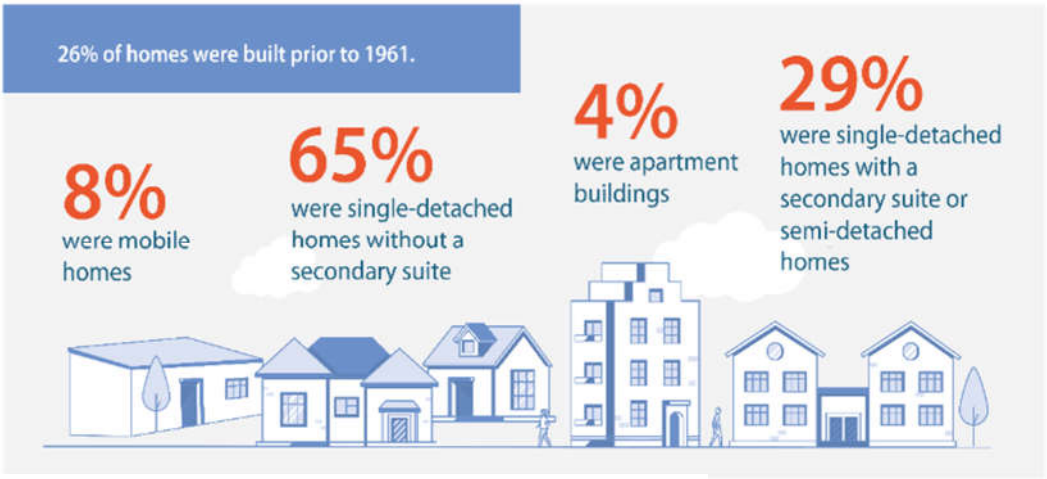


Figure 17: Dwelling Types (2021 Census)

Housing Tenure

The proportion of renters increased by only one percent between 2016 and 2021. A bigger jump was observed between 2011 and 2016 when the proportion of renters increased from 18% to 27%. The low rental vacancy rate in recent years (ranging from 0.7% to 1.4%) is evidence of a high demand but low supply of rental units in Cumberland.

Subsidized Housing

While the number of renters living in subsidized housing increased from 415 to 515 between 2016 and 2021, the number decreased as a proportion of the total number of renters from 11% to 8.7%.

Housing Affordability

The number of households living in housing that is unaffordable to them has decreased from 380 in 2016 to 340 in 2021. That is a proportionate decrease of 6%, from 24% in 2016 to 18% in 2021.

However, these numbers are misleading. Housing has not become more affordable for low-income residents in Cumberland. The reason for the decrease in persons living in housing that is unaffordable to them is that the number of more affluent residents in the Village has grown. The number of households

with an income of more than $100,000 increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. Lower income households therefore make up a relatively lower percentage of the population. It is likely that some have been displaced to other, more affordable communities.

Core and Extreme Core Housing Need

Households experiencing core housing need lack access to housing that is considered adequate, affordable and suitable. Housing is considered inadequate if it lacks the bedrooms and size suitable for the size of the household. It is considered unaffordable, if it costs a household more than 30 percent of before-tax income, and unsuitable if the dwelling needs major repairs.

The core housing need of owners increased by 1% between 2016 and 2021, while the core housing need of renters decreased by 8% from 26% in 2016 down to 16% in 2021. In real numbers, this represents 20 fewer owners and 15 fewer renters in core housing need in 2021.

At first glance, this looks like a good news story; however, extreme core housing need statistics, where households pay more than 50 percent of before-tax income on their housing, paint a different picture. Extreme core housing need increased by 1% for owners (15) and by 2% for renters (20).

Core and extreme core housing need was most likely also lower in 2021 than in 2016 due to income support payments during the 2019-2021 corona virus pandemic.

7.3.2 HOUSING OBJECTIVES

1. Make housing in Cumberland more attainable for people of medium and low incomes.
2. Meet the community's 20-year housing need identified in the most recent Village of Cumberland Housing Needs report.
3. Provide a greater diversity of housing types to respond to residents' needs at all stages of their lives, in particular housing types currently in short supply such as residential infill and multi-family housing.
4. Facilitate more rental housing.
5. Increase the number of affordable housing units in the Village to reduce the number of residents in core and extreme core housing need.
6. Increase special needs housing in the Village for individuals who require accessibility modifications or support services.

7.3.3 HOUSING POLICIES

Attainable Housing

1. Support opportunities for attainable housing through:
    a. New multi-residential development

b. Residential infill development, including secondary suites, accessory dwelling units and multi-plexes in addition to single residential dwellings.
c. Rental apartments

2. Support the delivery of new housing units by streamlining development permit requirements.
3. Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations.
4. Ensure zoning regulations, particularly density, use, and parking are calibrated to market realities.

Housing Diversity

5. Give priority to development proposals for housing that adds more diversity to the existing single-residential dominated housing stock.
6. Encourage diverse housing tenures within residential areas such as rental housing, cohousing, and cooperative housing, especially where these meet an affordable housing need.
7. Integrate seniors, transitional, and special needs housing into the community, especially where there is good access to public transit and basic support services.

Rental Housing

8. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.
9. Retain Council policy not to grant conversions of rental apartments to strata condominiums if vacancy rate is below 3%.
~~9.~~10. Where appropriate, require the development of a tenant relocation plan as a mandatory element of applications to rezone or redevelop a property with existing rental units.
~~10.~~11. Continue to restrict short-term ~~vacation~~ rentals to a limited area within the Village
12. Support the location of supportive or transitional housing within the Village for special needs groups, such as the physically or mentally disabled, young people and others who have unique social needs (Note, provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes).

Manufactured Home Parks

1. Encourage the retention and creation of manufactured home parks in appropriate locations, as a viable and important source of affordable home ownership in Cumberland. New, stand alone, manufactured home parks will be considered subject to the following conditions:

a. Connection to municipal water, sanitary sewer and storm systems
b. Meeting the minimum lot size required in the current zoning bylaw
c. Establishment of a comprehensive site plan showing lay out of the pads, internal road circulation, parking, and extent of buffering from adjacent non-mobile homeland uses
d. Sensitive integration into the existing neighbourhood and with adjacent residential uses

e. The development of and compliance with a bylaw regulating their form and appearance

2. Explore the possibility of strengthening security of tenure for residents of manufactured home parks and other protections that address issues related to the displacement of manufactured home park residents. This may include requiring the development of a tenant relocation plan as a mandatory element of any application to re-zone/re-develop a manufactured home park.

Employee Housing

3. Encourage~~sure that all~~ large-scale hotel and resort developments to include an affordable supply of rental housing for employees within the development, or where not feasible, within the community.~~, and where required, include the provision to provide employee housing~~.

Non-Market Housing

4. Collaborate with appropriate agencies and organizations to source funding for non-market housing projects.
5. Facilitate partnerships or partner directly with non-profit housing societies on non-market housing projects as part of the redevelopment on Village properties.
6. Consider zoning amendments to incorporate inclusionary zoning and/or density bonusing to support non-market housing developments.
7. Reduce development costs for non-market housing projects where possible by fast-tracking development applications, reducing application fees, ~~granting partial or full property tax exemptions~~, reducing parking requirements, delegating minor parking variances to staff, exploring exemptions of some development permit requirements, granting partial or full property tax exemptions, and/or reducing development cost charges.
8. Provide small grants for pre-development or other costs to non-profit housing providers from the Village's Affordable Housing Reserve Fund.



7.4 HERITAGE CONSERVATION

7.4.1 OVERVIEW

The heritage values of a community are communicated through the continued presence, use and understanding of its historic places. Cumberland's heritage values are founded in its downtown and surrounding residential area, historic town sites, industrial sites, structures, landscapes, people and events, and are central to the Village's identity.

K'ómoks First Nations Presence

Cumberland lies within the traditional territory of the K'ómoks First Nation. Historic records indicate that the K'ómoks people used the area for beaver hunting and for its forests. Stumps of culturally modified trees have been identified in the inundation zone of Comox Lake and on several sites adjacent to the lake. The K'ómoks also travelled through the area to access the Alberni Valley. Archaeological investigations have determined that the Comox Lake area has a high potential for unrecorded archaeological remains.[15]

Reconciliation is a priority for the Village and the Village will seek opportunities to recognize K'ómoks presence and culture throughout Cumberland. Examples of those efforts to date include the alleyway naming project and the welcome poles in Peace Park.

The Coal Mining Era

Beginning in 1852 with the discovery of rich coal deposits near Comox Lake, the area witnessed a huge cultural shift with the arrival of prospectors and later settlers. Drawn by the Provincial Government's offer of 100 acres of coal land for every $1000 invested in coal development, a group of prospectors organized the Union Company, from which the early settlement took its first name – Union.

[15] Baseline Archaeological Services. November 2002. Final Report – Archaeological Inventory Study of the Inundation Zone of Comox Lake.

The mines were developed in the 1860s and 1870s but once funds ran low, the investors sold their rights to the Dunsmuir family who formed the Union Colliery Company of British Columbia.

The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889. The town of Cumberland was built further east in 1893. Many residents of Union moved into Cumberland~~, leaving Union to the various ethnic communities~~. Cumberland was named after the county in England, known for its coal mining and beautiful lake country. The two towns were amalgamated in 1967. Many of the Union Camp houses remain on Camp Road, now officially called Dunsmuir Avenue. ~~Some homes in the black and Japanese sections of Union continue to be used as single-family homes.~~

Robert Dunsmuir was known for a lack of safety procedures and non-union labour practices. Mining was back-breaking and dangerous work and many workers were killed due to poor working conditions and explosions. Cumberland played a large role in the labour movement in BC and Canada, including the formation of the Coal Miners Union in 1912, and several historically significant strikes. Labour activists Joe Naylor and Ginger Goodwin were leaders in the labour movement and helped shape the culture of the community.

Cumberland ~~endured devastating mine explosions, two world wars and bitter labour disputes, but~~ remained an active coal mining town until 1966. As the coal industry declined, the local population decreased. However, in the past 30 years Cumberland has celebrated its history and has transformed into a popular tourist destination, driven by its internationally renowned mountain biking trails and BMX track and its ~~and recreation destination, a hub for~~ music, art, festivals and community events. These attributes also make it ~~, and~~ a desirable place to live for individuals and families.

A number of heritage commercial, institutional and residential buildings along with mining artifacts dating back to the coal mining era remain within the Village. The Village has designated the municipal, Japanese and Chinese cemeteries as heritage resources, along with the former Post Office/Customs Office located at 2739 Dunsmuir Avenue and the Memorial Arch (Built 1921) in front of the Legion Building located on 2775 Dunsmuir Avenue. In addition, a covenant to protect Coal Creek Historic Park, former site of Chinatown and Number One Japanese town is registered on property title. The Village's Parks and Greenways Plan requires the protection of historic mining areas and artifacts. In 2017, Village Council established a community heritage register. At the time of adoption of this Plan, the Register included 26 heritage features and is continually being expanded.

To maintain and support the cultural heritage of the community and assist in the revitalization of the downtown area, a Heritage Conservation Area has been established for the Historic Village Commercial Core and is described in Section 11 and identified on **Map K: HCA-1 Heritage Conservation Area**. This, however, does not preclude future preservation of the diverse heritage residential buildings located throughout the Village, which are a major asset and contribute to the Village's character. **Map L: Historic Neighbourhoods** identifies historic neighbourhoods in the Village. The map includes those neighbourhoods that still retain some of the original character and a high proportion of heritage buildings.

The names of the neighbourhoods are local names that reflect past residents' occupations or cultural heritage, the predominant building form, or the name of the subdivision. Table 9 lists the names and their origins.

Table 9: Cumberland Historic Neighbourhoods

Historic Neighbourhood	Origin of Name
Camp Road	Named after "Union Camp" this section of Dunsmuir Avenue west of Sutton Road encompasses the former Union Colliery Company's housing for mine workers. The street is known for its small gable or shed-roof cabins with front porches located close to the road.
Doctor's Row	Doctor's Row encompasses the residential homes located on Windermere Avenue, formerly called Hospital Avenue, between First Street and Second Street. Many of the homes were originally occupied by medical doctors working in Cumberland's hospital.
Fernwood Heights	Fernwood Heights consists of two blocks of residential homes located along Maryport Avenue between First and Third Streets. The homes date to 1894-1895 and were owned by well-to-do families, including business and store owners, architects and contractors. Fernwood Heights is one of the oldest residential streets in Cumberland.
42nd Street	This area carries the name of the 1932-33 "42nd Street" subdivision by Canadian Collieries Dunsmuir Limited (CCDL) encompassing properties along both sides of Cumberland Road, generally between Primrose and Hope Streets, along the east side of Mill Street, the south side of Wellington Street and the block between Primrose and Bevan Roads (see **Map L**). The company hired unemployed miners' sons for a dollar a day to clear the land. Once the lands had been subdivided into lots, the miner's sons drew the lots from a hat and they or their parents could then purchase the lot for $50. The "suburb", as it was called in the newspaper, was named after a movie playing at the Ilo Ilo Theatre at the time. A poster promoting the 42nd Street movie was displayed close to the subdivision.
Historic Village Commercial Core	This area generally corresponds to the historic commercial core of the Village, recognizing that there were a few isolated stores and businesses in other neighbourhoods of the Village.
Jerusalem	Jerusalem includes an area of 24 adjoining properties on the south side of Derwent Avenue and the North side of Allen Avenue between Second and Fourth Street. About 18 of the properties had rental cottages built for merchant Harry Hamburger. Because Hamburger was Jewish and the cottages had a distinctive building style, the area became known as Jerusalem.

Historic Neighbourhood	Origin of Name
New Bevan	The New Bevan neighbourhood encompasses 37 standard model residential homes, located on Dunsmuir, Penrith, Maryport and Windermere Avenue between Fifth and Seventh Street. The original homes are single storey, wood frame buildings with a hip roof. The houses were built as company homes for mineworkers' families in nearby Bevan in 1910-1912 and were relocated to Cumberland in 1918.
Veterans' Housing	Cumberland's veteran's housing consists of thirty-five residential homes built with federal funding between 1945 and 1947 to provide housing for WWII veterans. The houses are located on Beaufort, Maryport, Windermere and Ulverston Avenue. The land was deeded to the (then) City of Cumberland by Canadian Collieries Dunsmuir Limited (CCDL).
Historic Cumberland, remaining	Historic Cumberland includes all of the above neighbourhoods that have names based on common attributes as well as those neighbourhoods without specific names that were created through subdivision between 1893 and 1930.

Source: Barr, Jennifer Nell. 1997. Cumberland Heritage: A selected history of people, buildings, institutions and sites, 1888-1950.

7.4.2 HERITAGE CONSERVATION OBJECTIVES

1. Promote public awareness, appreciation and support for Cumberland's heritage resources and their importance to community identify and character.
2. Ensure heritage conservation is an integral part of community planning.
3. Preserve the Village's built heritage, artifacts, structures, and landscapes.
4. Identify and promote incentives to assist in the conservation of heritage buildings, structures, sites, and significant trees.

7.4.3 HERITAGE CONSERVATION POLICIES

1. Provide and continually update resources and information for property owners and developers about the process and requirements for development within the designated HCA, including information about the benefits of a Heritage Revitalization Agreement and having property listed on the Community Heritage Register.
2. Create signage to recognize historic places, streetscapes, alleys, and neighbourhoods to increase awareness and appreciation of Cumberland's heritage.
3. Create awareness, appreciation and support for Cumberland's heritage resources by supporting initiatives such as heritage-themed events, interpretive walks, heritage restoration awards, heritage plaque program, and stop of interest signs.

4. Explore establishing limited area HCAs outside of the HCA-1 boundaries even if they include only one building, a few buildings, or a block, to capture significant heritage properties.

5. Facilitate the preservation of the Saito House in Coal Creek Historic Park through the creation of a separate lot containing the house and yard, a heritage conservation covenant and heritage designation.

6. Work in a collaborative and transparent manner with property owners and occupants, when documenting heritage values and adding resources to the Community Heritage Register.

7. Continue to implement the vision, principles and actions set out in the 2016 Heritage Management Plan.

8. Determine priority heritage resources to be added to the Community Heritage Register based on the selection criteria in the 2016 Heritage Management Plan and document their historic, social, cultural, spiritual, aesthetic, architectural, and scientific values.

9. Explore the adoption of a Heritage Site Maintenance Standards Bylaw for properties listed on the Community Heritage Register.

10. Where opportunity and funds are available, seek partnerships for the acquisition of lands and structures of cultural and historic significance within the Village for the purposes of conservation, preservation and redevelopment of the Village's historic character.

11. Work with private landowners to retain appropriate public access to the existing system of logging roads, artifacts and rail beds as part of the Village's broader heritage infrastructure.

12. Encourage the preservation, restoration, rehabilitation, and heritage designation of privately-owned heritage resources through a *heritage revitalization agreement* offering incentives such as the following:

    a. Additional density (e.g. addition of a mezzanine in a heritage building or addition of a new building behind a heritage building)
    b. Relaxation of Zoning Bylaw requirements (permitted uses, site coverage, parking requirements, set-backs, etc)
    ~~c. Partial or full property tax exemption for a period of 5 or 10 years~~

13. Consider partial or full property tax exemptions to encourage heritage conservation.

14. Where financially feasible, seek to provide incentives for heritage conservation such as façade renovation grants.

15. Discourage the demolition or unauthorized alteration of heritage buildings or structures.

16. Employ, where appropriate heritage protection measures such as:

    a. Heritage Inspections
    b. Heritage Impact Assessments

c. Temporary Heritage Protection
d. Heritage Conservation Covenants
e. Heritage Revitalization Agreements
f. Heritage Designations
g. Heritage Compensations
h. Heritage Conservation Areas
i. Heritage Alteration Permits
j. Heritage Site Maintenance Standards
k. Tree Protection
l. Reservation and Dedication of Heritage Property

17. Heritage conservation is inherently sustainable, as it minimizes:

    a. The need to destroy building materials and retains established land use situations and infrastructure
    b. Conserves embodied energy
    c. Reduces pressure on landfill sites
    d. Avoids impacts of new construction and minimizes the need for new building materials
    e. The loss of cultural and economic opportunities that support a healthy livable community

    The Village encourages building upgrades that increase energy efficiency, water conservation and reduce greenhouse gas emissions. However, upgrades should be undertaken without destroying heritage character defining elements, and consideration should be given as to how to balance upgrades and heritage conservation. Energy upgrading measures for heritage buildings should be assessed against the *Parks Canada Standards and Guidelines for the Conservation of Historic Places*.

7.5 MUNICIPAL INFRASTRUCTURE

7.5.1 OVERVIEW

The water, sewer, and stormwater systems are critical to the long-term sustainability of the built environment. Municipal infrastructure supports development and growth and creates opportunities for recreation, tourism, and environmentally friendly and innovative industrial development. As areas grow and redevelop, infrastructure needs to be upgraded or expanded. At the same time, existing infrastructure throughout the Village has to be maintained and eventually replaced. Like many municipalities, Cumberland is facing infrastructure challenges, including growth induced demand for more and improved services, aging infrastructure, and regulatory demands with limited options for raising capital to respond. These challenges have resulted in an infrastructure deficit at a critical time where infrastructure upgrades and repairs are necessary to respond to the impacts of climate change.

Managing how and where the community grows is the most important tool the Village has to achieve financially sustainable infrastructure. Strategically focusing investment close to the Village core and

areas of our community with existing surplus capacity will help to service population growth while minimizing long-term maintenance and renewal costs.

To meet the goals and objectives of this OCP for the built and natural environment, policies outlined below have been developed that encourage new developments to incorporate best management practices (BMPs) in stormwater, waste, sewer, and water supply management planning and facility designs. This is combined with policies toward existing infrastructure that looks to continual and cost-effective improvement of the current network of services and utilities.

7.5.2 GENERAL MUNICIPAL INFRASTRUCTURE OBJECTIVES

1. Ensure financially sustainable service delivery that considers long-term maintenance and replacement costs.
2. Ensure the availability of services to meet existing and future community needs in a cost-effective and environmentally friendly manner.
3. Seek mutually beneficial partnerships with all levels of government and First Nations.
4. Provide an adequate and appropriate supply of water to meet domestic, commercial, industrial and institutional needs and fire protection requirements.
5. Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems.
6. Encourage the use of integrated stormwater management techniques.
7. Provide a safe and efficient multi-modal transportation network compatible with existing and proposed land uses.

7.5.3 GENERAL MUNICIPAL INFRASTRUCTURE POLICIES

1. Consider full lifecycle costing of new infrastructure at time of redevelopment or community expansion when determining new fees and charges.
2. Implement an asset management program to ensure fiscally sustainable delivery of infrastructure services that takes into account long term maintenance and replacement costs.
3. Focus growth away from new suburban greenfield developments and towards areas that are already well-serviced to ensure the efficient use of infrastructure.
4. Focus infrastructure upgrades in areas of the Village that exhibit limited infrastructure capacity and high likelihood of redevelopment:
    a. West Dunsmuir and parts of Downtown/Village Core have a high likelihood of redevelopment due to the age and condition of some of the buildings but are also in areas facing major or moderate water and sanitary sewer capacity issues. The Village will prioritize infrastructure upgrades in these areas to support future development. This ensures that infill or higher-density projects will not be hindered by service limitations.

b. Royston Road and Second Street areas show some capacity issues and a medium likelihood of redevelopment. These areas should be considered for mid-term infrastructure planning to prevent any bottlenecks as redevelopment grows, particularly if surrounding areas are upgraded.

5. Generally, allocate resources to enable civic capital (e.g., signage, street furniture, sidewalks, cycling facilities, parks, leisure facilities, and other infrastructure investments) in growth areas identified on **Map A**: Land Use Designations with the purpose of making these safe, accessible, high-quality living and working environments.
6. Update storm, sanitary and water master plans and models to reflect the future land use designations.
7. Assess infrastructure capacity and review fire flow requirements and on-site stormwater management to support infill and higher density development.
8. Update the Development Cost Charges (DCC) Bylaw when new projects are identified through updated master plans and growth modelling.
9. Synchronize the Village's 5-year capital plan and DCC projects to support infrastructure in expected growth areas and known areas of concern.
10. Ensure that developers pay the full cost of providing services as a result of new development.
11. Apply for funding to support infrastructure upgrades that facilitate infill development.
12. Seek out funding programs to construct capital projects (water, sewer, and road frontage) where they are most needed.
13. Advocate for, pursue and maximize senior government contributions to fund municipal infrastructure.
14. Support opportunities for federal, provincial, and First Nation partnerships for infrastructure to manage costs and risk to the Village and taxpayers.
15. Incorporate greenhouse gas reduction criteria in infrastructure projects for valuation/modeling and procurement.
16. Ensure the provision of adequate off-street parking, loading and service areas for large lot commercial and industrial developments. Consider reducing parking requirements for areas serviced by transit and/or active transportation corridors and for affordable housing developments will lower than average vehicle ownership.
17. Provide appropriate streetlighting for roads and pedestrian walkways.

7.5.4 SOLID WASTE MANAGEMENT

Solid waste management encompasses the processes involved in handling waste generated by households, businesses, and institutions within the region. This includes collection, recycling, composting, and disposal. The Village of Cumberland is part of the Comox Strathcona Waste

Management service which serves the municipalities and rural areas of the Comox Valley and Strathcona Regional Districts.

The Comox Valley Waste Management Centre (CVWMC), located on Bevan Road to the northwest of the Village centre, includes a landfill, leachate treatment plant, a recycling depot, facilities for hazardous waste, and an organics transfer station. The site is also home to a biosolids composting facility, operated by the Comox Valley Sewerage Service. With the closure of the Campbell River Waste Management Centre in 2023 and the future closure of community landfills in Tahsis, Zeballos, and Gold River in the next five to ten years, the CVWMC will be the only waste disposal facility within the CSWM service area, serving an increasing population.

The BC Ministry of Environment (MoE) Landfill Permit 5050 was originally issued in 1978 and was amended in September 2016 under Operational Certificate Number 5050, permitting expansion to three new engineered landfill cells. In 2019 the original landfill at the CVWMC was closed, equipped with an engineered system to manage landfill gas and stormwater and capped and vegetated. A new engineered landfill cell opened in 2013. A third cell is projected to be constructed after 2030. The top of the now closed original landfill cell is approximately 185 metres above sea level. The cell currently in operation will have a similar height and future cells are proposed to have a maximum height of 212 metres above sea level.

The 2016 provincial Landfill Criteria for Municipal Solid Waste require a minimum 50 metre landfill site boundary, of which the 30 m closest to the landfill site boundary must be reserved for natural or landscaped screening (berms and/or vegetative screens). Retention of a tall tree buffer to active landfill cells from the south and north, and a vegetated berm from Bevan Road will be important to mitigate against potential odours and the ~~potential~~ visual impact of active cells nearing or at capacity.

The 2016 provincial Landfill Criteria for Municipal Solid Waste restricts the location of landfills. The siting criteria state that “the landfill footprint must not be located within 500 metres of an existing or planned sensitive use.” [16] Examples of sensitive land uses identified in the document include, but are not limited to, schools, residences, hotels, restaurants, cemeteries, food processing facilities, churches and municipal parks. **Map A: Land Use Designations** shows the 500 metre buffer, drawn around the current active cell and future cells that have been approved by the provincial government.

7.5.5 SOLID WASTE MANAGEMENT POLICIES

1. Continue to encourage and implement resource conservation and waste reduction by continued emphasis on the 4-R’s: Reduce, Reuse, Recycle, and Recover; and by community education initiatives with respect to recycling and composting options.
2. Work with regional partners to encourage all property sectors to reduce solid waste generation and increase recycling towards the target of zero waste and to report on waste diversion.
3. Seek opportunities to provide appropriate education programs to public and private sectors emphasizing the importance of waste reduction.

[16] Ministry of Environment, 2016. Landfill Criteria for Municipal Solid Waste.

4. Continue coordination with the Comox Strathcona Waste Management service on the implementation of the *Comox Strathcona Waste Management Solid Waste Management Plan, 2012* and participate in the process to update that plan.
5. Update the Zoning Bylaw to restrict sensitive uses, such as food processing industries, hotels, restaurants, schools and residences, from locating within the 500 metre buffer to the CVWMC shown on the **Map A**: Land Use Designations.
6. Ensure that a buffer of tall trees is allowed to grow to the north, and existing trees are retained to the west and south of the CVWMC and that a vegetated berm is maintained along Bevan Road to reduce the visual impact of currently active landfill cells.
7. The host community agreement with the CVRD should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan and Cumberland Roads, and impacts on Bevan and Cumberland Roads from large trucks and landfill traffic.

7.5.6 STORMWATER MANAGEMENT

The Village's Stormwater Drainage Master Plan, prepared in 2010, provides an overview of the current stormwater characteristics and challenges to the stormwater infrastructure within the Village. The system includes a combined sewer system and a dedicated storm drain system. Combined sewers provide drainage for stormwater and sanitary services and flows to the wastewater treatment lagoons located on the east side of the Village.

The combined sewer system is comprised mainly of clay pipes and asbestos-cement pipes that are reported to be almost a century in age. The dedicated stormwater system is generally newer, with all recent subdivisions having separate systems. Older sections employ open ditches and splash pads, while newer subdivisions generally have piped underground drainage systems and rock pits.[17] It was noted that the existing older systems will need significant upgrades over the long term. Over the past decade, the Village has been steadily making improvements to separate combined sewers to reduce stormwater flows to the sanitary sewer system and reduce the possibility of flooding and decreased treatment efficiency at the sewage lagoon.[18]

The design of stormwater systems at subdivision and building permit is regulated through the Village's Municipal Stormwater System Regulation and Fees Bylaw, 1024, 2015.

The Village is planning to prepare a new Stormwater Management Plan in 2026/2027. Among other things, the new plan will update the existing system model to reflect current and projected population growth and embrace sustainable, nature-based approaches that mimic natural hydrological processes to manage rainfall and reduce runoff.

[17] McElhanney Consulting Services Ltd, Village of Cumberland, Stormwater Drainage Master Plan 2010 p.3
[18] Ibid. p.4

7.5.7 STORMWATER MANAGEMENT POLICIES

1. Develop and maintain a functional and environmentally responsible stormwater management system.
2. Assess infrastructure capacity and review policies such as on-site stormwater management to support infill and higher density development.
3. Continue to prioritize separating older combined stormwater-sanitary sewers within the Village to free up capacity in the sanitary sewer system.
4. Require, prior to the development of new areas, that flow elevations be established with existing storm infrastructure to ensure adequate drainage.
5. Apply current best practices and standards to parking lot design to ensure protection of the environment, water quality and overall management of stormwater.
6. Encourage green stormwater infrastructure, such as green roofs, greywater recycling, bioswales, and infiltration galleries.
7. Use integrated stormwater management practices where appropriate.
8. Encourage, and as feasible, incentivize the use of low impact development strategies in new developments and major redevelopments such as:
    a. Rain gardens and bioretention cells
    b. Green roofs
    c. Permeable pavements
    d. Vegetated swales
    e. Infiltration trenches
    ~~e.~~ f. Rock pits
9. Adopt performance-based standards that require developments to retain a specified volume of stormwater on-site using green infrastructure before discharging to municipal systems.
10. Explore the feasibility of a stormwater utility fee based on impervious area and offer fee reductions or rebates for properties that incorporate green infrastructure solutions.
11. Where feasible, include green infrastructure features in capital projects related to roads, sidewalks, parks, and civic buildings. This can include bioswales, curb cuts into rain gardens, tree trenches, green boulevards, street trees, amended soils, permeable pavement and green roofs.
12. Protect and restore natural hydrological features:
    a. Preserve wetlands, riparian buffers, and natural floodplains
    b. Prohibit development in sensitive recharge or flood-prone areas
    c. Encourage stream daylighting and naturalization of stormwater channels
13. Encourage or incentivize the installation of rainwater harvesting systems in new developments for non-potable uses such as irrigation and toilet flushing.

14. Partner with other local governments in the region to provide community education, technical support, and demonstration projects to promote awareness and adoption of green infrastructure.

7.5.8 WATER SUPPLY

Most of Cumberland's drinking water comes from five lakes located in the Cumberland Creek and Perseverance Creek watersheds: Allen Lake, Stevens Lake, Hamilton Lake, No. 2 Reservoir and Henderson Lake (see **Map C:** Public Facilities, Major Roads, Sewer and Water Systems). At full storage capacity these reservoirs hold approximately 1, 237, 800 cubic metres of water. This water and the ground water source in Coal Creek Historic Park are the water sources for all of Cumberland and the Royston community (through the sale of bulk water by the Village to the CVRD). Approximately 16 litres of water per second can be drawn from the Coal Creek well while approximately 90 litres of water per second can be drawn from the reservoirs[19] . In late 2014, the Village completed a seismic upgrade of the Stevens Lake dam. Upgrades to No. 2 dam and restoration of eroded sections of Perseverance Creek have been identified as future priority capital projects to improve the resiliency of the Village's water supply to potential climate change impacts.

In response to the Vancouver Island Health Authority (VIHA) policy directive (4-3-2-1 Drinking Water Treatment for Surface Water Policy), the Village installed ultraviolet disinfection treatment in 2015, which provides additional treatment for neutralizing bacteria that cause water borne diseases. The Village has also been proactive in securing and governing safe water supply through various initiatives and policies which were directed towards water conservation, potential groundwater development, and control of water demand within the Village.[20] In order to maintain long term water quality that protects public health, recreational activities and forestry activities within the Village watershed will be closely monitored to minimize potential impacts on water quality.

7.5.9 WATER SUPPLY POLICIES

1. Protect and preserve community drinking water sources to ensure the safe supply of water to any municipal water system.
1. Effectively manage all recharge areas critical to the maintenance and safe function of the Village's water supply.
2. Continue long range planning for water treatment within the water supply system.
3. Ensure that adequate standards and water capacity levels are maintained as Cumberland's population grows and residential, commercial and industrial uses increase.
4. Protect, restore, and where appropriate enhance the natural stream and wetland habitats that support fish and wildlife resources.
5. Implement ongoing water demand management and education.

[19] https://cumberland.ca/water-services/

[20] McElhanney Consulting Services Ltd. Village of Cumberland Long Range Water Supply Strategy,2011

6. Encourage gray-water recycling.
7. Promote water storage barrels/rainwater catchment in yards for water reuse.

7.5.10 LIQUID WASTE MANAGEMENT SERVICES

The Village of Cumberland has been undertaking a comprehensive Liquid Waste Management Plan (LWMP) process since 1998, with the current phase restarted in 2016 following Council's decision to pursue a made in Cumberland solution rather than joining regional wastewater treatment initiatives. The LWMP was developed through extensive community consultation and technical analysis, with the Draft Stage 3 report submitted to the Ministry of Environment and Parks in March 2025 for approval.

The Village's wastewater treatment system will consist of upgraded lagoons with tertiary filtration, UV disinfection as well as a biochar media reed bed that discharges treated effluent to augment the North Wetland area and support habitat restoration. The system has been designed to handle high wet weather flows from remaining combined sewer areas as well as further population increases. The combined storm sewer systems will need to be replaced. This upgrade is essential to meet regulatory requirements and protect receiving waters including Maple Lake Creek, Trent River, and Baynes Sound.

The Village's wastewater treatment facility site requires protection through appropriate land use designations to ensure long-term operational viability and allow for future expansion or upgrades. The treatment system capacity will guide the sequencing and density of future development to ensure adequate servicing levels are maintained.

Key Infrastructure Projects

- Completion of wastewater treatment lagoon system upgrades to meet regulatory standards
- Continued separation of combined sewer systems in remaining areas
- Implementation of source control measures for industrial and commercial discharges
- Enhancement of system monitoring and compliance reporting capabilities. Development of long-term asset management strategies for major infrastructure components

Environmental Protection Measures

The LWMP emphasizes protection of receiving waters including Maple Lake Creek, Trent River, and associated wetlands through upgraded lagoon treatment and enhanced discharge monitoring. Natural nitrogen removal occurring in Maple Lake Creek provides additional environmental protection, though future nitrogen treatment requirements may be imposed through operational certificate amendments. The north wetland area serves as both a receiving environment for treated effluent and habitat enhancement area, requiring protection from incompatible land uses. The treated water will augment the wetland and support the proposed new Maple Lake Creek channel for habitat restoration. Stormwater management integration is essential to reduce inflow and infiltration into the sanitary system while protecting water quality in local watersheds.

7.5.11 LIQUID WASTE MANAGEMENT PLAN COMMITMENTS

1. Continue with the combined sewer separation program to achieve 100% separation of all remaining combined sewers and pursue all grant funding and co-construction opportunities to assist with this.
2. Complete the updates to the storm drainage and sewer master plans and update storm drainage and sewer bylaws and enforcement policy, if necessary. Specific attention to be given to the storm bylaw for encouragement and enforcement for property owners in newly separated storm/sanitary areas to make connections to the new storm system.
3. Develop and implement the Fats, Oils, and Grease (FOG) Bylaw to improve the wastewater source control and compatibility for treatment at the WWTF.
4. Develop an educational program for the public and private sector with a focus on source control of contaminated dischargers to the sanitary sewer (and storm drain) systems.
5. Identify other sources of infiltration and inflow (other than combined sewers), develop a repair program, and update an asset management plan of the collection system.
6. Implement the required funding structure to fund the LWMP program. Update the Wastewater DCC rates and bylaw to include future payment of the loans for the treatment upgrades.
7. Establish a composite sampling program of the WWTF influent and final effluent to verify contaminant loading and removal rates. Formulate and define sampling protocols.
8. Implement the enhanced Receiving Environment Monitoring Program (REMP) to assess the cumulative effects and benefits of the future effluent discharges into the receiving environment.

7.5.12 OUTDOOR LIGHTING

Intrusive lighting installations can significantly disrupt the nocturnal environment and impact residents if the light encroaches into their homes. Preserving dark skies is a key priority for Cumberland, not only to protect the character of the night-time landscape but also to support human health and the natural environment. Equally important is the energy efficiency of lighting systems, which plays a crucial role in reducing the community's overall energy consumption.

To that end, it is essential that all lighting installations are thoughtfully designed—both in terms of their placement and their energy use. In many instances, existing lighting can be made more environmentally responsible through simple measures such as redirecting light, adding shielding, or reducing the wattage of luminaires. The form and character development permit area guidelines (DPA's 5 to ~~11~~8) in this OCP include guidelines on outdoor lighting on private property.

In 2021, the Village started replacing existing streetlights with dark sky compliant 3000K warm colour LED lights as old light bulbs burn out. All new developments in the Village are now required to use LED lights.

7.5.12 OUTDOOR LIGHTING POLICIES

1. Ensure outdoor lighting installed in new developments follow international dark skies guidelines, controlling both the quantity and quality of night lighting. There should be sufficient on-site illumination for pedestrian and vehicle safety, while minimizing encroachment into adjacent properties and natural areas.
2. Continue efforts to replace existing conventional street lighting with LED bulbs with the minimum wattage required to ensure pedestrian and vehicle safety.

7.6 TRANSPORTATION AND CONNECTIVITY

7.6.1 OVERVIEW

The Village depends on the municipal and provincial transportation network and services for work, recreation and day-to-day travel. The Village is primarily accessed and connected to the rest of the region via Highway 19, Cumberland Road, Royston Road, and the Comox Valley Parkway. Dunsmuir Avenue is the main road servicing the commercial uses in the Village core. Cumberland Road services industrial uses at the entrance to the Village and Bevan Road services the Comox Valley Waste Management Centre and industrial uses to the north of the Village core.

As the community grows, additional residential, commercial and industrial development add more demand on the transportation network. The transportation infrastructure needs to address all forms of mobility including walking, rolling, cycling, public transit, and driving. The 2024 Transportation Master Plan and the 2024 Complete Communities Assessment emphasize the role that active transportation options play in creating a liveable and sustainable community. An interconnected multi-modal transportation network offers sustainable choices for accessing daily needs, thereby making it attractive and safe for residents to shift transportation modes, reducing their dependence on vehicles and cutting transportation-related greenhouse gas emissions.

Key goals for the Village are Cumberland over the next decade are maintenance, repairs and replacement of an aging road system in the Village core, addition of sidewalks, and implementing the recommendations of the 2024 Transportation Master Plan. Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**. The existing and proposed active transportation network is shown on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands**. More detailed maps, priority projects corridors, road classifications, cross sections and standards are provided in the 2024 Transportation Master Plan and subsequent updates.

Key transportation projects anticipated over the next decade are:

a. a road and multi-use pathway connection through Coal Valley Estates from the end of Kendal Avenue to Penrith Avenue.
b. a separated multi-modal pathway connecting the Village of Cumberland to the City of Courtenay
c. a safe, and where feasible, separated multi-modal pathway connecting the Village core to Comox Lake

A future alternate connection from the entrance to the Village to Bevan Road will depend on the development pace of the Bevan Industrial lands and may not be a consideration until a future OCP update.

7.6.2 TRANSPORTATION AND CONNECTIVITY OBJECTIVES

As per the 2024 Transportation Master Plan, the Village's objectives for its transportation network are:

1. Encourage lower carbon transportation such as walking, ~~carshare,~~ biking, e-bikes, ~~and~~ e-scooters and carshares, and encourage alternative transportation links within Comox Valley and regionally.
2. Focus on existing road and infrastructure before constructing new facilities.
3. Utilize low-cost, temporary, and quick-build materials for all new active transportation facilities to allow the community to test what works well and what needs to be adapted.
4. Create a transportation network that maximizes accessibility for vulnerable road users and those with visual and mobility impairments.
5. Prioritize connections to the most important destinations and cherished assets in the community including schools, parks, trails, and the downtown core.
6. Strengthen active transportation connections to the larger Comox Valley.
7. Follow a more rigorous approach to measuring, monitoring, and reducing community-wide and corporate emissions in the transportation sector.

7.6.3 GENERAL TRANSPORTATION POLICIES

1. Work in collaboration with the Ministry of Transportation and Transit (MOTT), the Comox Valley Regional District (CVRD), and the City of Courtenay to provide safe and separated active transportation facilities connecting the Village of Cumberland to the City of Courtenay and the electoral areas.
2. Construct new roads and road improvements in accordance with the road classifications, cross-sections and standards in the 2024 Transportation Master Plan and subsequent updates.
3. Implement roundabouts and mini roundabouts as per the recommendations in the 2024 Transportation Master Plan and subsequent updates.
3. Resources and budget permitting, prioritize local road and sidewalk improvements as per the 2024 Transportation Master Plan and subsequent updates.
4. Prioritize improvements to sidewalks that form part of walking routes to community hubs, such as the school and the Village commercial core as per the 2024 Transportation Master Plan and subsequent updates.
5. Work to improve accessibility, quality, and safety of existing roads and laneways.
6. Research and apply for provincial and federal grant funding for transportation infrastructure projects.

7. Place emphasis on alternative modes of transportation (walking, cycling, transit) while maintaining automobile, commercial goods, and emergency vehicle mobility.
8. Improve general road conditions and the aesthetics of the highway corridor by discouraging unkempt lots and prohibiting billboard advertising.
9. Install native landscaping, planted in naturalized patterns, which does not infringe on safety and view lines of traffic and pedestrians.
10. Update the Village's Streets and Traffic Bylaw, Subdivision and Development Bylaw and develop Supplemental Standards to implement the 2024 Transportation Master Plan.
11. Adopt a traffic calming policy in accordance with the 2024 Transportation Master Plan recommendations.
12. Update the Snow and Ice Removal policy to include maintenance of active transportation facilities.
13. Explore the feasibility of installing on-street EV charging stations with considerations outlined in the 2024 Transportation Master Plan.
14. Develop an on-street accessible parking design standard.
15. Undertake regular parking counts as part of a parking management program.

7.6.4 MULTI-MODAL POLICIES

1. Promote Cumberland as a multi-modal community, with connectivity networks that integrate with transit services.
2. Continue to incorporate pedestrian and bicycle amenities throughout the Village.
3. As resources permit, complete the recommended pedestrian and cycling facility projects in the 2024 Transportation Master Plan and subsequent updates, including:
    a. Shared street network
    b. Priority corridors for improved pedestrian and cycling connections along:
        i. Maryport
        ii. Kendal Avenue
        iii. Fourth Street
        iv. Cumberland Road
        v. Comox Lake Road
        vi. Royston Road
    c. Penrith Avenue extension and connection to Kendal Avenue including a multi-use pathway
    d. Multi-use pathway or equivalent facility along Bevan Road
    e. Active transportation facility along Union Road
    f. Active transportation facilities along Ulverston Avenue
4. Streets should be:

a. accessible, with wheelchair ramps, sufficient numbers of benches with shade, and curb cut at street crossings with sidewalks ~~on all streets~~.

b. well-connected, with streets forming a connected grid that improves traffic by providing many routes to any destination

c. built for an appropriate speed, with narrow lanes or traffic calming in place to control speed where required

d. pedestrian medians at intersections, provisions for cyclists, protected bus shelters, and tree lined streets

5. Expand and diversify the public bicycle parking supply in accordance with the 2024 Transportation Master Plan.
6. To support more cycling and scooter trips within the Village, explore the feasibility of a downtown secure bicycle parking facility.
7. Work with the CVRD on infrastructure improvements between Cumberland and Courtenay to expedite the expansion of the e-bike program and provide safer facilities for active transportation users.
8. ~~As part of Update the Zoning Bylaw review, c~~Consider~~to~~ includinge ~~non-standard~~ (oversized) bike parking requirements and associated design details in the Zoning Bylaw.
9. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.
10. When undertaking road improvements and upgrades, the Village will incorporate active transportation requirements into subdivision design standards and road design.
11. Increase walkability throughout the Village by:

    a. Encouraging all new residential subdivisions and commercial, industrial and institutional developments to be within a 10-15 minute walk to adequate services.

    b. Avoid the use of cul-de-sacs where practical. Where there is no alternative layout option, ensure adequate pedestrian connectivity to the surrounding area is provided.

12. Encourage bicycle parking facilities on public and private lands where provision of such facilities is needed or would likely result in increased bicycle usage.
13. Seek co-operation for the pedestrian/bicyclist use of utility and right-of-way corridors.
14. Should a right-of-way no longer be needed for utility purposes, and the terms of the right-of-way agreement permit, the Village shall seek to preserve these corridors for future linear paths as part of active transportation networks.

7.6.5 RECREATIONAL GREENWAY CONNECTIVITY POLICIES

1. Coordinate and interconnect recreational greenways and trails with the overall transit, transportation and active transportation network servicing the community and region.

2. Designate a recreation corridor network that supports functional landscape connectivity.
3. Promote the development of a recreation network that incorporates existing informal trails and the establishment of new interconnecting walkways in order to extend and create new recreational opportunities.
4. Ensure the circulation pattern of trails identified on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands** is retained and continually improved as resources permit.
5. Design requirements for recreational greenway trails shall follow current *Nature Without Borders* Report and current best practice for trail design and construction.

7.6.6 TRANSIT POLICIES

15. Work with BC Transit, the CVRD and the Comox Valley Regional Transit System to:
    a. Ensure future routes incorporate proper standards to accommodate buses.
    b. Maintain a base level of transit service (every 30 minutes) to facilitate convenient access to transit in areas with sufficient population and employment intensity to achieve acceptable performance standards and return on investment.
    c. Support the service improvement priorities in the Transit Future Action Plan for route 2.
    d. Investigate the potential for On-Demand Transit in Cumberland based on current ridership levels.
    e. Confirm existing amenities available at each bus stop and formalize criteria for prioritizing bus stop upgrades, including benches, garbage and recycling cans. This would include completion of an inventory, identification of prioritization criteria, and creation of a prioritized list of bus stop upgrades.

7.7 SAND AND GRAVEL EXTRACTION

7.7.1 OVERVIEW

The sand and gravel extraction industry constitutes a vital component of the construction sector within the Province of B.C. and has been recognized as such by both the Ministry of Transportation and Infrastructure and the Ministry of Energy, Mines and Petroleum Resources.

The Village of Cumberland is underlain by significant gravel deposits. In particular, areas adjacent to Bevan Road and north of the Comox Valley Parkway are characterized by substantial accumulations of glacial outwash sands and gravels, with only a thin layer of topsoil. This surficial geology is well suited for economical aggregate extraction.[21]

[21] Levelton Engineering Ltd., Environmental and Geotechnical Site Assessment Bevan Road Value Added Forestry Industrial Village, Cumberland BC, 2001

Several active sand and gravel pits currently operate within Cumberland's municipal boundaries (refer to **Map D: Areas Suitable for Sand and Gravel Extraction**, Notice of Works and Mines Act Permits). Operational sites are located along Cumberland Road, northeast of the Village core between Highway 19 and the Comox Valley Parkway, and along Bevan Road. Notably, some of these aggregate resources are located above former coal mining sites dating to the late 19th century through the mid-20th century.

According to provincial soil survey data[22], the predominant soils in these areas are classified as Quennel soils, composed mainly of gravel and loamy sands. These soils are highly permeable, drain rapidly, and generally lack a water table within three metres of the surface. [23] Due to their coarse texture and limited natural filtration capacity, special precautions must be taken to prevent contamination of the groundwater from surface activities.

Accordingly, areas designated as suitable for sand and gravel extraction on **Map D** are situated outside the Comox Lake drinking watershed to protect the community's potable water supply. Furthermore, given the intensive nature of aggregate operations — including dust generation and noise — these activities are not considered appropriate near residential or commercial zones. The designated extraction areas identified on **Map D** are located well away from such uses and are situated on lands also suitable for other forms of resource extraction and heavy industrial activity.

7.7.2 SAND AND GRAVEL EXTRACTION OBJECTIVES

1. Ensure sand and gravel resources are extracted in appropriate locations, away from residential and commercial uses.
2. Aim to prevent the encroachment of incompatible land uses until aggregate deposits have been fully recovered.
3. Encourage mining and reclamation techniques which allow for reuse of these parcels in the future.
4. Minimize risk to groundwater contamination.

7.7.3 SAND AND GRAVEL EXTRACTION POLICIES

1. Encourage the reclamation and repurpose of disused sand and gravel extraction areas.
2. Review and overlay future sand and gravel extraction applications with conservation lands and environmentally sensitive areas and (**Maps B** and **E**) to understand potential environmental impacts of the operation.
3. Advocate to the Ministry of Mines, that as part of issuing a mining permit in the area of the unconfined aquifer underlying the Bevan industrial area and much of the Village (identified by the Province as Aquifer #417), applicants are required to complete an environmental

[22] Bc Soil Finder Tool

[23] BC Ministry of Environment and Ministry of Agriculture and Fisheries. Soils of Southeast Vancouver Island, Parksville, Qualicum Beach, Courtenay and Port Alberni Areas., MOE Technical Report 30. Victoria, 1989.

assessment of the impact of gravel extraction on the aquifer. The assessment should identify the direction of groundwater flows to ensure adjacent water bodies will not be impacted.

4. Accommodate sand and gravel extraction involving production processes of any kind insofar as possible, in areas close to the extraction sites, provided that:
    a. Such activities are not incompatible with existing residential or other development with respect to traffic, noise, water discharges, or hours of operation
    b. The Village water supply or sanitary sewerage is not required to be extended other than by immediately adjacent street connection
5. Proceed cautiously with permitting development of incompatible land uses in areas adjacent to lands designated for sand and gravel extraction.
6. Require adequate screening between sand and gravel extraction sites and adjacent uses, and where sand and gravel extraction sites abut a major/minor arterial or collector street.
7. Require all operations to minimize dust pollution.

8.0 ECONOMIC DEVELOPMENT

8.1 OVERVIEW

Labour Force

As Cumberland's population increases, so does its labour force. In 2021 Cumberland's labour force was 2,495 individuals. This compares to 2,065 in 2016, a 21% cumulative increase.

Occupation data from the 2021 Census provides an insight into the make-up of Cumberland's labour force. Top industries of employment for Cumberland residents in 2021 were health care and social assistance (17.6%), construction (55%), and professional, scientific and technical services (9.8%) (figure 18).



Figure 18: Top Industries of Employment (2021 Census)

Employment in the professional, scientific and technical services sector more than doubled between 2016 and 2021, increasing from 4.6% to 9.82% (figure 19). That increase may in part be due to greater options for working from home in that sector. The employer may be located in a larger urban centre, while employees are able to live in smaller, relatively more affordable municipalities.

Not quite as significant as the increase in employment in professional, scientific and technical services, but nonetheless important, is the increase in the number of residents employed in public administration and accommodation and food services (figure 19).

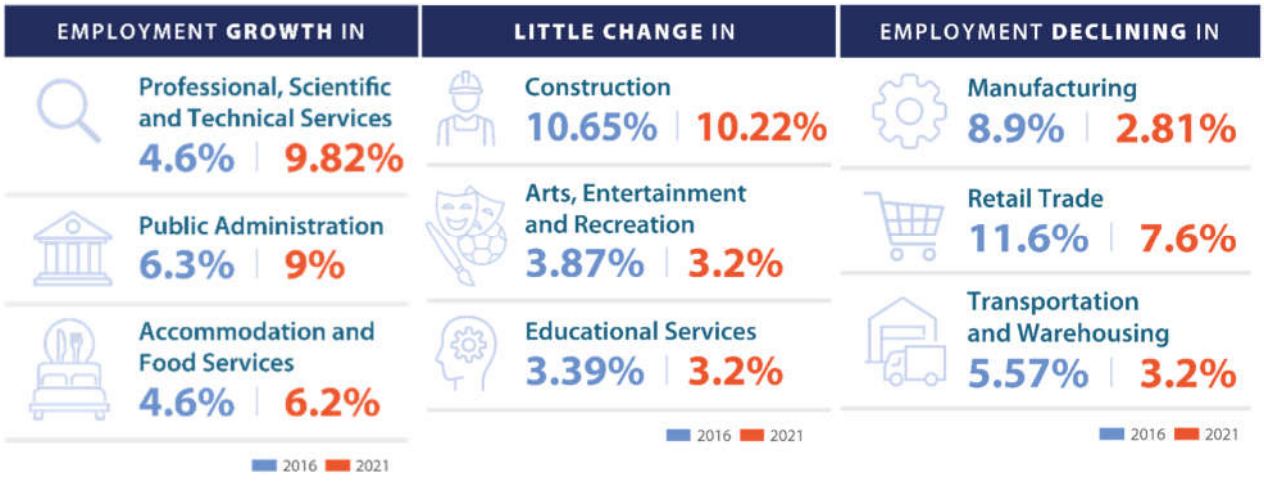


Figure 19: Change in Industries of Employment between 2016 and 2021 (2021 Census)

There has been little change in the percentage of residents who work in construction, arts, entertainment and recreation and educational services. Employment in manufacturing, retail trade and transportation and warehousing declined between 2016 and 2021 (figure 19).

Income

The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. The decrease in core housing need among Village residents is likely due to those higher household income levels.

The average after-tax household income has increased from $61,159 to $81,400 in 2020 dollars.

Place of work

Census data shows a large jump in Cumberland residents working from home between 2016 and 2021, increasing from 7% to 17%. This is likely due to the COVID 19 pandemic when many employees were asked to work from home to prevent the spread of the Corona virus. The next census will show if working from home remained a popular work option. In 2021, 17% had no fixed place of work (e.g., construction or resource trades), down from 20% in 2016. In 2021 65% had a usual place of work, compared to 72% in 2016 (figure 20).

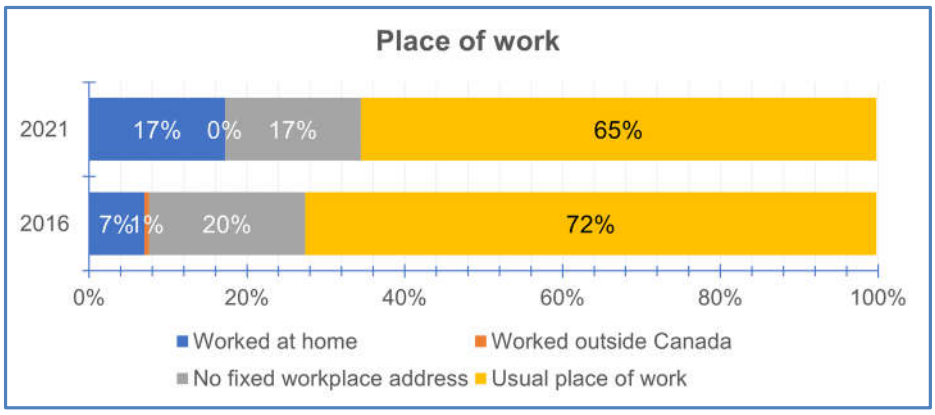


Figure 20: Place of Work of Cumberland Residents (2021 Census)

The degree of economic integration between communities in the Comox Valley is well established. In 2021 of those workers who have a usual place of work, 19% commuted within Cumberland while 68% commuted outside of Cumberland but within the CVRD. The commute destination has not changed much since 2016 when 17% commuted within Cumberland and 69% commuted to other areas within the region (figure 21).

Relatively few workers commute outside of BC, at 2%, an increase of 1% from 2016.

Further employment options in Cumberland, (e.g. through development of the Bevan industrial lands) and more affordable housing options (e.g. more rental option) may increase the percentage of those who live and work in Cumberland.

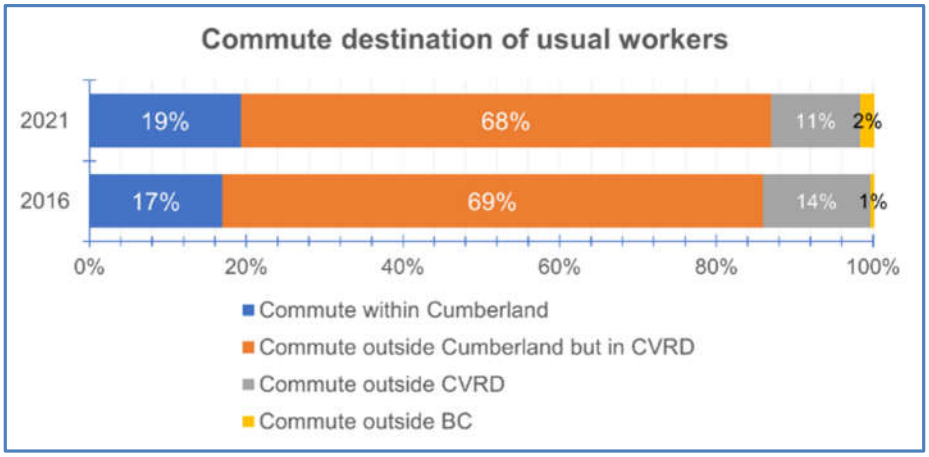


Figure 21: Commute Destination of Cumberland Residents (2021 Census)

Economic Challenges and Opportunities

Like many communities across British Columbia and Canada, Cumberland's business landscape is shaped by a number of pressing economic challenges. Chief among them is the lack of affordable housing and the persistently low rental vacancy rates, both of which hinder local businesses in their efforts to attract and retain skilled employees. Broader economic uncertainties—such as fluctuating market conditions and the potential trade war with the United States—further strain local enterprises, forcing them to allocate time and resources toward navigating an ever-evolving economic environment.

However, these challenges are accompanied by emerging opportunities. The rise of remote work, particularly among professionals with above-average incomes, is opening new avenues for growth in Cumberland's service-oriented sectors, including hospitality, the arts, entertainment, fitness, and recreation. With less time spent commuting and more disposable income, both residents and visitors are spending more on leisure activities, bolstering the local economy.

A particularly promising development on the horizon is the treaty with the K'ómoks First Nation, which was ratified by the Nation on March 8, 2025. Legislation to ratify the treaty at both the provincial and federal levels is expected to follow, with the treaty anticipated to take effect in 2028. This historic milestone will open new avenues for economic development, as the K'ómoks First Nation invests in business ventures and initiatives that will create employment opportunities for their people. Partnerships hold significant potential to enrich the local economy, strengthen regional collaboration, and support inclusive, long-term growth.

The ongoing development of the Bevan industrial area also presents a significant economic opportunity. As new businesses establish themselves in the region, Cumberland stands to benefit from a rise in employment within light industrial sectors including warehousing, light manufacturing, and food processing.

Cumberland continues to enjoy recognition as a premier mountain biking destination, attracting enthusiasts from across Vancouver Island, the province, and beyond.

Complementing its outdoor appeal is a thriving cultural scene, highlighted by a lively music community and a variety of festivals. These recreational and cultural assets are pillars of the local economy and have contributed to a steady increase in visitation over the past decade.

The OCP supports local economic development through a well-balanced designation of land for commercial, industrial and residential uses, accommodating a diverse range of home-based businesses, and adopting regulations that reduce costs for businesses – such as reducing parking requirements where appropriate – to support a resilient local economy.

The Village recognizes that affordable staff housing is key to a strong local economy, in particular for small businesses and the arts and culture industry.

8.1.1 LOCAL ECONOMIC DEVELOPMENT OBJECTIVES

1. Create a welcoming and supportive business environment within the Village.
2. Celebrate and support a diverse range of local businesses.
3. Foster entrepreneurship and home-based business.
4. Capture higher value from tourism.
5. Support community capacity and innovation.
6. Support affordable and diverse housing options to help businesses attract and retain employees.
7. Collaborate for regional economic strength.

8.1.2 LOCAL ECONOMIC DEVELOPMENT POLICIES

1. Streamline permitting regulations for all businesses and seek to minimize the costs of doing business throughout the Village.
2. Support mutually beneficial economic development opportunities with K'ómoks First Nation.
3. Support initiatives that build social capital, leadership, and organizational capacity within the community as a foundation for economic development.
4. Support the combined uses of commercial and residential activities in the Historic Village Commercial Core as appropriate, so as to continue a traditional mixed-use Village centre and support walkability, local commerce, and a vibrant village core.
5. Provide for and encourage the restoration and adaptive reuse of historic and other buildings as viable "live up, work down" mixed use development.
6. Review zoning to allow a diversity of spaces to support business start-ups, shared spaces, and live-work artist and artisan studios.
7. As part of the Zoning Bylaw review, consider reducing parking requirements for new commercial tenants in the downtown core, and at the same time, work toward better pedestrian, transit and bike infrastructure.

8. Support affordable, rental and non-market housing to help businesses maintain and attract staff.
9. Expand, preserve and promote the Village's working forest land, environmentally sensitive areas, and natural amenities as integral part of the Village's economy.
10. Accommodate environmentally friendly technologies and innovative industrial activities in appropriate areas, where sufficient infrastructure exists, or where the extension of existing infrastructure is economically viable without creating an infrastructure burden for existing ratepayers for the term of the land use.
11. Support home-based enterprises by ensuring land use regulations allow for a broad range of home-based businesses, particularly in creative industries, remote services, and knowledge-based sectors.
12. Support the development of regionally focused commercial business enterprises within Cumberland that are structured to meet the market needs of the region.
13. Develop new opportunities for light and medium industry, including value added manufacturing activities.
14. Encourage industrial activities that are non-polluting that support the local economy and provide local employment.
15. Ensure industrial uses permitted in the Village do not adversely affect the natural environment, the community's unique character or the peaceful enjoyment of neighbouring properties.
16. Improve transportation options and connectivity to support workers, residents, and tourists—while maintaining Cumberland's small-town character.
17. Maintain development cost charges that require new development to pay full servicing costs.
18. Encourage the use of local and regional partnerships to develop multi-purpose community and economic development opportunities.

8.3 ARTS AND CULTURE

A strong draw for Cumberland is its 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.

In addition to enriching residents' and visitor's daily lives, the arts, culture and entertainment industries are also important economic drivers for the Village. For example, participants at community events, music shows and festivals frequent Cumberland's food and beverage, retail, and accommodation businesses. Community appreciation of and participation in the arts provide opportunities for businesses that teach drawing and painting, dance, music, and other artistic endeavours, and businesses that provide organizational, communications, printing, and audiovisual services to the arts and culture industries.

8.3.1 ARTS AND CULTURE OBJECTIVES

1. Encourage partnerships that invest in cultural infrastructure
2. Support local artists and creative businesses
3. Promote arts-driven economic development
4. Integrate arts into placemaking
5. Foster cultural equity and inclusion
6. Host and sponsor cultural events.

8.3.2 ARTS AND CULTURE POLICIES

1. Review permitting live-work artist studio space in zones that also permit light industrial processes.
2. Help promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
3. Encourage the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
4. Provide bookable Village facilities at an affordable rate for creation, performance, and exhibition.
5. Maintain clear and accessible permitting processes.
6. Support arts and culture venues, such as gallery and youth art space.
7. Incorporate arts and culture into economic development strategies and tourism campaigns.
8. Develop and support arts districts or creative corridors that attract foot traffic and business activity.
9. Collaborate with artists and cultural groups in the design of public spaces, transportation hubs, and community development projects.
10. Work with K'ómoks First Nation to explore opportunities for public art that incorporates Indigenous themes and topics.
11. Encourage public art as an integral component of the community. This includes the installation of public art in public spaces, parks, trails and on streets to enhance neighbourhoods and build a sense of local identity, as well as the installation of art on private properties.
12. Review how murals in the downtown core are reviewed and approved with a view to encourage and facilitate mural art.
13. Continue to support, where possible, collaborative efforts within the community to strengthen the Village's arts, culture, and heritage.
14. Ensure that Village grants and resources are distributed equitably across diverse communities and equity-deserving groups.

15. Support multilingual and multicultural programming.
16. Provide logistical and financial support for festivals, exhibitions, performances, and heritage celebrations.

8.4 LOCAL FOOD PRODUCTION

8.4.1 OVERVIEW

Cumberland supports a high quality of life through the protection and enhancement of community health, safety, and well-being. This includes the support for urban agriculture and local food production. The Village's Zoning bylaw permits small-scale urban agriculture in most residential areas. This includes domestic beekeeping and keeping of hens, rooftop beekeeping in the downtown core, and keeping of livestock on lots larger than 1 acre.

There are also opportunities for agriculture at a larger scale. While Cumberland does not have any land within the provincial Agricultural Land Reserve and soils are generally not suitable for farming, agriculture can take many forms that do not rely on local soil conditions, such as hydroponics, aeroponics, aquaponics, container growing with imported soil, vertical farming, and greenhouse growing with soil substitutes.

OCP policy supports local food production by removing barriers to different forms of agriculture in Cumberland, designating land for agricultural use, and promoting soil-less agriculture, food storage, processing and packaging within its industrial areas.

8.4.2 LOCAL FOOD PRODUCTION OBJECTIVES

1. Strengthen the regional food system.
2. Increase local food growing and farm gate sales opportunities on public and private lands.
3. Enable food storage, processing and packaging within industrial areas
4. Incorporate and celebrate First Nation traditional knowledge for edible plant foraging, gathering, and traditional uses.

8.4.3 LOCAL FOOD PRODUCTION POLICIES

Food Security and Access

1. Integrate food security into emergency planning.
2. Support local and regional food access programs, such as the Cumberland FoodShare program.
3. Participate in initiatives to raise awareness about food waste and how to reduce it.

Local Food Production, Processing and Storage

4. Update the municipal social procurement policy to more specifically support the purchase of locally grown or prepared food as part of the Village's sustainable procurement practices.
5. Support local food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.
6. Review permitted uses in industrial zones to include non-soil based agriculture, greenhouses, food processing and post-production facility uses.
7. Continue to support the keeping of animals for food production within designated land-uses as further defined in the Zoning Bylaw
8. Participate in regional initiatives, such as a food hub, to develop a more sustainable food system, including food production, processing, transportation, and waste diversion.
9. Support opportunities for First Nation partnerships in local food production and ecotourism through wildcrafting and traditional gathering knowledge.
10. Consider new and innovative approaches to urban food production that increase food security, in partnership with citizens, community groups, and other stakeholders.
11. Encourage small-scale, neighbourhood-level food production within the community.

Community Gardens

12. As part of the Zoning Bylaw review, explore permitting community gardens on private property.
13. As part of the next update of the Village's Parks and Greenways Master Plan, explore including policy that encourages community gardens in parks and along greenways.
14. Seek opportunities to pilot community gardens in parks and greenways.

Local Food Sales

15. Enable food production and sales on private lands, provided to the activities comply with provincial and federal regulations for food production, safety, handling and sales.
16. Support farmers and small-scale growers selling directly to the public through farmers markets, community food events, and roadside stands.

Greenhouse Gas Emission Reduction

17. Explore opportunities in the agricultural sector to reduce greenhouse gas emissions and conserve energy.

8.4 TOURISM

8.4.1 OVERVIEW

Over the decade preceding adoption of this OCP, nature-based recreation has increased steadily in Cumberland. Surrounded by mountains, forests, and lakes, the Village attracts locals and visitors who enjoy hiking, mountain biking, paddle boarding, kayaking, boating, camping, rock climbing, skiing, and sporting events. The Village recognizes that its attraction to outdoor recreation enthusiasts also benefits from regional tourism experiences adjacent to the Village (e.g., Mount Washington, Strathcona Provincial Park, and the Beaufort Range).

Complementing its outdoor appeal is a thriving arts and cultural scene, highlighted by live music events and a variety of festivals throughout the year. These recreational, arts, and cultural assets are pillars of the local tourism economy and have contributed to a steady increase in visitation over the past decade.

During recent engagement on the OCP, residents voiced a clear desire to strike a thoughtful balance between tourism and local quality of life. As a result, the community is shifting its focus—not on attracting more visitors, but on enhancing the economic returns of existing tourism. Over the coming decade, priorities will include expanding overnight accommodation options—such as small- to mid-sized hotels, hostels, and guest houses—ensuring that visitors can stay locally, thereby supporting Cumberland's vibrant array of local businesses.

8.4.2 TOURISM OBJECTIVES

1. Encourage tourism opportunities that helps to strengthen and diversify the Village's economy while protecting and preserving the Village's environment and culture.
2. Increase visitor length of stay, and expenditures within the Village.

8.4.3 TOURISM POLICIES

1. Encourage business development based upon eco-tourism principles and practices.
2. Encourage and support multi-season sustainable and authentic arts and culture, nature, adventure, heritage, and ecotourism .
3. Establish recreational trails that connect to regional trails and corridors.
4. Working with other partners, continue to maintain public access to private forest lands for appropriate recreational uses. Continue to implement tools such as access agreements and trail management plans to manage recreation on private forest lands.
5. Enable and incentivize the development of small and medium-scale overnight accommodations, including boutique hotels, hostels, and guest houses to encourage more overnight stays and increase business revenue from tourism.
6. Ensure tourist accommodations are designed, constructed, and operated in a manner consistent with the vision for Cumberland and do not take away long term rental housing.

7. As needed, encourage tourism developers to provide for appropriate levels of on- or off-site staff housing needed to support staff associated with new products and services
8. In support of a vibrant Village core, tourism amenities (e.g., bicycle rentals) and servicing (e.g., restaurants) should, to the extent possible, be sited within the Historic Village Commercial Core
9. Work with the tourism industry, K'ómoks First Nation, and other partners to encourage the development and provision of a diverse supply of visitor experiences, including attractions and activities which feature the Village's natural and heritage resources and K'ómoks First Nation culture.
10. Buffer tourism destination areas from residential and industrial developments to protect their character, preserve the visitor experience, and mitigate conflicts.
11. The Historic Village Commercial Core should be promoted and supported as a hub for tourism destinations with mixed use development in support of community and tourism activities.

9.0 COMMUNITY WELL-BEING

9.1 DIVERSITY, EQUITY AND INCLUSION

Diversity, equity and inclusion are the foundations of individual well-being and a strong and interconnected community. This section of the OCP recognizes that individual and community well-being extends beyond physical health—it encompasses mental, emotional, cultural, social, economic, and environmental dimensions. By fostering environments that are diverse, fair, and inclusive, the Village can enhance the quality of life for Indigenous peoples and people of all ages, ethnic identities, abilities, gender, and sexual orientation, regardless of source of income.

Supporting OCP policies prioritize equitable access to recreational opportunities, local nutritious food, affordable and adaptable housing, safe and accessible parks and public spaces, and opportunities for cultural expression. Policy also acknowledges the importance of preventive approaches to health, the value of strong social networks, and the need to reduce systemic barriers that impact equity-deserving populations.



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.

Figure 22: Diversity, Equity, and Inclusion - Key Concepts

Key to social inclusion is supporting residents to age in place, ensuring that older adults can remain safely, comfortably, and actively engaged in their homes and communities as they age. This requires thoughtful planning in the areas of housing, transportation, accessibility, recreation, parks and leisure.

Through thoughtful planning and collaboration with community organizations, other local governments in the region, and senior government agencies, the Village can create the conditions for all residents to live healthy, connected, and meaningful lives at any age.

9.1.2 DIVERSITY, EQUITY AND INCLUSION OBJECTIVES

1. Remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking to access Village services, programs, and facilities.
2. Create opportunities to promote healthy lifestyle practices through educational tools and community outreach that are tailored to people of different ages, ethnic backgrounds, ability, gender and sexual orientation.
3. Place public health as a priority in land use planning with objectives that are explicitly about health, active living, and address the multiple impacts of the built environment.

4. Provide a safe community by maintaining public safety and security through a focus on strategic prevention activities and timely emergency services. Apply CPTED (Crime Prevention Through Environmental Design) principles when reviewing new and re-development proposals.
5. Seek private and public partnerships that promote health, wellness, and healthy lifestyles.
6. Work to enable community health, social service, and recreational facilities to meet the physical, mental, spiritual, and social needs of residents and visitors.

9.1.3 DIVERSITY, EQUITY AND INCLUSION POLICIES

1. Complete an accessibility and inclusion assessment and action plan that reviews municipal services, employment, public communication, employee training, among other things.

2. Ensure civic engagement is early and ongoing and accessible to residents of all ages and abilities. ~~and, i~~In particular, actively reach out to equity-deserving groups.

3. Explore partnerships with organizations that support equity-seeking groups.
4. Explore opportunities to better engage youth as part of community engagement processes.
5. Explore ways to recognize the unceded traditional territory of the K'ómoks First Nation in public spaces and municipal facilities.
6. Update the Village's street naming policy to ensure street names are more reflective of Cumberland's diverse heritage and culture.
7. Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.
8. Provide gender neutral bathrooms and gender inclusive recreation programming within the Village's recreation facilities (see section 9.2 for further parks, recreation and leisure policies)
9. Through land use planning and zoning, encourage a greater diversity of housing types to provide more options for ageing in place, long-term rentals, affordable starter-homes, adaptable and accessible units (see section 7.3 on housing for additional policies) to support socio-economic diversity.
10. When constructing new or repairing or replacing existing municipal infrastructure, neighbourhood parks and recreational facilities, ensure they are accessible to people of all abilities.
11. Provide adequate designated parking for people with disabilities.
12. Work with BC Transit towards more frequent transit service and better connections to the transit system in the City of Courtenay and the Town of Comox (see section 7.6.6 for additional transit policies).
13. Provide cycling routes that are safe and attractive for riders of all ages and abilities (see section 7.6.4 for additional policies on the cycling network).

14. Complete the sidewalk network to ensure safe access to the downtown core and other key destinations in the community (see section 7.6.4 for additional policies to improve pedestrian facilities).
15. Support healthy food options (see section 8.4 on local food production for specific policies).
16. Ensure a significant complement of municipal parks, trails and playgrounds is accessible to people of all abilities (see section 9.2 on parks and greenways for additional policies).
17. In close coordination with SD71, Cumberland Community School Society and other partners, encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the community.
18. Work with Vancouver Island Health Authority in reviewing health care infrastructure capacity in conjunction with future community development.

9.1.4 AGEING IN PLACE POLICIES

1. All development applications and new Village infrastructure developments or upgrades should consider the needs of seniors and, where appropriate, incorporate design features to improve their friendliness to seniors.
2. Advocate for transit connections to destinations and amenities that serve seniors.
3. Where feasible, Village sidewalks, roads, public places, and facilities should be safe and accessible to seniors.
4. Support the development of assisted living options within the health care framework of the Village.
5. Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities in the community.

9.2 RECREATION, LEISURE AND PARKS

Providing a diverse range of indoor and outdoor activities and settings is essential to meeting the recreation needs of the community. Recreation activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver. Popular outdoor activities include mountain biking, hiking, trail running, walking and bird watching. In addition to outdoor recreation opportunities, t~~T~~he Village provides indoor ~~and outdoor~~ recreation ~~opportunities and~~ programs that enhance the quality of life expected by residents. ~~Additionally, t~~The recreation and leisure opportunities and programs available in the community are a key determinant of the health of individuals and interconnectivity of the community and a significant competitive attraction to a skilled labour force and employers.

Cumberland's natural and built recreation resources and settings provide opportunities for the community to be engaged as participants as well as organizers and providers of recreation opportunities, programs and events.

The built environment of a community shapes the lifestyles of residents toward or away from an active lifestyle. Academic research in the health sciences has consistently demonstrated a strong correlation between the proximity to parks, open spaces, and recreation infrastructure and higher levels of physical activity. Through thoughtful land use planning, the Village plays an important role in providing opportunities for residents to be physically active and therefore, healthier.

9.2.1 RECREATION, PARKS, AND GREENWAYS OBJECTIVES

1. Through partnerships, provide indoor and outdoor recreation opportunities, facilities, and services that:

    a. Are diverse
    b. Improve community and individual health
    c. Are accessible to all—regardless of age, income or ability
    d. Provide both unstructured and structured recreation and play opportunities
    e. Ensure that recreation opportunities highlight and respect Cumberland's natural environment

2. Provide accessible and quality parks, greenways, open spaces, and recreational corridor systems that:

    a. Protect, restore or enhance biodiversity and environmentally sensitive areas to support ecosystem services. Ecosystem services include provisioning services (production of food, medicine, and water), regulating services (climate and disease control), and supporting services (nutrient cycling) and cultural services (recreation, tourism and mental health).
    b. Ensure functional natural connections and landscape connectivity.
    c. Offer a diversity of recreation settings and structured and unstructured recreation activities and play.
    d. Are located within walking distance (400 m) of most residents or places of employment.
    e. Are identifiable and actively managed
    f. Integrate with the regional parks, open space, and recreational corridor system
    g. Follow crime prevention through environmental design (CPTED) principles for safety and access to amenities and facilities.

3. Seek out opportunities to communicate KFN traditional territory within the Comox Valley and Cumberland.

9.2.2 RECREATION POLICIES

1. Develop and maintain a long-range *Village of Cumberland Recreation Facilities Master Plan* that provides a clear vision, goals, and strategies for meeting recreation needs in the community.

2. Update the *Village of Cumberland Parks and Greenways Master Plan*. As part of that planning process, consider mutually supportive goals and policies in the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030*, or successor plan, and in a future regional parks plan.

3. When updating the *Village of Cumberland Parks and Greenways Master Plan,* consider connectivity between protected greenspaces in the Village to electoral area and regional parks and greenways.

4. Develop an Amenity Cost Charge~~s~~ (ACC) Bylaw to fund improvements to and/or the replacement of the recreation centre.

~~4.~~5. In addition to ACCs, s~~S~~eek out ~~funding~~grant programs to help fund the upgrade or replacement of the recreation centre.

~~5.~~6. As part of any upgrades or replacement of recreation facilities, follow the policies and actions in the *2024 Climate Action Plan* to reduce building-related greenhouse gas emissions.

~~6.~~7. Enhance recreation facilities and programs available to children, youth, and adults with a focus on providing exciting ways of promoting early childhood development, life-skills, and community connection.

~~7.~~8. Encourage appropriate public and private sector investment in recreation facilities, parks, and recreation corridors through private donations, capital funding or other means.

~~8.~~9. Maintain policies and fee structures for recreation facilities and parks that encourage use by people of all incomes, ages, and abilities.

~~9.~~10. Work with partners and residents to support, sustain, and enhance the provision of community delivered recreation programs, facilities, and services.

~~10.~~11. Pursue joint-use agreements with the School District No. 71 (Comox Valley) and community partners to provide public access to school facilities and parks and school access to Village facilities and parks for recreation purposes.

~~11.~~12. Identify opportunities to create additional park space with play opportunities for families with children within mixed-use and residential areas that are currently underserviced with park space.

9.2.3 RECREATION MANAGEMENT POLICIES

1. Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP environmental protection objectives and policies and development permit guidelines, *Riparian Area Protection Regulation* and other legislation.

2. Actively manage recreational use of parks, open space, and recreational corridors to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.

3. Provide accessible information to residents and visitors so people may choose the type and location of recreation opportunities that best meet their desired experience.

4. Support and work with partners to actively manage motorized recreation activities (Off-Road Vehicles) through a network of designated trails and areas to minimize environmental impacts and conflicts while maintaining a quality recreation experience.

9.2.4 PARKS AND GREENWAYS POLICIES

1. Update and maintain the long-range *Parks and Greenways Master Plan*, to provide a clear vision, goals, and strategies for the parks and recreational corridors system.
2. Ensure that the planning, design, and development of parks reflects the conservation priorities and recreation needs of the community.
3. Work collaboratively with the Kómoks First Nation to recognize their unceded lands and speak to their history and connection to Cumberland on park interpretive signage.
4. ~~3.~~ Seek opportunities to work with the Kómoks First Nation Guardian Watchman Program on environmental stewardship initiatives.
5. ~~4.~~ Collaboratively work with private and forestry landowners to plan, formalize, maintain and, where appropriate, enhance public recreational access to a network of multi-use trails for recreation and tourism purposes.
6. ~~5.~~ Support the implementation of the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030,* or successor plan, and a future regional parks plan.
7. ~~6.~~ Continue to secure access agreements and trail corridors on adjacent private forest lands.
8. ~~7.~~ Within Coal Creek Historic Park Permit, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.

9.2.5 PARKS AND GREENWAYS DEDICATION POLICIES

1. Consider granting higher density at time of rezoning, to encourage the donation by developers of amenities that include, but are not limited to, cash contributions to the improvement of parks and greenways and/or dedication of parkland beyond the minimum five percent required at subdivision. This is to balance the need for increased density to achieve the complete community goals of this Plan, with the need to maintain and enhance the quality of the public realm.
2. As shown on **Map B: Alternative Transportation Network, Parks, Trails and Conservation Lands**, work with partners to maintain and expand, as appropriate, a network of conservation-focused parks or open spaces to provide core biodiversity habitat areas and protect environmentally sensitive areas, ecosystem function, and landscape connectivity. Conservation-focused parks may support passive recreational use and ecotourism as a secondary management objective. Infrastructure and facilities should be limited to those necessary to manage the potential impacts of public use on ecological values.
3. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
4. Designate new, and maintain existing, recreation-focused parks in support of recreation objectives established in the OCP and community needs.
5. Retain a variety of open spaces ranging from natural areas, landscaped buffers, and passive spaces to beautify the Village and provide habitat and passive recreational use.

6. Retain public access to public lands, waterways, and shorelines for recreational use (e.g., Comox Lake).
7. Require that environmentally sensitive areas be retained under single ownership or dedicated to the Village at the time of subdivision. Such lands will not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.
8. Prioritize park dedication over cash-in-lieu contribution, where opportunities exist. Environmentally sensitive areas and required setback areas are not considered as part of development related park dedications.

9.2.6 PARKS AND GREENWAYS USE POLICIES

1. In accordance with the park classification and priorities as shown on **Map B,** and as appropriate, parks may:
    a. Support nature, adventure, and heritage and ecotourism
    b. Accommodate festivals, celebrations, and other special events that will not damage environmental values, ecosystem services or the enjoyment of the park by others
    c. Provide opportunities to enhance play through natural playgrounds
    d. Include community gardens
    e. Support public art.
2. Developers will be encouraged to provide integrated stormwater management facilities as parks and greenways dedication beyond the five percent minimum requirement at the time of subdivision. Incorporation of stormwater management facilities into the required five percent parks and greenways dedication will not be permitted.

9.2.7 PARKS AND GREENWAYS MANAGEMENT POLICIES

1. Manage parks and open spaces in accordance with their classification as defined in the *Parks and Greenways Master Plan*, as amended from time to time.
2. Actively manage recreational use of parks and open space to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Support and encourage community involvement and participation in the management and stewardship of parks and open spaces.

D IMPLEMENTATION



10.0 IMPLEMENTATION

This section outlines objectives, policies, and strategies to enable implementation of OCP goals and policies, as well as methods to engage the community and monitor success. The implementation strategies also provide a basis for the Village to formulate and adopt an applicable financing strategy.

10.1 FIRST NATION ENGAGEMENT

10.11 OVERVIEW

The Village recognizes that the administrative boundaries of the Village of Cumberland fall within the core traditional territory of the K'ómoks First Nations with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation. Engagement with First Nations is guided by the following objectives and policies.

10.12 FIRST NATION ENGAGEMENT OBJECTIVES

1. Build mutual trust and understanding.
2. Consider the perspectives and interests of the K'ómoks First Nation and other First Nations whose traditional territories encompass Cumberland during community planning and decision-making processes.

10.13 FIRST NATION ENGAGEMENT POLICIES

1. Engage with the K'ómoks First Nations in community planning processes on a government-to-government basis.
2. Engage the K'ómoks First Nation at the earliest possible stages of a planning process and work with them to determine how they wish to be engaged throughout the process.
3. Maintain communication throughout planning processes as agreed at the start of the process.
4. Refer high level plans, such as this OCP, for comment to all First Nations whose traditional territories overlap with the administrative boundary of the Village, as per the provincial consultative data base.
5. Review with ~~Communicate to~~ First Nations how their interests and perspectives were considered during planning processes.

10.14 K'ÓMOKS FIRST NATIONS CULTURAL HERITAGE - OBJECTIVE

1. Support the K'ómoks First Nations in the implementation of their Cultural Heritage Policy

10.15 K'ÓMOKS FIRST NATIONS CULTURAL HERITAGE - POLICY

6. Share information on KFN's Cultural Heritage Policy with applicants who are seeking to develop in the immediate vicinity of and/or along the shoreline of Comox Lake, an area identified by the KFN as

having high archaeological potential. Direct applicants to contact the KFN office regarding cultural heritage investigation permit requirements.

10.2 COMMUNITY ENGAGEMENT

10.2.1 OVERVIEW

Meaningful opportunities for community participation in land use planning and transparent decision-making processes are essential to building trust in local government institutions. They are also key to the achievement of the OCP vision and goals. The following policies provide direction for community engagement.

10.2.2 COMMUNITY ENGAGEMENT OBJECTIVES

1. Inspire and promote meaningful community engagement and involvement in planning and decision-making processes.
2. Maintain frequent, convenient, and accessible communications throughout all community planning and decision-making processes in accordance with statutory requirements.

10.2.3 COMMUNITY ENGAGEMENT POLICIES

1. Input will be sought from residents and stakeholders on how they can be best engaged in planning and decision-making.
2. Accessible, convenient, and transparent engagement methods and processes will be used to inspire engagement by all interested residents and stakeholders including those who may not normally express their views.
3. Residents will be engaged with at an early stage in community planning and decision-making.
4. Provide accurate, adequate, timely, and objective information to enable residents to meaningfully engage in community planning and decision-making.
5. Input provided by residents should meaningfully influence community planning and decision-making.
6. Developers, businesses, and other community organizations will be encouraged to communicate early and often with the community, on proposed developments and land use changes.
7. During and at the conclusion of planning processes, communicate regularly to Council and the community how community feedback was integrated into policies, plans and bylaws.

10.3 ADVISORY PLANNING COMMISSION

10.3.1 OVERVIEW

A Council may, by bylaw, establish an advisory planning commission (APC) to advise Council on all matters respecting land use, community planning or proposed bylaws and permits. Village Council

established an advisory planning commission in 2014. Since its establishment, the APC has provided valuable input and recommendations to Council on development applications, planning initiatives, policy and regulatory updates, representing diverse interests in the community. The APC is advisory in nature and does not have any direct approval, ownership, or authority over matters that are referred to it by Council. The roles and responsibilities of the APC are outlined in a bylaw.

10.3.2 OBJECTIVES

1. Provide the opportunity to residents to participate directly in civic affairs.
2. As resources permit, continue to support an advisory planning commission that reviews and provides feedback on land use planning matters to Council.

10.3.3 POLICIES

1. Recruit volunteers~~residents~~ representative of a variety of community interests to the Advisory Planning Commission.
2. Provide information and training for Advisory Planning Commission members on land use planning to build their understanding and expertise in community planning.

10.4 MONITORING THE PLAN

10.4.1 OVERVIEW

Monitoring and evaluation have an important role to play in providing feedback and information on the performance of policies within the OCP. It determines how well policies are working and whether housing targets and greenhouse gas emission reduction targets are being met. The Village also submits local statistics annually to the Comox Valley Regional District to support monitoring the implementation progress of the Regional Growth Strategy. Monitoring will help the Village assess whether the Plan remains relevant or whether adjustments need to be made in order to meet the Plan's objectives and targets.

10.4.2 MONITORING OBJECTIVES AND POLICIES

1. Review housing needs every five years, prepare a housing needs report, and establish housing targets for the subsequent five and 20 years, pursuant to Local Government Act, Part 14, Division 22 *Housing Needs Reports*.
2. Report on climate actions and greenhouse gas emission targets outlined in the OCP and the Climate Action Plan 2024.
3. In preparation of the Council strategic planning process, report on progress on implementing key objectives and policies in the OCP.
4. As part of the Council strategic planning process, identify priorities for actions to be undertaken in the coming two to three years, taking into consideration community and Village staff resources and capacity.

10.5 IMPLEMENTATION CONSIDERATIONS

The implementation of the vision and goals of the OCP is supported by other bylaws, in particular the Zoning Bylaw. Subsequent to the adoption of the OCP, the Zoning Bylaw is amended to update zones to correspond to the OCP land use designation. In some instances, existing zoning may be retained at the time a comprehensive new Zoning Bylaw is adopted. This is intended to respect existing businesses and industry and acknowledge that full implementation of OCP designations and policies may await comprehensive re-development proposals by property owners. As such, the land use designations of this Plan incorporate existing lawfully established uses until redevelopment by the landowner. However, all new and re-developments must comply with applicable Development Permit Area designations.

The policies and guidelines in the OCP are not to be interpreted as an approval for a use on a specific site as the policies do not address the specific situation or condition of each site within the Plan area. The OCP makes no representation that a particular site is suitable for a particular use as site conditions or constraints, including environmental contamination, need to be assessed on a case-by-case basis as part of an application for land use, subdivision, or Development Permit approval.

10.6 SUPPORTING BYLAWS

To fully implement certain aspects of the Plan, amendments to the Zoning Bylaw will be required. However, the OCP will be a material consideration for all future redevelopment within the Plan area. Any land use rezoning applications will occur on a site-by-site basis. Any application to rezone parcels must be consistent with land use designation (**Map A**). Where an application is not consistent, an OCP amendment is required in addition to a Zoning Bylaw amendment. The OCP amendment application should demonstrate how the proposal meets OCP goals and policies.

10.7 DEVELOPMENT APPROVAL INFORMATION

The community vision and goals in this OCP are greatly shaped by the form and character of new development as well as the redevelopment of buildings and properties in the Village. Development also impacts the natural environment, groundwater resources, farmland and hazard areas. To implement the vision and goals in this OCP, development in Cumberland should be compatible with that vision and goals. To evaluate a proposed development and related activity, in particular its impact on the natural environment and community resources, the Village may require development approval information in relation to applications for Zoning Bylaw amendments, development permits, and temporary use permits. This authority is derived from section 485 of the *Local Government Act*,

Development approval information requested may include, but is not limited to, impacts and recommended mitigation measures on matters related to:

a. The natural environment
b. Transportation patterns including traffic flows
c. Local infrastructure
d. Public facilities including schools and parks

e. Community services
f. Displacement of tenants as a result of a redevelopment
g. Other matters as identified by the Village

The type of information required and the process to be followed to provide development approval information to the Village are outlined in the Development Application Procedures Bylaw, No. 1187, 2023 and amendments thereto.

10.7.1 DESIGNATED AREA

The Development Approval Information Area encompasses all lands within the Village's administrative boundaries.

10.7.2 OBJECTIVES

1. Ensure development is consistent with the community vision, goals, objectives, and policies outlined in this OCP and other Village bylaws, plans or policies.
2. Understand the possible impacts of development and related activities on the natural environment, infrastructure, and the community.
3. Avoid or mitigate, to the extent possible, any negative impacts.

10.8 TEMPORARY USE PERMITS

A temporary use permit (TUP) is a tool to allow a use that is not permitted by the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time but does not warrant a change of land use designation or zoning of the land. A TUP can specify the conditions under which the temporary use may be carried out and regulate the construction of buildings or structures permitted by the TUP.

TUP's should not be considered a substitute for a rezoning application.

10.8.1 DESIGNATED AREA

The issuance of temporary use permits can be considered in all OCP land use designations within the Village boundaries.

10.8.2 OBJECTIVES

1. Avoid conflicts between different types of uses (i.e., residential, commercial and industrial).
2. Provide for temporary approval of transitional uses or uses where uncertainty exists.
3. Test the appropriateness or viability of a use where it is premature to decide upon rezoning and long-term land use rights.

10.8.3 EVALUATION CRITERIA

1. In addition to development procedure requirements, temporary use permits will be considered against the following criteria:
    a. The temporary or seasonal nature of the use.
    b. Compatibility of the proposed use with adjacent existing uses.
    c. Benefit of the use to the larger community.
    d. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use.
    e. Intensity of the proposed use.
    f. Inability to conduct the proposed use on land elsewhere in the community.
    g. Reviewed and approved by the Ministry of Transportation and Infrastructure (MOTI) with respect to access to and effect on provincial highways.

10.9 OCP AMENDMENT PROCESS

There may be certain situations where there is a need for a site- or policy-specific OCP amendment such as the adoption of a local area, neighbourhood, or comprehensive development plan. Such amendments must not conflict with the broad plan policy but bring added provisions or clarifications for specific areas or topics. When an owner-initiated Official Community Plan amendment is reviewed by Council, among other considerations, the following may be considered as part of the decision:

a. Has the proponent demonstrated clearly that there is a need for the use in the community, given population projections, available properties in the Village and suitability of the subject lands for the proposed use?
b. Is the proposed use compatible with adjacent uses?
c. What are the life-cycle cost implications of the proposed for public infrastructure, including, but not limited to, roads, water, sewer, parks, and public facilities?
d. Does the proposal incorporate innovative or efficient technology into the design?
e. Does the proposal impact sensitive ecosystems on the property?

10.10 FISCAL PROCESS, IMPLEMENTATION PRIORITIES

Implementation of this OCP will require Village financial planning to align with the vision, goals and objectives of this Plan.

Short-term implementation priorities to implement OCP objectives and policy are captured in Table 9. The annual Council Strategic Priorities planning process will identify further priorities over three-year time frames.

Table 10.2 Short-Term Implementation Actions

Action	Section References	Type of Action
Comprehensive review of the Zoning Bylaw to align with the new OCP	10.5 and 10.6 Specific updates: 5.3.2 (3), 5.3.3 (9), 6.1.5 (5), 7.1.2, 7.5.6 (5), 7.6.4 (8), 8.1.2 (7), 8.4.3 (7)	Regulatory
Update to the Subdivision Servicing and Building bylaws as part of modernization of the Village's development approvals processes to manage growth effectively	Section 7.2.4	Regulatory
Update to the Building Bylaw to introduce the Zero Carbon Step Code	5.3.1 (6)	Regulatory
Adoption of an Amenity Cost Charges Bylaw (in support of funding recreation facility improvements and replacement)	9.2.2 (4), (6), (7), (8)	Regulatory
Updates to the Development Cost Charges Bylaw	7.5.3 (8) and 8.1.2 (17)	
Updates to the Development Application Procedures Bylaw (in support of various permit requirements)	11.0 and 12.0	Regulatory
Liquid Waste Management Plan	7.5.10	Planning
Active travel projects (sidewalks, multi-use trails)	7.6, 7.6.11, 7.6.4, 7.5.2 (7)	Capital Projects
Fleet and equipment greening	5.3.2 (1) and (2)	Capital Project
Parks and Greenways Plan update	9.2.2 (2) and (3) and 9.2.4 (1)	Planning
Review the need for a school site acquisition charge with School District 71 and other local governments	7.2.5 (4) and (5)	Planning

11.0 DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREA

11.1 PURPOSE

The goals, objectives and policies of the OCP related to development are, in part, implemented through Development Permit Area (DPA) and Heritage Conservation Area (HCA) designations and guidelines.

Development Permit Areas and Heritage Conservation Areas are established to guide property owners and to assist the Village in addressing potential development issues by providing development objectives, guidelines and conditions. As well, they are intended to provide the residents of the Village with a degree of certainty that development is consistent with the community vision for Cumberland.

Development Permit Areas (DPA) are designated under section 488 (1) of the Local Government Act (LGA). As of 2025, provincial legislation authorized DPA's to be designated for the purposes of:

(a) Protection of the natural environment, its ecosystems, and biological diversity

(b) Protection of development from hazardous conditions

(c) Protection of farming

(d) Revitalization of an area in which a commercial use is permitted

(e) Establishment of objectives for the form and character of intensive residential development

(f) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development

(g) In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region

(h) Establishment of objectives to promote energy conservation

(i) Establishment of objectives to promote water conservation

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions

(k) Mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed development.

The HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation.

11.2 REQUIREMENT FOR A DEVELOPMENT PERMIT

Generally, a Development Permit is required prior to undertaking construction, alteration of land or subdivision within identified DPAs, unless exempted in the individual DPAs. Section 489 of the *Local*

Government Act more specifically outlines when a Development Permit is required, and section 615 outlines when a Heritage Alteration Permit is required in relation to a Heritage Conservation Area.

Development permits are issued in accordance with the stated guidelines.

Council may issue a development permit that varies or supplements regulations, including of the Subdivision or Zoning Bylaw, subject to the limitations identified in section 490 of the Local Government Act. Section 617 provides similar and broader authority and limitations in relation to Heritage Alteration Permits.

Also, development permits can include requirements and conditions or sets standards under section 491 of the *Local Government Act* and can impose conditions respecting the sequence and timing of construction.

11.3 GUIDELINE LANGUAGE

The development permit area guidelines provide direction at various levels:

Must and **required** identify a requirement. **Must not** and **prohibited** identify what is not allowed.

Should, **recommended**, and **encouraged** indicate a strong preference for a measure. Similarly, **should not, not recommended, discouraged** express a negative preference for a measure. Alternatives may be proposed but need to be justified and meet the intent of the guideline.

May and **could** indicate that a guideline is optional. The purpose of guidelines that use these terms is to support the exploration of different options.

In some circumstances not all of the guidelines may be applicable, and some may be competing. However, the final arbitrator of whether a guideline is applicable or reasonably satisfied is Council.

11.4 DPA AND HCA DESIGNATIONS

DPA designations are mapped on **Maps E, F, G, H, I** and **J** of this Bylaw. The following Development Permit Areas have been established for the Village:

Table 11.1 Cumberland DPA's and HCA's

DPA's and HCA's
DPA 1 Environmentally Sensitive Areas
DPA 2 Groundwater Protection
DPA 3 Farmland Protection
DPA 4 Wildland Urban Interface
DPA 5 Industry~~ial~~

DPA's and HCA's
DPA 6 Multi-Unit Residential and Mixed Use
~~DPA 7 Commercial~~
DPA ~~8~~7 Carlisle Lane
DPA ~~8~~9 Interchange Lands
Heritage Conservation Areas
HCA 1 Historic Village Core

IN SEPARTE DOCUMENTS - MERGED IN PDF VERSION

11.5 DPA 1 - ENVIRONMENTAL PROTECTION

11.6 DPA 2 - GROUNDWATER PROTECTION

11.7 DPA 3 - FARMLAND PROTECTION

11.8 DPA 4 - WILDLAND URBAN INTERFACE

11.9 DPA 5 - INDUSTRIAL

11.10 DPA 6 - RESIDENTIAL MULTI-FAMILY / MIXED USE

~~11.11 DPA 7 - COMMERCIAL~~

11.12 DPA ~~8~~7 - CARLISLE LANE

11.10 DPA ~~9~~8 - INTERCHANGE LANDS

12.0 HISTORIC VILLAGE COMMERCIAL CORE

12.1 HCA 1- HERITAGE CONSERVATION AREA ~~GUIDELINES~~

E MAPS

MAP A: LAND USE DESIGNATIONS

MAP B: ALTERNATIVE TRANSPORTATON CORRIDORS, PARKS, TRAILS AND CONSERVATION LANDS

MAP C: PUBLIC FACILITIES, MAJOR ROADS, SEWER AND WATER SYSTEMS

Map D: AREAS SUITABLE FOR SAND AND GRAVEL EXTRACTION

MAP E: DPA 1 - ENVIRONMENTAL PROTECTION AREA

MAP F: DPA 2 - GROUNDWATER PROTECTION

MAP G: DPA 3 - FARMLAND PROTECTION

MAP H: DPA 4 - WILDLAND URBAN INTERFACE

MAP I: DPA 5 – INDUSTRIAL

MAP J: DPA'S 6 – 8 RESIDENTIAL AND COMMERCIAL

MAP K: HCA 1 – HERITAGE CONSERVATION AREA

MAP L: HERITAGE NEIGHBOURHOODS

11.1 DPA 1 - ENVIRONMENTAL PROTECTION

A. DESIGNATED AREA

The Environmental Protection Development Permit Area, DPA 1, is shown on Map F and applies to all aquatic ecosystems, terrestrial ecosystems, and connectivity areas within the OCP area. Specifically, the Development Permit Area is defined as follows:

a. **Aquatic ecosystems**:

1. All mapped and unmapped riparian assessment areas as defined in the *Riparian Areas Protection Regulation* (RAPR) of the *Riparian Areas Protection Act* as follows:

    i) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;

    ii) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

    iii) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds that are not subject to the RAPR; 30 metres as measured from the natural boundary or top of ravine bank, whichever is greater.

The following definitions are used for the purpose of defining the aquatic ecosystems of DPA 1 as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

'stream' includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek or brook; and (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

'top of the ravine bank' means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed

b. **Terrestrial ecosystems** mean the following sensitive ecosystems: terrestrial herbaceous (rocky outcrops), older forest, older second growth forest, sparsely vegetated (cliffs and bluffs), wetland, riparian and woodland.

c. **Connectivity areas** are areas that provide opportunities to connect freshwater aquatic ecosystems and terrestrial ecosystems, and at-risk ecological communities to create an interconnected natural areas network.

d. **Steep Slope** means land in its natural state with an angle of 20% or greater for a minimum height of 10 metres; and slopes designated as hazard lands by a geotechnical engineer.

B. CATEGORY

This development permit area is designated pursuant to section 488(1)(a), (b), (i) and (j) of the *Local Government Act* for the following purposes:

(a) Protection of the natural environment, its ecosystems and biological diversity
(b) Protection of development from hazardous conditions
(i) Establishment of objectives to promote water conservation

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, bio-inventories, other research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

A large area within the Village's administrative boundaries remains undeveloped. The undeveloped areas consist of lakes, streams, wetlands, and forests of varying age classes, as well as recently harvested and replanted forests. Those areas support the ecosystems that sustain a diversity of plant and animal species and their habitats. Healthy ecosystems are important to human health and well-being. DPA 1 is intended for the implementation of the requirements of the provincial *Riparian Areas Protection Regulation* (RAPR) for the protection of fish habitat and, more broadly, for the protection, conservation, and restoration of sensitive ecosystems that are fragile remnants of specialized ecosystems with high biodiversity. They are generally classified as herbaceous terrestrial areas, older forest, sparsely vegetated areas, wetlands, riparian areas, and woodlands. These ecosystems are sensitive to development due to their potential vulnerability and rarity.

DPA 1 incorporates biodiversity, terrestrial, watercourse, and riparian ecological protection requirements. These areas are necessary to conserve and enhance ecosystem services, to sustain the quality of life in the community, and to maintain and restore habitat connectivity for species movement. Habitat connectivity can occur in the following forms illustrated in figure 11[1].

[1] Adapted from Nature without Borders, 2nd Edition, April 2013, p. 18. Original image in International Union for Conservation of Nature (IUCN), July 23, 2007. Connectivity Conservation: International Experience in Planning, Establishment and Management of Biodiversity Corridors (Background Paper), p. 3.

a. **Core areas**–Sensitive terrestrial and aquatic ecosystems, critical habitats and large forested areas that may be protected as parks or reserves.

b. **Linear corridors**–The land and water habitat corridors that link core areas. They can include intact and restored areas and some areas under human area, such as forestry and agriculture.

c. **Stepping stones**–Smaller patches of habitat that are linked to allow wildlife movement for shelter, feeding and resting within a landscape in which other activities (such as agriculture and forestry activities) are taking place.

d. **Buffer areas**–Zones of transition that protect core areas from adjacent uses

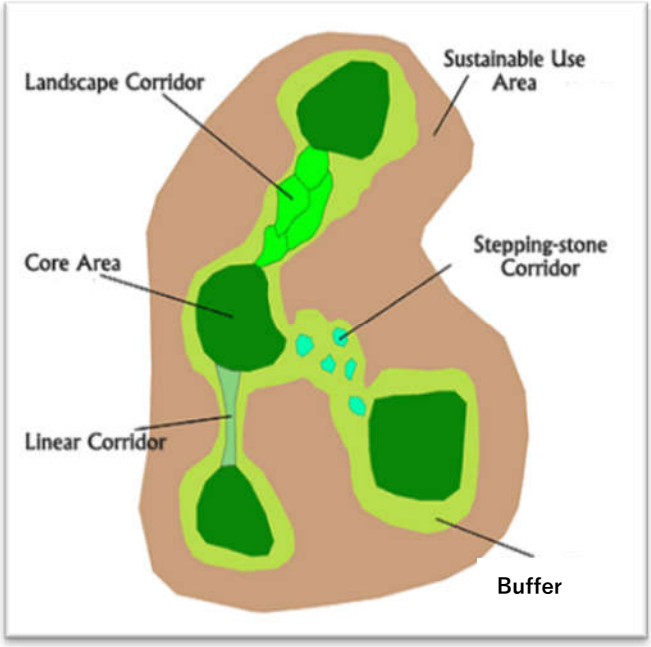


Figure 11-1: Components of A Natural Areas Network: a mosaic of land uses that can support and maintain biodiversity

e. **Landscape corridor**–A corridor of continuous natural cover that allows movement between core habitat and protected areas (IUCN, Connectivity Conservation: Experience in Planning, Establishment and Management of Biodiversity Corridors, 2004).

f. **Sustainable use areas–**Lands designated for human settlement and use. They can be established outside of corridors as well as within both buffer and corridor zones**.**

Steep slopes may be associated with the aquatic, terrestrial, or connectivity areas identified in DPA 1. In addition to the protection of the natural environment, the intent of DPA 1 is to protect people and property in the course of land development.

Development at the site level can contribute to the overall objectives of this development permit area through the identification of restricted development areas and buffer areas:

> *Restricted development areas* are in place to protect core habitats including sensitive terrestrial and aquatic ecosystems.
>
> *Buffer areas* buffer *restricted development areas* from land use impacts that may otherwise compromise their natural function. *Buffer areas* create a transition from core habitats to other land uses.

Additional objectives of this designation include:

1. Protect, conserve, and restore sensitive ecosystems.
2. Ensure that natural resources are protected, connectivity restored and maintained, and development impacts mitigated.
3. Create a network of habitat and natural areas through the identification of designated areas building on the concepts described above and illustrated in Figure 11.
4. Protect endangered species and ecological communities.
5. Protect raptor and eagle nests.
6. Restore and enhance previously degraded ecosystems.

Land within the DPA 1 designated area must not be subdivided or altered, and the construction of, addition to or alteration of a building or other structure must not be started unless the owner has obtained an environmental protection development permit or unless one or several of the following exemptions apply.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that:

i. meets Village trail design and construction standards,
ii. is located outside of the riparian assessment area as defined in section 8 of the provincial RAPR, or where it has been delineated by a Qualified Environmental Professional (QEP) outside of the SPEA,
iii. does not cross rare ecological plant communities,
iv. does not cross endangered species habitat, and
v. does not require removal of healthy mature trees.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.

10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Wildlife Movement

13. Wildlife-friendly fencing that does not present a risk of injury or entanglement to wildlife and is within an existing landscaped or disturbed area. It should:

i. not be higher than 1.05 metres,
ii. have a bottom strand not lower than 0.3 metres above the ground,
iii. not be barbed, and
iv. have a top that is highly visible, e.g marked with reflectors or flagging.

Limited Construction, Repair and Maintenance of Existing Property

14. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.

15. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Areas under Covenant, Location Outside of DPA

16. Where the Village, the Province of BC or a land trust holds a covenant to protect the natural environment, which meets or exceeds current DPA 1 requirements, and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the protection measures in the covenant.

17. Where, upon inspection of the site and report by a Registered Professional Biologist (RPBio) and where the sufficiency of the report is to the satisfaction of the Director of Development and Bylaw Services, the actual location of an aquatic ecosystem, terrestrial ecosystems and/or connectivity area is not on the subject property. This exemption does not apply if a water body was previously filled or realigned without a development permit.

E. GUIDELINES

1. BIO-INVENTORY AND IMPACT MITIGATION REPORT

a. Before any land alteration and before development design begins within this DPA, the owner must obtain a professionally-prepared biological site inventory (bio-inventory) that includes recommendation to minimize impacts of the development. Site visits and data gathering for the inventory must be conducted at the appropriate time of year and for the period of time necessary to obtain reliable and repeatable results.

b. The bio-inventory should be prepared by a registered professional biologist (RPBio) together with other professionals of relevant expertise, as the project warrants. For example, hydrologists should be consulted on maintaining hydrological function within aquatic ecosystems, a Professional Engineer or Geoscientist should be consulted if there is erosion potential or slope instability.

c. The inventory portion of the report must:

   i. Be in accordance with *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia*, or the most current edition, and Appendix B: Bio-inventory Terms of Reference.

   ii. Describe the location of the parcel relative to the watershed that it is in, e.g. proximity to springs, headwaters and streams, and relative to underlying aquifers.

   iii. Describe the hydrological features of the parcel—including water shedding, collecting and conveyance areas.

iv. Include an inventory of wildlife species and their habitats, including raptor and heron nests, rare and threatened plant communities, endangered species listed under the *Provincial Wildlife Act* and the *Federal Species At Risk Act* (SARA) and any identified critical habitats for those species, and other important habitat features.

v. Present a detailed site plan showing the boundaries of environmentally sensitive areas within the site, location of existing and proposed buildings and structures, proposed new lot lines, and an assessment of existing natural vegetation, in particular mature trees.

e. The impact mitigation portion of the report must:

i. Examine the impact of the proposed development on the larger watershed area(s) including watercourses, habitat connectivity, water quality and quantity upstream and downstream, and possible cumulative hydrological impacts that may result; and provide development pattern and servicing recommendations to minimize them.

ii. Describe the possible impacts of the proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem (as identified by the best available and most up to date information including the Province of BC's Sensitive Ecosystem Inventory and the Village's sensitive ecosystem inventory available on the iMap viewer).

iii. Determine and map recommended *restricted development* and *buffer areas* (see Develop With Care 2014 for general guidance on buffers).

iv. Provide the criteria used to define the boundaries of the *restricted development* and *buffer areas*.

v. Include any raptor and heron nest trees and setbacks from those trees to adequately protect the nests and nesting birds within the *restricted development areas*.

vi. Provide recommendations for development patterns and servicing, ecosystem restoration and enhancement to minimize the impact of the proposed development on the soils, vegetation, watercourses, wildlife, raptors and heron nests, and hydrology in all *restricted development* and *buffer areas*.

vii. Recommend appropriate timing of works associated with development in order to minimize impacts to wildlife during migration, breeding, birthing, and rearing seasons.

2. GENERAL GUIDELINES

a. When development is considered in Terrestrial or Aquatic Ecosystem Areas, the Village and owner may consider the following methods to prevent or minimize encroachment~~:~~

i. Bare land strata to allow flexibility in conserving the feature or area;

ii. Bonus density transfer, or density averaging, to the developable portion of the site;

iii. Variances to, or supplementing, regulations other than use or density (such as front and/or rear-yard setbacks, increasing the maximum site coverage of buildings provided that

density is not increased, increasing the maximum building height, reducing parking space requirements); and/or

iv. Voluntary stewardship such as covenants, contracts, leases, or trusts to protect the feature or area.

v. Dedication to the Village as park. However, these lands must not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.

b. The Village encourages development proposals that offer to register a covenant on the title of lands consisting of sensitive ecosystems prior to any development, including subdivision. The covenant would protect the aquatic ecosystem and the nearby vegetation to ensure that it remains in a natural and vegetated state. It would be registered in favour of the Village, other public agencies including the Province of BC, or a land trust committed to the management of watercourses and streamside areas.

3. PROVINCIAL RIPARIAN AREA PROTECTION REGULATION

For development on existing lots:

a. If the development is proposed within a riparian assessment area, as per section 8 of the provincial *Riparian Areas Protection Regulation (RAPR)*, the applicant must, at their expense, retain the services of a registered professional Biologist (RPBio), or other Qualified Environmental Professional (QEP) to prepare and submit to the Province and the Village a riparian area assessment report pursuant to the regulations.

The Streamside Protection Area (SPEA) determined in the riparian assessment report must be the minimum setback required for the development but may be extended as part of a *restricted development area* to protect valued environmental resources.

For new subdivisions:

b. The proposed lot configuration of new subdivisions must consider the protection of the SPEA and minimize new lot lines in the SPEA. Depending on the location, accessibility, and sensitivity of the SPEA, the Village may require signage and fencing of the SPEA.

c. In accordance with section 490 of the *Local Government Act,* Village regulations may be supplemented so that minimum parcel sizes for subdivision parcels, including bare land strata lots, are met exclusive of the SPEA.

4. SITE PLAN AND DEVELOPMENT DESIGN

a. Development design must be informed by the objectives and guidelines of the most recent edition of Develop with Care - Environmental Guidelines for Urban and Rural Land Development in British Columbia.

b. The detailed bio-inventory and its recommendations must be used to create the site plan and development design. The plan and development design must include:

   i. if applying for subdivision, the proposed subdivision layout.

   ii. drawings or plans clearly describing any proposed structures and the materials and type of construction to be employed, including a cross section of the proposed structure and its layout on the ground,

   iii. a detailed description of existing structures near the proposed structure or area of work,

   iv. a detailed drawing or plan clearly describing any area of the removal of rock, gravel, or soil,

   v. estimated time required for completion in calendar days,

   vi. areas to be restored or enhanced as per the recommendations in the bio-inventory report,

   vii. a description of how environmental protection DPA guidelines will be met, how any issues identified in the bio-inventory and impact mitigation report will be addressed, and how recommended mitigation measures will be achieved,

   viii. copies of any applicable federal and provincial approvals, permits or licences, and.

   ix. any further information required by the Village to ensure compliance with these guidelines.

c. Development and subdivision should be planned in a manner that:

   i. supports the maintenance and restoration of natural system functions including watercourse hydrology and groundwater recharge, wetland vegetation and structure.

   ii. preserves natural features including soil, watercourses, groundwater, and native shrubs, groundcover, ~~tree canopy cover,~~ and mature trees, and incorporate these features into the design of the development.

   iii. minimizes slope alterations and retain the natural terrain and topography of the site.

   iv. identifiesy and avoids development on *steep slopes*.

   v. maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas by preserving or replanting with native shrubs, groundcovers and trees to minimize fragmentation.

   vi. protect endangered, threatened, or vulnerable species or plant communities by avoiding disturbance to sites where rare plants are growing and where rare natural plant communities occur.

vii. pProtect raptor and heron nest trees and the setbacks around the trees.

viii. maintain critical habitat structures such as old trees, snags, trees with cavities, and ephemeral wetlands.

ix. protect existing soils and soil conditions.

x. restore and enhance historical forest densities and hydrological function within *restricted development zones*.

i. prevent disturbance of nesting sites and breeding areas.

d. Lighting within the proposed development must be designed to provide the minimum necessary for safety purposes and to avoid light intrusion throughout the parcel, but particularly into *restricted development* and *buffer areas*.

f. Fencing should be wildlife-friendly, allow animals to easily jump over or crawl under a fence and not present a risk of injury or entanglement. It should:

v. not be higher than 1.05 metres,

vi. have a bottom strand not lower than 0.3 metres above the ground,

vii. not be barbed, and

viii. have a top that is highly visible, e.g marked with reflectors or flagging.

g. Fencing to restrict access of livestock to Aquatic Ecosystem Areas must be installed where livestock are expected to be present on the property. Any fencing should be designed to be wildlife-friendly as per 4(e) above.

h. Any trail or pathway development must:

i. minimize the impacts of recreational use on *restricted development areas* and adjacent natural areas and systems,

ii. adhere to the Village's trail and pathway design and construction practices for environmentally sensitive areas, and

iii. be designed to prevent motorized vehicle use to the maximum extent possible.

5. ECOSYSTEM RESTORATION AND ENHANCEMENT

a. The SPEA and *restricted development areas* must remain free of development except in accordance with conditions contained in the permit.

b. If a portion of an Aquatic Ecosystem Area *buffer area* has been substantially altered or permanently removed such that restoration is impractical the *buffer area* may be widened in other portions of the site as compensation.

c. Disturbed areas within the SPEA, within *restricted development areas* and within *buffer areas* must be restored in accordance with a restoration plan provided by a QEP. At a minimum, the plan must include the following:

   i. Replanting must be with trees, shrubs, and ground cover native to the area and selected to suit soil, light, and groundwater conditions of the site.

   ii. Individual trees must be planted at a density in accordance with the recommendations of the QEP.

   iii. Replacement trees must be species native to the area or as approved by the Village.

   iv. Where needed, add plantings to enhance bank stability and provide cover to a watercourse.

   v. A native shrub layer should be provided for the restoration area and shrubs should be planted at an average density of 1.0metre apart and a minimum #2 pot size at time of planting.

   vi. Native groundcover may be substituted for native shrubs where groundcover would have occurred naturally. If used, groundcover must consist of brush layers or planted groundcover species at a maximum average spacing of 0.5metres with plants of minimum 10.0centimetre pot size at time of planting.

   vii. Areas not covered by trees, shrubs, or groundcover may be seeded with native herbaceous plants, grasses, or legumes or covered with a natural mulch to reduce the opportunity for germination and spread of non-native seeds.

   viii. For wooded areas, clearing should not exceed 10 percent of the Aquatic Ecosystem Area, should be confined to the outer portions of the Aquatic Ecosystem Area, and must not be on *steep slopes*. The same replacement ratio, average tree density, and site features as in guidelines ii. apply.

   ix. All vegetation must be protected from intrusion by motor vehicles with a curb or other suitable protective barrier if roads, driveways, or parking areas abut the restoration area.

6. STORMWATER MANAGEMENT

a. Development must minimize rainwater runoff and maintain pre-development water quality and quantity on the property.

b. In furtherance of the objectives and guidelines of this DPA, and as per the *Local Government Act,* sections 484 and 485, development approval information may be requested on the impact of a development proposal on the natural environment. The Village may require a stormwater management plan and the development must be designed to implement the plan's recommendations. The plan must:

i. examine pre-development water quality and quantity on the site and provide mitigation and enhancement strategies to maintain pre-development water quality and quantity;

ii. follow source control (on-site) principles and practices, and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies;

iii. take advantage of on-site opportunities for natural storage and infiltration to soil, wetlands, and forests; and

iv. use site adaptive principles in facility placement and design, site grading, tree retention, pervious surfaces, and the scale and types of measures used to capture, direct, and manage stormwater.

7. EROSION AND SEDIMENT CONTROL

a. To prevent harm to aquatic ecosystems, land alteration, construction, addition to or alteration of buildings must minimize the amount of sediment entering waterbodies and watercourses.

b. The Village may require an erosion and sediment control plan by a qualified professional to control erosion and sediment movement.

c. The development must be designed and implemented in accordance with the erosion and sediment control plan recommendations.

8. SHORELINE PROTECTION DEVICES

a. Where shoreline protection works are proposed, they must be designed by a Professional Engineer and:
   i. Be limited to that necessary to prevent damage to existing structures or established uses on adjacent upland;
   ii. Be the 'softest' possible shore protection measure that will still provide satisfactory protection;
   iii. Not be expected to cause erosion or other physical damage to adjacent or down-current properties; and
   iv. Address compatibility with any adjacent shore protection works.

b. Where protection from erosion is proposed as either new works or replacement, every effort must~~will~~ be made to design shoreline protection in accordance with the Green Shores programs of the Stewardship Centre of BC. These programs provide resources for, and examples of, shoreline erosion protection involving creation or maintenance of low-angle slopes allowing for dissipation of wave energy, retaining native plants and habitat, and providing a natural appearance. Some Green Shores approaches rely on use of the beach below the natural boundary, which may require permission from the Province or other landowner.

c. Entirely 'hard' structural shore protection measures such as concrete walls, lock block, or stacked rock (riprap), may be considered as a last resort only when a geotechnical and biophysical analysis demonstrates that:

    a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with upland development;

    b. All possible on site drainage solutions by directing drainage away from the shoreline edge have been exhausted;

    c. Green Shores non-structural or structural measures are not feasible or not sufficient to address the stabilization issues;

    d. It is not feasible to instead construct a retaining wall that meets the zoning bylaw s setback;

    e. The shore protection measure is designed so that neighbouring properties are not expected to experience additional erosion; and

    f. All shore protection structures are installed upland of the present natural boundary.

9. DOCKS AND BOAT LAUNCHES

a. Preference is to be given to the placement of mooring buoys and floats instead of docks. It is also to be given to the construction of joint use docks rather than individual ones. Multifamily and strata-titled developments are to construct joint use dock facilities.

b. Residential docks should be located and designed to avoid the need for shore defence works, or breakwaters.

c. Structures in contact with the water should be constructed of stable materials, including finishes and preservatives that will not degrade water quality. Refer to the BC Ministry of Environment Best Management Practices for Small Boat Moorage on Lakes, 2006 or as amended for more information.

d. All docks should be constructed so that they do not rest on the bottom of the foreshore at low water levels.

e. Any plastic foams or other non-biodegradable materials used in construction of floats and docks should be well contained to prevent escape into the natural environment.

f. Docks should not exceed 20 m^2 in total surface area, and not extent a distance greater than 30m from the present natural boundary of the upland parcel.

g. Dock ramps should not exceed 1.5m in width for access ramps or walkways and 3 m in width for any other portion of the dock.

h. Boat launch ramps are the least desirable of all water access structures and may only be located on stable, non-erosional banks where a minimum amount of substrate disturbance or

stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes. The ramp width should be minimized, and paved strips versus a full concrete pad is preferable. Development Permit applications must demonstrate all applicable provincial and federal guidelines have been followed and approvals are in place.

10. STEEP SLOPES

a. Unnecessary disturbance of ~~the~~ steep slope<u>s</u> should be avoided. Site development should preserve natural vegetation on <u>a</u> steep slope~~s~~ and retain the natural terrain, topography of the site, and minimize cutting into the slope~~s~~.

b. Development at the top and toe of a steep slope should be designed to prevent negative impacts to slope stability and protect development from the hazard. The Village may require a report by a qualified professional which must include recommendations to be implemented by the development such as drainage management, <u>retention of an existing vegetated buffer,</u> landscaping, and <u>setbacks</u> ~~proximity~~ of buildings and structures <u>from</u>~~to~~ the slope.

11.2 DPA 2 - GROUNDWATER PROTECTION

A. DESIGNATED AREAS

The areas shown on Map G are designated as Development Permit Area 2.

A development permit is required for the subdivision or the alteration of land, construction of, addition to, or alteration of a building or other structure on the land. For clarity, this includes, but is not limited to, the following activities:

a. Installation of a septic field (in areas where permitted)
b. Installation of fuel oil or gasoline storage tanks (in areas where permitted)
c. Construction of a new private well
d. Construction of a geothermal energy system

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(a) and (i), of the *Local Government Act*:

(a) Protection of the natural environment, its ecosystems and biological diversity

(i) Establishment of objectives to promote water conservation.

In addition, section 485 of the Local Government Act permits local governments to request development approval information such as site plans, research reports and studies. All of DPA ~~1~~2 is included within the area designated by the Village for development approval information. Section 9.7 of this OCP further outlines policy on development approval information.

C. JUSTIFICATION

This Development Permit Area (DPA) designation has been established to ensure that development takes place in a manner that protects, sustains or enhances the quality and quantity of ground water sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystems.

This DPA lies above an unconfined aquifer, an aquifer that lacks a confining layer such as clay, and has been identified by the provincial government as being highly vulnerable to contamination[2]. The aquifer also feeds Morrison Creek. The groundwater that surfaces as springs in the Morrison Creek headwaters~~is the source of domestic water for many Cumberland residents.~~ is included in the definition

[2] Map G which shows the extent of the unconfined aquifer corresponds to the provincially mapped Aquifer 417 with an area of 37.4 km2. Information about groundwater resources and wells are available at https://apps.nrs.gov.bc.ca/gwells/aquifers

of Critical Habitat for the Morrison Creek Lamprey, listed as an aquatic species at-risk under federal Species at Risk Act. Anything that could intercept or compromise the quality or quantity of that groundwater could be a violation of the federal Critical Habitat Order for the Lamprey and thus of the Species at Risk Act.

The DPA includes the lands that overlay the aquifer that is part of the critical habitat of the Morrison Creek Lamprey. It also includes all lands designated industrial, all lands that have an industrial use, and lands that permit gas stations because those land uses may include the storage, handling, or disposal of hazardous materials and, therefore have a higher potential to contaminate underlying soils and groundwater than residential, institutional, commercial, and other non-industrial land uses.

The DPA also encompasses the Coal Creek well and the surrounding area which feeds the well. The Coal Creek well is one of Cumberland's sources of drinking water, further described in the Village's *Long Term Water Supply Strategy, Final Report, June 2016*. The aquifer which supplies water to the well is described in the Water Supply Strategy as an "unidentified aquifer" and lies below aquifer 417.

Additional objectives of this designation include:

1. To sustain the health of groundwater and hydraulically connected aquatic ecosystems.
2. To protect and sustain the quality and quantity of groundwater sources for drinking water, irrigation and other approved uses.
3. To reduce the risk of groundwater contamination from development.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

i. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

8. Subdivision of land where no new lots will be created.
9. Excavation of an area less than 15 m^2 and shallower than 0.5 m
10. Construction involving a building floor area of 10.0 m^2 or less.

11. Erection of fences 2.0 m or less in height.

E. GUIDELINES

1. Before any land alteration and before development design begins within this DPA, the owner must obtain a report from a qualified registered professional which assesses the risk of contamination resulting from the proposed land use and identifies measures to ensure development proposals have no detrimental impacts on either the quality or quantity of groundwater. At a minimum, the report must include the following:
    a. Review of the depth of groundwater, flow direction, soil permeability, and potential contamination sources from the proposed use.
    b. An examination of pre-development water quality and quantity on the site.
    c. Measures required to ensure the proposed development and land use will not have a negative impact on the aquifer.
2. Development proposals must demonstrate how they are implementing the measures identified in the required report to ensure that the development poses no unacceptable risk to either the quality or quantity of groundwater.
3. Where a municipal sanitary sewer system is not available, sewage must be conveyed to an on-site private sewage disposal system which must, at a minimum, include a two- stage septic system, a large capacity tank and a gate valve before infiltration to subsurface. The two-stage system must be designed by a qualified professional and consist of a separate tank where the sludge is digested and prohibit mixing of digested sludge with incoming sewage. The qualified professional must provide assurance that water quality of the aquifer is not impacted.
4. For developments to be serviced by a non-municipal community water system, the water service provider must provide written confirmation by a professional of sufficient quantity and quality of potable water.
5. Land uses involving materials and substances that have the potential to contaminate groundwater should be located on hard surfaced, impermeable floors, and include systems to capture and treat effluents and spills.
6. Grease, oil, and sedimentation removal facilities must be provided for stormwater infiltration systems, treated effluent, and diverted stormwater collection and discharge systems where there is potential for silt, petroleum-based and other contaminants to enter a watercourse or infiltrate into the ground. A plan for on-going maintenance of these facilities must be provided.
7. All hazardous substances must be stored in secure, impervious containers with secondary containment.
8. Facilities handling fuel, oils, solvents, pesticides, or fertilizers must include spill containment systems and a Spill Response Plan.

9. Above and underground storage tanks for hazardous materials or petroleum products are strongly discouraged. Where they are warranted, their installation must follow industry best practices to avoid contamination of the soil and groundwater, at a minimum, meeting the following requirements:

    a. Double-walled steel tank construction
    b. Secondary containment of piping
    c. Tanks coated with rust-resistant material
    d. Overfill protection device
    e. Spill containment device around fill pipe
    f. A dispenser sump and tank sump, for the control of possible leakage from the dispenser or piping; and
    g. Leak detection of the interstitial space, piping and sump pump(s).

10. Installation of hazardous materials and petroleum product storage tanks must be conducted by a licensed qualified contractor under the supervision of a qualified professional.

11.3 DPA 3 - FARMLAND PROTECTION

A. DESIGNATED AREA

The areas shown on Map H are designated as Development Permit Area (DPA) 3.

B. CATEGORY

DPA 3 is designated pursuant to section 488 (1)(c) of the *Local Government Act* for the protection of farming.

C. JUSTIFICATION

This development permit area is intended to reduce land use conflicts that may arise between active farm operations and non-farm uses. Appropriately designed developments on non-Agricultural Land Reserve (ALR) lands adjacent to farmland can decrease the likelihood of conflict and nuisance complaints from adjacent non-farm users. Normal farm practices are protected under the *Provincial Farm Practices Protection Act (Right to Farm)*.

Typical conflicts that may occur as a result of non-farm uses being located in or adjacent to agricultural areas include complaints about early morning farm equipment noises, drifting dust or spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

The following guidelines are intended to protect the vitality of local agriculture and encourage commercial, active agricultural operations on lands within the provincial ALR. While there is no designated ALR within the jurisdiction of the Village, parts of the municipal boundary adjoin ALR in other jurisdictions. Consideration of subdivision layout, building design, stormwater management, buffering and fencing of lands beside the ALR will protect the agricultural uses of the ALR lands and reduce conflicts between users.

Additional objectives of this designation include:

1. To reduce the potential for conflict between non-farm uses and neighbouring active farm operations.
2. To protect the viability of agricultural operations.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council*

of Metro Vancouver Technical Guides for Practitioners, 2021-2023 and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

13. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.

14. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

15. Construction of an accessory building with a floor area of 10.0square metres or less.

16. Erection of fences 2.0metres or less in height.

17. Roof replacement.

18. Installation of solar domestic hot water or photovoltaic systems on roofs.

19. Land alteration or construction that occurs more than 30.0 metres from the nearest property line of a parcel of land within the ALR

20. Subdivision of land where no new lots will be created.

21. Land alteration for urban agriculture and community gardens.

E. GUIDELINES

1. Any proposed development, including subdivision, should be designed to minimize the impacts of non-farm development on adjacent agricultural uses.

2. Roads and pedestrian access routes that end at the boundary of the ALR should be avoided except where necessary to provide access for farm equipment.

3. A minimum 15 m continuous vegetated landscape buffer must be established parallel to the agricultural land boundary within the non-farmland. New plantings should be native, drought resistant, and adapted to the site conditions. Where already present, native vegetation should be retained and, as applicable, densified to establish a continuous buffer.

4. Mature trees within the buffer should be preserved, except where they have been determined by a certified arborist to pose a hazard or be at high risk of failure.

5. A landscape plan should identify existing species and additional species to be planted and include prescription for maintenance.

6. The landscape buffer may be designed to absorb and manage stormwater as long as this does not compromise the vegetation or reduce its effectiveness as a buffer.

7. Landscape buffers should be designed to mitigate equipment noises, drifting dust and spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

8. Where soils and site conditions permit, vegetation should include evergreens for year-round screening.

9. Buffer design may include appropriate barrier fencing in combination with vegetative screening.

15. Fencing should be wildlife-friendly and not present a risk of injury or entanglement to wildlife and be within an existing landscaped or disturbed area. It should:

    i. not be higher than 1.05 m,
    ii. have a bottom strand not lower than 0.3 m above the ground,
    iii. not be barbed, and
    iv. have a top that is highly visible, e.g. marked with reflectors or flagging.

11.4 DPA 4 - WILDLAND-URBAN INTERFACE

A. DESIGNATED AREA

The areas shown on Map I are designated as Development Permit Area No. 4 (DPA 4).

B. CATEGORY

This development permit area is designated pursuant to section 488 (1) (b), of *the Local Government Act*: Protection of development from hazardous conditions.

In addition, section 485 of *the Local Government Act* permits local governments to request development approval information such as site plans, landscape plans, research reports and studies. All of DPA 4 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The Village is surrounded by large forested areas. These tracts of forest create an interface with adjacent residential, commercial and industrial areas. One purpose of this Development Permit Area is to reduce the potential for damage to private property in the event of a wildfire and reduce the potential for wildfire spreading into the Village.

Embers from large catastrophic wildfires are known to fly 1 km to 2.5 km under certain conditions. That means in the event of a large wildfire in the surrounding forests, buildings and structures in all of the Village may be exposed to airborne embers. The Village's form and character DPAs (DPA 5 – 10) include guidelines to reduce the use of highly flammable building materials and landscaping to reduce the risk of ignition. The Village also participates in the Comox Valley FireSmart Program to provide information and FireSmart assessments to homeowners in the Village to identify what further measures they can take to integrate FireSmart principles into their properties.

However, lands within 100 m of undeveloped forested lands are particularly at risk and are identified in the DPA 4 area. If designed to be FireSmart, those properties also play an important role in preventing

the spread of a wildfire into the community. In addition to meeting the DPA 4 guidelines below, property owners are encouraged to complete the most recent BC Firesmart Home Ignition Zone Self-Assessment at firesmart.ca to identify further ways to integrate FireSmart principles into their property and yard.



Source: BC FireSmart

Forested areas where future development could occur (subject to OCP amendments and rezoning) are also included in DPA 4 and the guidelines are intended to reduce the hazard potential in those areas.

While protecting development from wildfire is the primary purpose of this designation, it is also important to do so in a manner that minimizes harm to the natural environment itself. More fire resistant properties, including fire resistant buildings and landscaping, will reduce the risk of fire that may originate on a private property spreading to neighbouring properties and into adjacent forests.

Additional objectives of this designation include:

1. Protect buildings and properties near wildland-urban interface boundaries from heat radiation, direct flame contact or airborne embers produced by interface wildfires.
2. Reduce the risk of wildfires spreading into the Village from surrounding forested areas.
3. Promote the planting of native species with low flammability.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:
    a. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
    b. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
    c. Mining activities authorized by a *Mines Act* permit.

d. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
3. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
4. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

5. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
6. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
7. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

8. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
9. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

10. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
11. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

12. Subdivision of land where no new lots will be created.
13. Construction involving a building floor area of 10.0 ^{m2} or less.

14. Construction that is limited to the addition, replacement, or alteration of doors, windows, building trim, or soffits.

~~15. Replacement of a roof with a fire-resistant material~~

~~16. Replacement of siding with a fire-resistant material~~

~~17.~~15. Land alteration to facilitate urban agriculture and community gardens.

~~18.~~16. Erection of fences 2.0metres or less in height.

~~19.~~17. Where the Village holds a covenant directing requirements for FireSmart buildings and yards, that meets or exceeds current DPA 4 guidelines and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the requirements of the covenant.

D. GUIDELINES

1. FIRESMART BUILDINGS AND YARDS

a. Following are the minimum FireSmart standards that must be met for all buildings and vegetation on a property:

i. Roofing materials with Class A or B Fire Resistant rating.

ii. Gutters constructed of non-combustible material.

iii. Non-combustible ~~siding~~ cladding materials such as stucco, metal, brick, cement shingles, fibre cement~~, or other non-combustible cladding~~.

iv. Non-combustible or fire-rated exterior doors.

v. Closed in and screened roof vents.

vi. Eaves enclosed with properly fitted non-combustible soffits and fascia.

vii. Heavy timber construction, fire-retardant treated materials, and other non-flammable materials for decks and railings.

viii. Underside of decks or porches enclosed with non-combustible sheathing.

ix. A 1.5 m non-combustible surface surrounding buildings and decks.

x. Fencing within 1.5 m of a structure constructed of non-combustible material.

xi. Where chimneys are permitted, they should have approved spark arrestors.

xii. Vegetation is cleared 3.0 m from power lines and, where permitted, propane tanks.

xiii. Coniferous trees within 10.0 m of any buildings and structures must be limbed up to 2.0 m from the ground.

xiv. No hedges comprising of coniferous species such as juniper, cedar or yew, may be planted.

xv. No bark mulch may be applied within 10 m of buildings and structures.

2. FIRESMART SUBDIVISION DESIGN

a. As part of subdivision applications, where the land to be subdivided is partially or fully within DPA 4, a Wildfire Hazard Assessment Report should be completed and the subdivision design must implement those measures. The Assessment Report must assess wildfire hazard risk and may recommend additional measures beyond the following guidelines below to minimize that risk:

   i. Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and density of the subdivision and lands beyond.

   ii. Wherever possible, the subdivision must provide opportunities for large setbacks (10.0metres minimum) between new building sites and forested areas. As a term of the development permit, the Village may ask for a covenant requiring buildings to be located within an identified buildable area to the front of properties that are located on a forested edge.

   iii. Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision.

   iv. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

   v. Where forested areas extend into the subdivision, a fuel hazard assessment including recommendations for mitigating any hazards should be prepared by a qualified wildfire mitigation specialist.

   vi. Site design should consider topography so that building sites are located on the flattest areas of the property, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.

11.5 DPA 5 – INDUSTRY ~~IAL~~

A. DESIGNATED AREA

The areas shown on Map J are designated as Development Permit Area 5.

B. CATEGORY

This development permit area is designated pursuant to sections 488 (1)(f)(h), (i), and (j), of the *Local Government Act*.

f) Establishment of objectives for the form and character of industrial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 5 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The intent of this designation is to foster industry ~~ial~~ development that is both visually appealing and sensitive to its surrounding context. Industry development includes both industrial and service industries.

The development permit guidelines promote thoughtful building and landscape design that considers the relationship between structures, the streetscape, viewscapes, open spaces, and neighbouring properties, while ensuring safe, multimodal access to industry ~~ial~~ lands.

Although the preservation of viewscapes is important throughout the area, it holds particular significance in the Bevan Industrial Area—known as the "Bevan Lands"—which occupies a plateau with expansive views toward the Comox Glacier and other peaks of the Vancouver Island Range. The development permit area guidelines aim to safeguard key view corridor (also see figure 14: viewscapes from Village in section 6.2 of the OCP). ~~.~~

Long-time established industrial uses are located along Cumberland Road and Ulverston Road. New development or improvements on those properties are equally subject to these development permit guidelines, with an emphasis on mitigating potential negative impacts on neighbouring residential uses, ensuring the continued visual quality of the developments, and promoting upgrades that result in increased energy efficiency, water conservation and lower greenhouse gas emissions.

Additional objectives of this designation include:

1. Enhance the visual quality of industrial development through architectural and landscape design.
2. Mitigate negative impacts on neighbouring uses.

3. Provide safe access and circulation for personal and commercial vehicles.
4. Integrate safe pedestrian and cycling facilities within the circulation system.
5. Provide landscaping that is drought-resistant and wildlife and pollinator-friendly.
6. Reduce energy and water consumption and reduce greenhouse gas emissions associated with the development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    b. construction of the building follows best management practices for erosion and sediment control.
10. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to less than 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the Local Government Act). A building permit may still be required.
11. Erection of fences 2.0 metres or less in height
12. Installation of solar domestic hot water of photovoltaic systems on roofs
    a. Other
13. Subdivision where no new lots are created.

14. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. On-site vehicle circulation must be conveniently laid out, with unrestricted access to waste receptacle storage areas where on-site pick-up is necessary.

c. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.

d. Site design should analyze viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Boston Ridge, Beaufort Mountains) and demonstrate how key views can be preserved, in particularly from nearby sidewalks, streets, and public open spaces.



Figure_: View to Comox Glacier from Bevan Lands (Guideline 1d)

~~c.~~e. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

ADDITIONAL GUIDELINE FOR SERVICE INDUSTRY (f.)

f. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREA

a. The open space around all buildings or structures, not required for parking, loading, equipment storage, assembly, processing, or manufacturing, should be enhanced through hard- and softscape landscaping.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (b.)

b. Landscaping should:

i. treat vehicle entrances as design and landscape features or "gateways"
ii. define building and parking area entrances
iii. break up large parking areas
iv. provide shade and climate control
v. enhance the aesthetics of the development
vi. provide increased amenities for users
vii. contribute to creation of a pedestrian friendly environment
viii. break up the mass of buildings
ix. soften architectural materials
x. enhance the streetscape/parkway environment
xi. ensure linkages to public sidewalks and multi-use pathways
xii. improve the safety, function access and appearance of the area over the expected life of the landscaping and provide an accessible environment.

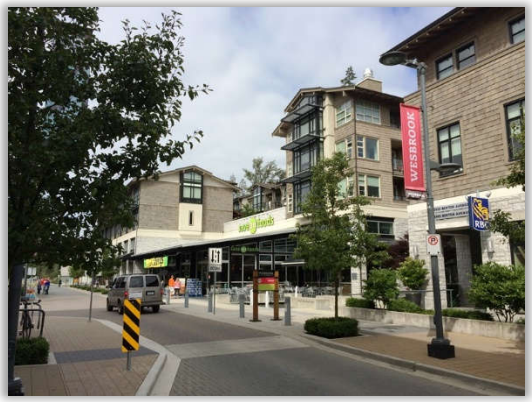




Figure 11.5-1: Examples of pedestrian-friendly commercial frontages and streetscapes (guidelines 2c vii,x)

SOFTSCAPING

~~b.~~c. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

~~c.~~d. Landscaped areas should primarily feature trees including street trees, shrubs, perennials, grasses. Lawn areas should be used minimally. ~~Select~~ ~~p~~Plant species should be~~that are~~:

i. Native or adapted to the region
ii. Supportive of habitat, nesting, foraging, or pollination
iii. Drought-tolerant
iv. Adapted to anticipated future climate conditions wherever possible.
v. BC FireSmart

~~d.~~e. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

~~e.~~f. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

~~f.~~g. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Landscaped buffers designed by a landscape professional must be provided:

i. where the industrial zone is adjacent to any property zoned for residential use, the buffer will be designed to effectively screen from view and mitigate noise from the industrial use as effectively as possible through the use of a landscaped buffer, sound-attenuating fencing, and siting; and

ii. along the road frontage on those lots identified on Map E, in order to screen from view and mitigate noise emanating from the industrial use to the highway:

- A planting buffer at least 4.0metres (13.1feet) wide which may include the plantable portion of the Village boulevard, if the private property has insufficient setback for buildings or required parking, and private property;
- This design will include combinations of trees, shrubs, drought tolerant grasses, ground covers, etc;
- The design will include at least one tree capable of attaining a height of at least 5.0metres (16.04feet), which must be planted on average every 10.0metres (32.8feet), interrupted only for driveways or walkways.

iii. along all other roads,

- A landscaped area buffer must be provided along the road frontage to soften the view of the industrial uses and create an attractive transition to the sidewalk and road.

h. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

iii. Due to their high flammability, juniper, English yew and cedar hedges must~~should~~ not be planted.

HARDSCAPING

i. Building footprints should be located to create opportunities for an outdoor amenity area for employees which includes outdoor seating and landscaping.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (j.-k.)

j. Building footprints should be located to create opportunities for plazas, courtyards, or wide sidewalks connecting to the frontage of commercial units and include appropriate site furniture and lighting.

k. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

~~k.~~l. Fencing and/or vegetative screening on property lines should protect the privacy of occupants on adjacent properties.

~~l.~~m. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

~~m.~~n. Where an industrial use is located within 60 metres of a residential use, sound attenuating fencing, a minimum of 2.0 metres in height, should be installed to buffer noise transfer to the residential use. To break up a long solid fence line visually, fences over 10 metres in length should have a vegetated buffer in front of the fence.

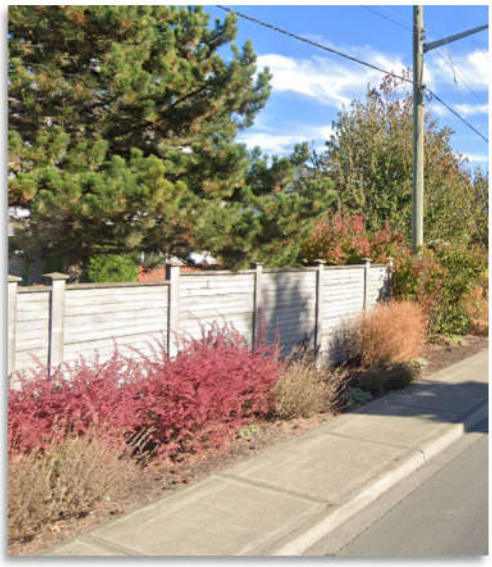


Figure 11.5-1: Example of sound attenuating fencing with a vegetative buffer in front (guideline 2l)

~~n.~~o. All waste disposal and recycling bins must be screened and be protected within an animal-proof enclosure, not less than 2.0metres in height.

~~o.~~p. Such elements as shipping and loading areas, outdoor storage areas, shipping containers, transformers, and meters must be additionally screened through landscaping, solid fencing and appropriate siting.

WATER CONSERVATION

~~p.~~q. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

~~q.~~r. Design sites to minimize water use for irrigation by using strategies such as:

a. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

b. Selecting drought-tolerant species

c. Using lower water requirement systems such as drip irrigation.

d. Using recycled water for drip irrigation systems.

~~r.~~s. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

~~s.~~t. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25 percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. All buildings and expansions thereto, storage, parking, and supply yards should be designed to be compatible with surrounding land uses and the major roads fronting the property.

b. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

c. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

d. Building design should include a variety of architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest.

e. Building massing should respond to a human scale with materials and details that are proportionate to human height.

f. Buildings should provide visual interest at the street and sidewalk level by:

   i. Designing primary entrances to be clearly visible and accessible from the street.

   ii. Locating the office, reception, or sales component of the building closer to the street than the plant/warehouse component of the building and using different roof lines, different exterior materials, decorative design elements and/or architectural elements, to distinguish between the two building components.

   iii. Articulating building frontages by visually separating them into smaller distinctive units and avoiding blank walls along street, sidewalk, and multi-use trail frontages. Where blank walls



Figure 11.5-2: Example of interesting ways of treating blank walls (guideline 3fiii)

cannot be avoided because of the proposed use of a building, their effect should be attenuated through a wall treatment.

iv. Locating purely utilitarian accessory buildings, such as equipment storage buildings or shelters, concrete or prefabricated metal buildings in rear or side yards and screening them to the street with landscaping or fencing.

ADDITIONAL GUIDELINES FOR SERVICE INDUSTRY (g.-l.)

g. Building design should provide visual connections between entrances and associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened "sense of place".

h. Building scale should step down to adjacent pedestrian routes and building entrances.

i. Buildings should include multi-planed, pitched roofs with meaningful overhangs and arcades.

j. Buildings should include regular or traditional window patterns.

k. Strongly thematic architectural styles associated with franchises are generally undesirable and if utilized must be modified to be compatible with nearby character buildings, the natural setting and other objectives and guidelines reflective of Cumberland's unique history, character and context.



Figure 11.5-3: Example of visual connection between entrances and pedestrian areas (guideline 3 g)

~~g.~~l. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing is encouraged to incorporate passive heating, lighting and cooling design features such as:

i. orientation to optimize the benefits of solar gain

ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

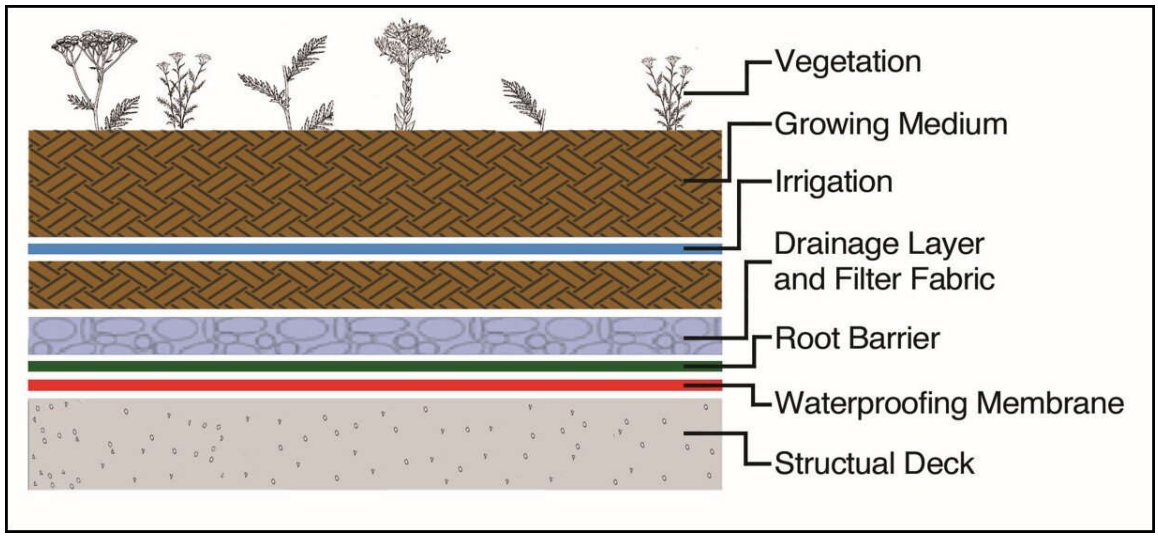


Figure 11.5-4: Typical green roof cross-section (with optional irrigation) (guideline 4b).

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 11.5-5: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:



Figure 11.5-6: Example of shielded directional lights (guideline 5c)

   i. fully shielded (full cutoff), directing light downwards to prevent skyglow.

   ii. Located to minimize light intrusion into residential caretaker units.

   iii. not reduce the separation effectiveness of any landscaped buffer.

d. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards.





Figure 11.5-7: Examples of guidelines 6 b. and c.

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas should be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

e. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of buildings.

11.6 DPA 6 – MULTI-UNIT RESIDENTIAL AND MIXED USE

A. DESIGNATED AREA

The Multi-Unit Residential and Mixed-Use Development Permit Area, DPA 6, is shown on Map K.

B. CATEGORY

This development permit area is designated pursuant to section 488.1 (1), (a), (b), (f), (h), (i), (j) of the *Local Government Act* for the following purposes:

(f) Establishment of objectives for the form and character of commercial and multi-family residential development.

(h) Establishment of objectives to promote energy conservation.

(i) Establishment of objectives to promote water conservation.

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 6 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design for stand-alone multi-unit residential developments and for mixed use developments that include both residential and commercial uses.

Additional objectives of this designation include:

1. Promote a compact urban form where housing is located within a short walking distance of shops, restaurants, grocery stores, personal services, the community centre and parks.
2. Support housing diversity.
3. Ensure multi-unit residential development is well integrated and sensitive to the surrounding neighbourhood context.
4. Design buildings to a human scale and orient them to the street.
5. Ensure a pedestrian and bicycle-oriented development.
6. Provide landscaping and create greenspace for the enjoyment of residents.
7. Provide landscaping that is drought resistant and pollinator-friendly.

8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    b. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.

11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. Wayfinding signage for larger developments should be provided. All signage should be architecturally compatible with the overall design of the buildings.

c. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

d. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. cafes, retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees, shrubs, perennials, and grasses, and may include vegetable gardens. Lawn areas should be used minimally. Select plant species that are:

   i. Native or adapted to the region

   ii. Supportive of habitat, nesting, foraging, or pollination

   iii. Drought-tolerant

   iv. Adapted to anticipated future climate conditions wherever possible.

   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

   iii. Due to their high flammability, juniper, English yew and cedar hedges should not be planted.



Figure 10.6-1: Example of emphasis on public realm (guideline 2 i)

HARDSCAPING

h. Building footprints should be located to create opportunities for plazas, courtyards, or garden patio areas with appropriate site furniture and lighting.

i. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

j. Where a playground is required, it must:

   i. be sited so that the maximum number of units possible within the development may view it, and

   ii. not have a grade greater than 2 percent.

k. Common open spaces should:

   i. Be located as close to dwelling units as possible, with walkways or multi-use pathways connecting to building entrances and to any parks and open spaces adjacent to the development;

   ii. Include a portion that is usable for active recreation, such as a walkway.

l. Green walls/green screens are encouraged.

m. Fencing and/or vegetative screening on property lines should protect the privacy of occupants of adjacent properties.

n. Fencing materials should be sensitive to the neighbourhood context. Chainlink and solid corrugated metal fences on front lot lines are discouraged.

o. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

p. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.

q. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.

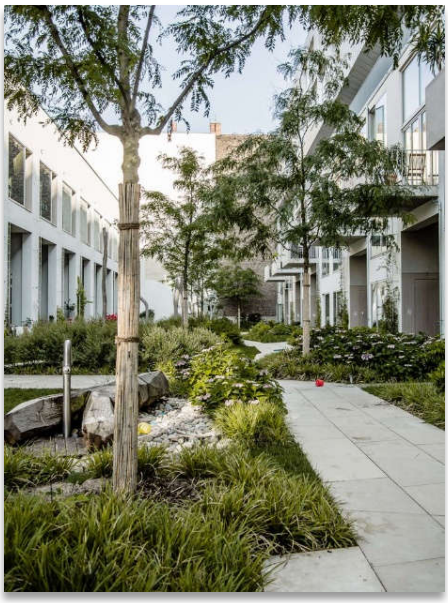


Figure 11.6-2: Example of landscaped common space with walkway (guidelines 2 k.i.)



Figure 10.6-3: Example of screened outdoor storage (guidelines 2 q)





Figure 11.6-4: Example of fence and vegetative screening

WATER CONSERVATION

s. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

t. Design sites to minimize water use for irrigation by using strategies such as:

   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

   ii. Selecting drought-tolerant species

iii. Using lower water requirement systems such as drip irrigation.

iv. Using recycled water for drip irrigation systems.

3. BUILDING FORM AND CHARACTER

a. Buildings should be sited to ensure that any adjacent low density single- and infill residential properties have visual privacy, by facing decks and balconies away from adjacent properties where possible.

b. Where the setback from an interior or rear lot line is less than 4.5 metres, transparent surfaces (windows) on walls facing directly onto adjacent low density residential properties should be limited to 20% of the total wall area and favour several smaller windows over one large window.

c. Design and site buildings to reduce direct sight lines into neighbouring properties to protect privacy.

d. Window placements should be offset between buildings facing each other to maintain privacy.

e. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.



Figure 11.6-5: Example of interesting ways of treating blank walls (guideline 3j)

f. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

g. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

h. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

i. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

i. articulated building footprints and varying setbacks to reduce massing, and

ii. frontages that are articulated and separated into smaller distinctive units.

j. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.

k. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.



Figure 11.6-6: Example of prominent building entrances (guideline 3 l)

l. Building entrances should be prominent and clearly visible from access driveways and streets.

m. In the case of townhouses, where garages cannot be located off a laneway or off a driveway to the interior of the lot, garage doors must not be visually prominent, mitigated through a minimum of a 1.2 m setback relative to the front door, landscaping, varied orientation, materials, scale, and finishes.

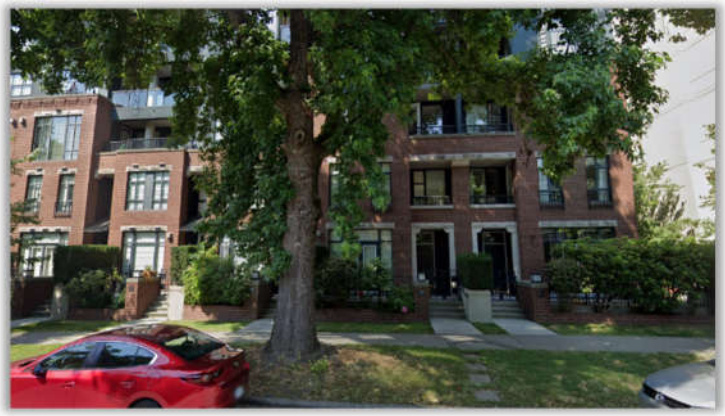


Figure 11.6-7: Example of ground level entrances to multi-unit residential (guideline 3 n)

n. In situations where multi-unit residential buildings face single-detached or residential infill development across a street, the multi- unit residential building should be designed to communicate with the dwellings across the street, for example, by including ground level entrances or patios facing the main road.

ADDITIONAL GUIDELINES FOR MIXED-USE BUILDINGS

o. The primary façade of mixed-use buildings and commercial entrances in mixed-use buildings should face the street, relate to the pedestrian scale and connect to the public realm (i.e. the sidewalk, street, public plaza). This may be achieved through design of entrance ways, the use of façade detailing, ground floor glazing, window size, awnings or roof canopies, signage, landscape treatment, outdoor furniture, distinct materiality and building articulation.



Figure 11.6-8: Example of ground floor commercial use oriented towards the public realm (guideline 3. o.)

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features, such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months



Figure 11.6-9: Example of passive building features (guideline 4a)

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot



Figure 11.6-10: Example of green roofs in a multi-Unit residential development (guideline 4b)

water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code under relevant legislation.



Figure 11.6-11: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (e.g. low level bollards).

d. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards
   ii. located to minimize light intrusion into residential units or not reduce the separation effectiveness of any landscaped buffer.
   iii. be complementary to the form and character of adjacent sites and Village streetlighting standards.

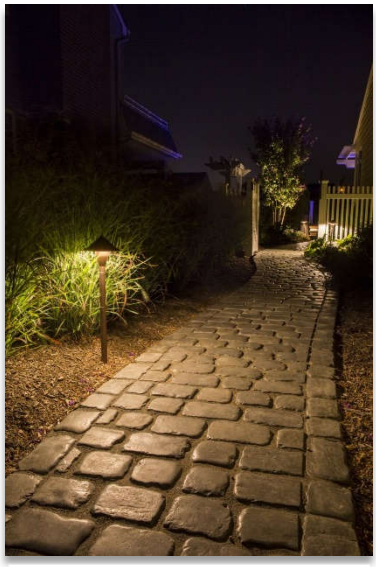


Figure 11.6-12: Example of illuminated pedestrian pathway (guideline 5c)



Figure 11.6-13: Example of shielded directional lights (guideline 5d)

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas may be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.



Figure 11.6-14: Example of landscaping and bioswale in a parking lot (guideline 6b)

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.

f. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

g. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.

i. Where individual dwelling units have vehicular access via a public street, combined driveway access points are encouraged to minimize interruptions of landscaping along the boulevard.

j. Internal private roadways must be wide enough to permit easy negotiation of vehicle~~car~~ access to individual garages or carports, parking areas, and to provide access for fire trucks.

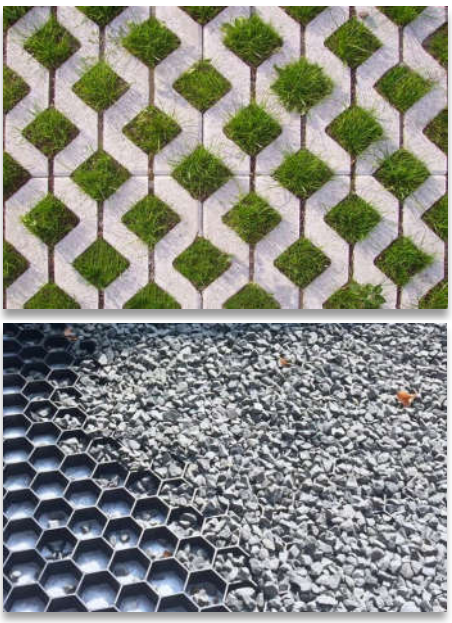


Figure 11.6-15: Example of permeable paving surfaces (guideline 6g)

11.7 DPA 7 - INTENSIVE RESIDENTIAL–CARLISLE LANE

A. DESIGNATED AREA

The guidelines apply to the entire area of the Carlisle Lane development shown on Map K and designated as Development Permit Area No. 7.

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(e), (h), (i), and (j) of the Local Government Act.

e) Establishment of objectives for the form and character of intensive residential development.
h) Establishment of objectives to promote energy conservation.
i) Establishment of objectives to promote water conservation.
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design within the Carlisle Lane development and to guide the integration of laneway housing into the neighbourhood. The following guidelines provide expectations for developments to promote a residential environment that maintains desirable relationships to its surrounding context.

The development of laneway houses in combination with secondary suites within a single-family residential neighbourhood promotes increased density, efficient servicing, home-based businesses, and rental opportunities within the neighbourhood.

Additional objectives are:

1. Achieve a high degree of residential liveability.
2. Achieve development that considers site specific characteristics.
3. Achieve sensitive integration of coach houses into a low-density neighbourhood.
4. Promote and encourage construction of quality housing.
5. Accomplish the above in an energy-efficient, sustainable and responsible manner.

D. EXEMPTIONS

~~A development permit is not required in the following circumstances:~~

~~1. Projects that are exempt from municipal control and regulated under federal and provincial law[1] including, but not limited to:~~

~~a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act~~

~~b. Forestry activities under the Forest Act or Private Managed Forest Land Act~~

~~c. Mining activities subject to the Mines Act~~

~~d. Hydroelectric facilities licensed by the Province~~

~~e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village~~

~~f. In-stream work as approved under the Water Sustainability Act~~

~~2. Public infrastructure works undertaken by the Village~~

~~3. Subdivision~~

~~4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))~~

~~5. Interior renovations to a building or structure~~

~~6. Erection of fences 2.0 metres or less in height~~

~~7. Replacement of a roof with fire resistant roofing material~~

~~8. Installation of solar domestic hot water or photovoltaic systems on roofs~~

~~9. For construction, alteration, renovation, addition or demolition of an accessory building.~~

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

~~[1] Current laws and regulations as amended or replaced from time to time.~~

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
   c. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
   d. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. FORM AND SCALE

a. New buildings should:
   i. Create visual interest by providing variations in height, rooflines and massing
   ii. Avoid building plans that are repetitive.

b. Flat roofed buildings are not permitted.

c. Large blank walls must not dominate the buildings and where windows/dormers/bays are not possible, landscaping should be used to mitigate the blank walls.

d. Garage must not be visually prominent, mitigated through the use of staggered setbacks, and varied orientation, materials, scale, finishes and colours.

e. The use of vinyl siding is prohibited.

f. Trim on windows, soffits and gables should complement the primary background colour of a building.

g. Large windows should not face directly onto adjacent properties.

h. Main entrances for principal dwellings should be prominent to the street.

i. The design and siting of coach houses shall:

   i. Be sensitive to the scale, mass and form of adjacent buildings
   ii. Use building materials that reflect the character of the principal dwelling unit
   iii. Not overlook and shadow adjacent properties
   iv. Utilize all habitable space opportunities such as building into the truss system of the unit.

2. LANDSCAPING

a. All portions of a parcel used for intensive residential, exclusive of parking areas, driveways or sidewalks shall be landscaped with a balanced mix of grass, shrub beds and trees to create a pleasant livable environment by providing an appropriate amount of usable open space, screening and shading.

b. A landscape plan by a landscape professional must be prepared with the broad objectives of providing:

   i. Vegetative screening on private lots to protect privacy and to mitigate noise between occupants of adjacent properties
   ii. Low height vegetation between adjacent driveways on private lots to mitigate the visual impact of paved surfaces
   iii. Aesthetic, social and natural benefits of street trees and plantings on public and common areas

c. The use of drought-resistant plant species is encouraged in all landscaping.

d. Boulevard (common or public) landscaping must include street trees and grass or ground covers.

e. Street trees of a type, spacing, and caliper size to be determined by the Village, must be located on the public right of way within the subject development. These works must include root barriers and irrigation.

f. Enhancement and landscaping along an adjacent lane must not contain parking or driveways.

g. Landscape plans will be provided at the developer's expense, which have been prepared by a landscape professional utilizing plants appropriate to the growing conditions. The plan must include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Private outdoor space for both the principal unit and the coach house must not constitute the same space and must be separated through landscaping.

i. Mature trees must not be cut down or damaged, wherever possible. Any trees removed by the Owners and occupiers must be replaced to meet the principle of "no net loss" of significant plant material. Replacement plantings must be sufficient in number, size, type and maturity in order to off-set its removal; Subsequent owners and occupiers must not remove replacement plantings installed by the developer or previous owner.

j. All landscaping is to be installed, staked, and mulched according to BC Landscape and Nursery Association standards.

k. Garbage and recycling systems must be placed in predetermined locations within the lane, in an enclosed area, garage, or adjacent to parking areas. Garbage and recycling areas and containers must be animal proof.

l. Fences must be constructed of wood. All wooden fencing and other wooden landscape components must not be left untreated unless the wood naturally has some preservative qualities (i.e., Western red cedar).

3. DRIVEWAYS AND PARKING

a. Paved driveway surfaces must not be wider than 5.0metres.

b. Where possible, parking for a coach house must not be accessed from the frontage road, but rather a secondary access in order to disperse traffic associated with any single property.

c. Parking areas for all recreational vehicles, trailers and boats, including commercial or industrial vehicles (if permitted by bylaw), must be parked behind the front face of the primary dwelling unit. This requirement must be met whenever these vehicles are on the property; there is no "temporary" storage or parking areas permitted.

4. OUTSIDE AMENITY AREA

a. A coach house must have an outside amenity area in the form of a deck, dedicated yard, garden or similar feature. A parking area does not qualify as an outside amenity area.

b. The amenity area must not be narrower than 2.5metres and must not be less than 10.0square metres in area.

c. Decks and balconies must not overlook adjacent properties.

5. SAFETY FEATURES

a. The civic addressing for a coach house must be visible from the primary street frontage.

b. A coach house must have a dedicated, unobstructed, hard surfaced path, not be less than 1.0metre in width that links the coach house to public street or lane. The pathway must be lighted in such a way as to not impact neighbouring properties. Vertical clearance must not

contradict fire safety requirements and standards of the Village and maintenance must not contradict Village bylaws.

6. ENERGY AND WATER CONSERVATION

a. Building units must not use any appliances that are not Energy Star certified.

b. Building siting and landscaping should consider passive solar exposure in wintertime and the reduction of sun penetration in summer.

c. Solar energy systems or pre-plumbing for future installation should be considered.

d. Natural infiltration of rainwater into the ground must be incorporated into the lot drainage management system unless the engineering and geotechnical reports confirm that the soils are not suitable for on-site infiltration.

e. Landscaping must not be developed without consideration of water-smart landscaping principles.

7. LIGHTING

a. Lighting for parking areas must not spill onto the neighbours' property or on to other units on the same property.

b. Motion-activated security lights must not create any light spillage on neighbouring buildings.

c. Lights from parked cars must not affect adjacent properties, but rather must be effectively prevented by the use of screening/fencing and/or landscaping and/or fencing.

8. STORMWATER MANAGEMENT

a. It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, each development must prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan must be prepared by a professional engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

9. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan must be prepared by a registered professional for the construction and operational phases of the development.

11.8 DPA 8 - INTERCHANGE LANDS

A. DESIGNATED AREA

The guidelines apply to the areas shown on Map K and designated as Development Permit Area No. 10.

B. CATEGORY

This development permit area is designated pursuant to sections 488(1) (d),(f), (g), (h), (i), and (j) of the *Local Government Act*.

d) Revitalization of an area in which a commercial use is permitted
f) Establishment of objectives for the form and character of multi-family residential development
g) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

C. JUSTIFICATION

The guidelines reflect the intent of conceptual development plans provided during the rezoning process for the lands. Guidelines are intended to provide development controls that will guide developers in the preparation of detailed development proposals. There is a need to buffer and to minimize the built form onto adjacent public realms including the existing neighbourhoods in the Village. The guidelines are structured to provide principles and a general set of acceptable solutions for the character, built form and public realm. he guidelines are intended to allow the design process to inform the preparation of a development proposal.

Additional objectives are:

1. Encourage opportunities for community surveillance and safety through clustering uses, parking and identified walkways
2. Complementary retail uses
3. Encourage the use of building finishes and forms that have a historic precedent in the Village
4. Ensure neighbourly integration of commercial uses with the residential area
5. Promote safe pedestrian-oriented streets and parking areas
6. Promote connectivity to area trails and public parks
7. Create a distinct identity and character within the Village
8. Minimize building impact

9. Promote the use of local materials and regional precedents

10. Promote barrier free access and design

D. EXEMPTIONS

~~A Development permit is not required in the following circumstances:~~

~~1. Projects that are exempt from municipal control and regulated under federal and provincial law[2] including, but not limited to:~~

~~a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act~~

~~b. Forestry activities under the Forest Act or Private Managed Forest Land Act~~

~~c. Mining activities subject to the Mines Act~~

~~d. Hydroelectric facilities licensed by the Province~~

~~e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village~~

~~f. In-stream work as approved under the Water Sustainability Act~~

~~2. Public infrastructure works undertaken by the Village~~

~~3. Subdivision~~

~~4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))~~

~~5. Interior renovations to a building or structure~~

~~6. Erection of fences 2.0 metres or less in height~~

~~7. Replacement of a roof with fire resistant roofing material~~

~~8. Installation of solar domestic hot water or photovoltaic systems on roofs~~

~~9. For construction, alteration, renovation, addition or demolition of an accessory building.~~

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

~~[2] Current laws and regulations as amended or replaced from time to time.~~

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.

5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:

   a. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
   b. construction of the building follows best management practices for erosion and sediment control.

6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.

7. Erection of fences 2.0 metres or less in height

8. Installation of solar domestic hot water or photovoltaic systems on roofs.

9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.

11. Text or content changes to existing signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Each dwelling must be provided with a minimum of 10.0square metres of open space. This space can be provided in the form of private open space such as balconies, courtyards, patios, porches, roof gardens and semi-private open space such as gardens, courtyards and landscaped setbacks to residential buildings.

b. Plaza design must provide ease of pedestrian flow to primary routes.

   i. In general, a plaza should be a relatively open and uncluttered space, with clear sightlines to ensure visibility, surveillance and security.

   ii. The edge buildings of a central plaza should:

   - Maintain a continuous façade at the edge on all sides
   - Provide for active retail uses or visually interesting commercial, community, or residential uses at the first floor and above overlooking the space
   - Provide for rain protection at building edges

c. The Village will work with the principles of Crime Prevention Through Environmental Design (CPTED) in the consideration site design and landscaping.

d. Site design should consider the preservation of natural site features.

e. Site design should consider the preservation and enhancement of view corridors to open areas and viewscapes.

f. Site design should give priority to alternate modes of transportation, including public transit, bicycles and pedestrians.

g. Building setbacks must be varied to enhance visual interest along the streetscape.

2. LANDSCAPING

a. Local building materials and finishes (e.g., stones, heavy timber) should be used.

b. Standard paving materials (i.e., materials such as asphalt and concrete) should be used for the majority of the streets and secondary sidewalks.

c. Higher quality paving (i.e., interlocking concrete pavers, brick and stone) should be used in highly public, special spaces such as squares, courts, pedestrian right of ways and primary sidewalks.

d. All landscaping must be irrigated by means of an automated system.

e. A landscaped buffer must be provided along all major roads and all buildings must be screened from view from any adjacent property zoned for residential use as effectively as possible through the use of landscaping, solid sound attenuating fencing, and siting.

f. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Landscape plans will be provided at the developer's expense, which have been prepared by landscape professional utilizing plants appropriate to the growing conditions. The plan must include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Landscaping should:

i. Provide shade and climate control
ii. Enhance the aesthetics of Commercial developments
iii. Provide increased amenities for users
iv. Create a pedestrian friendly environment
v. Break up the mass of buildings
vi. Soften architectural materials
vii. Enhance the streetscape/parkway environment
viii. Provide buffers between incompatible land uses or site areas
ix. Use drought tolerant plant species that are native to the region or suitable to this climate.

3. ACCESSIBILITY

a. Accessibility features must be integrated into the overall design concept and identified on the site plans.

b. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry and incorporate barrier-free universal design principles.

c. Accessible travel routes must be of a hard, slip- resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC)

d. Accessible travel routes must conform to the requirements of the most current edition of the BCBC.

4. BUILDING FORM AND CHARACTER – GENERAL

a. Metal finishes should be limited to structural frameworks and elements, roofing and siding material.

b. Entries should include a significant architectural element to ensure that the building entry is prominent and provides legibility and identity.

c. The use of reflective glass, mirrors or other highly reflective material is not permitted as entry material finishes.

d. Local building materials and finishes (e.g., stones, heavy timber) are encouraged as part of exterior building treatment.

e. Composition of materials along the length of a façade should reinforce the sense of multiple buildings, and minimize the apparent length of a building.

f. Glazed canopies and weather protection are required at building entries and where possible at select walkways.

g. Guidelines for ground floor façades:

i. Corners should be visually prominent and need to be strongly defined with special features wherever possible.

ii. Wherever possible, the use of blank walls at grade level should be avoided.

h. Guidelines for above ground floor façades:

i. Blank walls may only be above the ground floor where windows are not recommended. Such walls shall be addressed with a range of options such as articulation, surface detailing, material, and texture.

ii. Insets up to 3.0metres deep and up to 10.0metres long for façade walls are permitted above the ground floor.

i. Buildings with large visible roof areas, as seen from surrounding roads and higher buildings, should where possible incorporate roof articulation elements or green roof design to reduce the visual impact and expanse of flat roof area.

j. Mechanical enclosures must not to be visible from the public realm or from adjoining buildings.

k. A variety of balcony typologies are encouraged depending on the streetscape character, including recessed, cantilevered, concealed, open or screened.

l. Buildings must be designed to take account of prevailing wind directions and minimize potential wind tunneling effects.

m. Buildings should be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise through landscaping or sound attenuating fences.

n. Buildings should include regular or traditional window pattern.

o. Thematic architectural styles associated with some chain restaurants and service stores are generally undesirable and, if utilized, must be modified to be compatible with nearby structures and uses.

5. BUILDING FORM AND CHARACTER – RETAIL/COMMERCIAL

a. The expansive use of reflective glass is not permitted.

b. An entry door should be recessed from 1.2 to 1.6metres from the shop front to provide a more articulated and fine grade appearance.

c. Common entries to upper levels should be defined by an entry walk from the footpath that is separated from retail or office entries that are serving at-grade uses in the same building.

6. BUILDING FORM AND CHARACTER–RESIDENTIAL

a. Entries to residential lobbies along a retail street should be defined and identifiable as distinct from retail shop fronts, yet be sheltered and semi-private in character.

b. Buildings with a setback greater than 3.0metres should provide a patio or walled courtyard. Buildings with a setback less than 3.0metres should provide a landscape area appropriate to the internal use to provide a transition between the footpath and unit.

c. Flat roofs are discouraged.

d. Limited encroachments up to 1.0metre in depth are permitted into the setback for balconies, unit end walls, entry covers, and similar architectural features.

e. At least one primary balcony should be provided for each residential unit that does not have an alternate outdoor private open space.

f. Parking entries to residential buildings must be consolidated. Individual parking entries for single units are not permitted.

g. Wherever possible, parking entries and gates should be located at the side of the building and accessed from a lane to minimize visual impacts from the street.

h. Wherever parking can only be configured with access directly from a street, the entry design must be integrated with the larger façade and the entry point shall be recessed.

7. SIGNS–GENERAL

a. Sign illumination for new signs should be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos, subject to any Sign Bylaw

b. Sign heights and size mustl be in context with the neighbourhood, subject to the applicable bylaw provisions

c. Signs must not be equipped with flashing, oscillating or moving lights or beacons.

d. Signs for common entries of residential buildings should be integrated with architectural elements of the building or with the entry landscape character.

8. SIGNS – COMMERCIAL

SMALL SCALE SIGNAGE

a. Signs in shopping street environments should be oriented to pedestrians.

b. Permitted Small-Scale Signage typologies include:

Signs parallel to building face:

i. As an integral part of the façade
ii. Maximum projection of 300millimetres from build-to line
iii. Limited in height to 1.5metres

Signs perpendicular to building face:

i. The bottom of the sign must be a minimum height of 3.0metres above street level
ii. Signs located below an awning may be attached to the building face or hanging from the awning
iii. Signs hanging from an awning must not extend beyond the outer edge of the awning
iv. Signs above an awning attached to a building face are limited to locations where non-residential uses are present at the first level or above

Signs attached to outer face of awning:

i. Must have a maximum vertical dimension of 300millimetres
ii. Must be integrated with the design of the awning

9. LIGHTING

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

b. All site lighting installations should be fully shielded (full cutoff)

c. Light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter

d. Security and other lighting should be placed so as not to shine directly into residential properties or reduce the separation effectiveness of any landscaped buffer

e. Exterior building lighting should generally be concealed in soffits or other similar architectural features

f. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards

g. There should be sufficient on-site illumination for pedestrian and vehicle safety. Illumination should not encroach onto adjacent properties

h. Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (i.e., low level bollards) and address pedestrian safety.

10. ACCESS AND PARKING

a. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas.

b. Pedestrian sidewalks (inclusive of street tree planting) on both sides of the street are generally a minimum of 3.0metres within retail areas, and a minimum of 2.0metres within residential areas.

c. Streets must be scaled and configured to calm traffic, provide for safe bicycle use within the travel lane and provide for ease of parallel parking.

d. Streets must provide a complete network of pedestrian sidewalks and crossings to reinforce pedestrian-friendly use.

e. Sidewalks should provide connections to pathways extending to other parts of the community.

f. Primary Sidewalks

    i. Widths of primary sidewalks should range from 3.0–6.0metres to allow for a high volume of pedestrians, and in certain locations, opportunities for café seating and umbrellas.
    ii. Service locations and access points must be appropriately placed to minimize visual impact and shall be located away from primary circulation paths and key corner locations.

g. Secondary Sidewalks must be a minimum of 2.0metres wide and located along all other streets and access ways into parking areas.

SERVICING

h. Dedicated servicing areas must not be visible from the public realm, and access points from the street shall be limited to a driveway crossing with docks screened from view.

i. At-grade service areas should be sized to fully accommodate service vehicles within the enclosed service area.

j. Crossings of pedestrian walkways and vehicular driveways by service access corridors must be identified and marked with contrasting paving material—in both colour and texture, and where appropriate by a slightly raised roll over curb walkways of at least 150millimetres to 250millimetres high, and spanning the width of the affected walkway.

k. Commercial

    i. Minimize the number of entry points for servicing by providing service lanes and by grouping docks and associated services off single entry points.

    ii. Each service dock should integrate loading, rubbish, and recycling and mechanical servicing requirements as appropriate.

l. Residential

    i. Servicing access and docks related to residential sites should be separate from the commercial servicing wherever possible.

ii. The visual presence of service or parking entries at the street must be minimized by incorporating them into the façade design.

m. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

n. Parking areas should be surfaced with a paving treatment including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

o. Developers are encouraged to use permeable surface treatments for roadways, parking areas and other hard surfaced areas within a development, where appropriate.

p. Site designs should include provisions for multi-modal transportation.

q. All parking requirements for the development must be met on-site.

11. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design should include passive heating, lighting and cooling design features.

b. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

c. Building orientation should, where practical, be designed to optimize the benefits of solar orientation.

d. Building design should incorporate solar ready features.

e. Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use.

f. Electric vehicle plug-ins should be provided for new developments.

g. All buildings must be designed and engineered to be solar ready.

h. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

12. WATER CONSERVATION

a. Development projects should incorporate rainfall capture systems for irrigation where feasible

b. Development projects should minimize impervious areas and incorporate on-site integrated stormwater management solutions that maintain pre-development infiltration rates and site hydrology.

c. Landscape planting should be designed to reduce water consumption through the use of native and drought-tolerant plant species suitable for the growing area.

d. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

e. The use of high water use turf, sod and lawn is discouraged.

13. STORMWATER MANAGEMENT

a. A stormwater management plan is required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season.

b. Stormwater management must follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies.

c. Stormwater management must take advantage of on-site opportunities to recycle water to absorbent soils, wetlands, and forests.

14. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan must be prepared by a registered professional for the construction and operational phases of the development.



Figure 12-1: Downtown core (February 11, 1932), Cumberland Museum and Archives CMA 270-042

12.0 HCA 1 - Historic Village Commercial Core

A. DESIGNATED AREA

These heritage conservation area guidelines apply to the area designated as Heritage Conservation Area 1 (HCA-1) and shown on **Map K**.

B. CATEGORY

This HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation. This HCA also includes development permit designations under section 488 (1) of the *Local Government Act*:

~~e) Establishment of objectives for the form and character of intensive residential development~~
~~f) Establishment of objectives for the form and character of multi-family residential development~~
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In order to facilitate development respectful of the surrounding natural environment through appropriate stormwater management and sediment control, this DPA also includes designation under 488(1)(a) *protection of the natural environment, its ecosystems and biological diversity.*

C. JUSTIFICATION

This Heritage Conservation Area (HCA) is intended to provide long-term protection of the Historic Village Commercial Core (HVCC) that has been designated for future mixed use. Included in the HCA is the existing downtown commercial core on Dunsmuir Avenue as well as side streets and adjacent residential streets. Some of these had commercial uses in the past while others may be converted to a future commercial use as part of the growth of the commercial core.

Cumberland's downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design considerations which extend beyond the buildings themselves to the site development.

This HCA seeks to conserve the character of the HVCC by managing change that complements the established Village commercial streetscape and maintains the integrity of the historic architectural forms. It is essential to the integrity of an HCA to have the established heritage character serve as inspiration for new development. The form, character, and sense of place of the Historic Village Commercial Core is reliant on the existing stock of buildings, other structures and features and landscape elements, and it is essential that all components work together in an integrated and harmonious fashion. There is an eclectic mixture of architectural styles that lend to the unique character of the area and should inspire diversity of styles over time.

The conservation of heritage buildings is inherently sustainable, supporting the Village's greenhouse gas emission targets and climate goals. Conserving existing buildings conserves embodied energy, reduces construction waste at the landfill, and reduces the consumption of new building materials.

CHARACTER DEFINING ELEMENTS

Character defining elements of this area include:

a. A generally intact and unified streetscape of commercial and some residential buildings that illustrate the development period of the late 19th and first half of the 20th century, including buildings built to the street frontages. Character defining elements specific to some of the key historic buildings are further described in their Statements of Significance.

Commercial buildings:

b. A variety of architectural styles, including:

   i. "Storefront" design incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style. (e.g. Big Store, Frelones buildings)

ii. Georgian style hip-roofed rectangular building with central recessed entry (e.g. King George Hotel)

iii. Revival era commercial design (e.g. former Cumberland Drug Store at 2719 Dunsmuir, First Credit Union at 2717 Dunsmuir Avenue)

iv. Edwardian era commercial style with balanced symmetrical façade, cornice with lentils, round headed windows on main frontage on facing first floor, and brick construction (Old Post Office).

v. Art Deco with sleek linear appearance, curved entrance with decorative tile work, and stucco siding (e.g. Ilo Ilo Theatre).

c. Architectural features such as cubic massing and dense site coverage, generally limited to one or two stories.

d. Continuing commercial viability with a variety of independent businesses, and a mix of institutional and residential uses.

e. Typical wood-frame construction for both early residential and commercial architecture

f. Street façades that are more elaborate than the more utilitarian rear façades.

g. Front façade that extends above the top storey and hides a gable or a flat roof.

h. Punched window openings, often with muntin or grille treatments.

i. Wood framed storefront windows, sometimes with transom windows.

j. Projecting cornices at the rooflines.

k. Recessed retail entrances.

l. Remaining examples of historic architectural detailing and materials.

m. An eclectic mix of vibrant and contrasting building styles and colours.

n. A mix of roof types including pitched as well as flat roofs.



Figure 12-2: Examples of false front (top and middle), canted storefront entrance with transom windows (all), pitched roof (middle), hip roof (right -most building in bottom photo).

Residential heritage buildings:

o. Common aArchitectural elementsstyles ~~predominantly represented~~ are:

i. ~~Queen Anne: a~~Asymmetrical house shape with intersecting roof lines, turrets and bay windows, first-floor porch, patterned shingles and decorative trim and other elements of what is often referred to as Queen Anne style.

ii. ~~Folks Victorian: s~~Simple house forms decorated with elaborate spindle work, jigsaw-cut bargeboards, decorative trim, reminiscent of Folks Victorian.

iii. ~~Craftsman: l~~Low-pitched gable roof with deep, bracketed overhangs and exposed rafters, porches supported by massive piers and unadorned square posts, windows and doors with long vertical panes, and other elements referencing Craftsman style~~.~~

p. Typical wood-frame construction for early residential architecture.

q. The use of:

i. pitched, gable and hip roofs,

ii. large porches and verandas facing the main street:

iii. wood siding and wooden-sash windows; trim and soffits.

~~iii.~~iv. wood from old growth trees and other raw materials that are rare and valuable today

r. End-wall chimneys, bay and picture windows.

s. Mature landscaping.

BRIEF HISTORY OF CUMBERLAND

Cumberland is part of the traditional territory of the K'ómoks First Nations (KFN) who used the area for hunting, gathering, and cultural practices long before the arrival of European settlers in the area. The Village recognizes the K'ómoks continued presence on the land and is committed to working with the First Nation to recognize that presence in formal and informal ways, as for example, through interpretive signage, art and place naming.

Colonial history is relatively short in Cumberland, beginning in 1852 with the discovery of rich coal deposits near Comox Lake. The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889 centred around the part of Dunsmuir Avenue west of Sutton Road, locally known as "Camp Road". The town of Cumberland was built further east in 1893. The current Cumberland Village site began development in 1893, with the layout of streets and blocks from First to Fifth Street and between Allen to Windermere Avenue, by the Union Colliery Company Surveyor Frank B. Smith[1]. ~~Many residents of Union moved into Cumberland, leaving Union to the various ethnic communities~~. The two towns were amalgamated in 1967. Cumberland was named after a county in England, known for its coal mining and beautiful lake country.

Today, the HVCC stands as one of few surviving early mining town commercial and adjacent residential areas on Vancouver Island. The historic form and scale of commercial and residential buildings in the downtown area of Cumberland are integral to the appearance, feeling, and ambience of this area.

[1] Jennifer Nell Barr, Cumberland Heritage: A Selected History of People, Buildings, Institutions and Sites 1888-1950, p.37-38

The heritage features and characteristics of the HVCC form a direct link with Cumberland's historic past. As typical with prosperous resource driven towns, a mix of businesses, institutions, and residences evolved to support a rapidly growing population. Even with economic depressions throughout the mining era, the Village boasted significant cultural, institutional, and business amenities. The outcome of this growth legacy is a high level of civic pride, community voice, and sense of place that have attracted businesses, visitors, and residents alike.

The past 130 years has seen changes to the downtown commercial core either through fires, demolition or remodeling. Despite this, the core heritage character of buildings and streetscape continues to define Dunsmuir Avenue and neighbouring streets. This is a significant asset and opportunity for the Village. The value and character of this area provides the potential to greatly contribute to the near and long term economic and cultural well-being of the community, justifying stewardship, conservation, and repurposing of the downtown commercial core buildings and streetscape.

SUPPORTING PLANNING DOCUMENTS

Prepared in 2008, the Cumberland Enhancement Study identified Dunsmuir Avenue between First and Fifth Street as a 'Historic Commercial Core'. The 2014 OCP created a Heritage Conservation Area for the HVCC to achieve appropriate, consistent, and sensitive revitalization of that designated area.

In 2015-2016, the Village prepared a comprehensive Heritage Management Plan that lays out a policy framework and heritage themes to guide heritage conservation actions. The plan takes a broad view of heritage in Cumberland, recognizing the importance of heritage resources throughout the village, including older residential areas.

With the 2025 OCP, the HCA-1 is extended and updated to add the areas on either side of Dunsmuir Avenue that are designated for commercial-residential mixed use to guide their redevelopment in a way that is sympathetic to the heritage character of those streets.

OBJECTIVES

This HCA is designated to achieve the following objectives:

1. To recognize and enhance the historic nature of the HVCC, designated on **Map K** for the benefit of present and future generations.

2. To ensure that building restorations, rehabilitations, ~~renovations~~ or alterations, and property development or redevelopment within the HCA respect the history and enhance the heritage character and value of the HVCC.

3. To promote conservation~~,~~ and restoration~~, and heritage-sensitive rehabilitation and renovation~~ of the heritage buildings, other structures, land or features in the HCA, listed on Schedule A at the end of the HCA guidelines.

4. To regulate subdivision within the HCA, in a manner consistent with the guidelines and heritage scale, form and character of the area.

5. To accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of the HCA.
6. To promote appropriate adaptive reuse of existing buildings.
7. To support commercial development and densification in the residential areas included within the HCA in a manner that is sensitive to the heritage character of those primarily residential streets.
8. To continue to promote a pedestrian-friendly, accessible, vibrant, and animated historic downtown Village core.
9. To ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.
10. To accommodate, encourage and manage new development on vacant lots and redevelopment of existing properties to ensure that new buildings constructed within this HCA are designed so as not to detract from the overall effect and character of the surrounding original structures.
11. To implement the above objectives in a manner that promotes energy conservation, water conservation, and reduction of greenhouse gas emissions.
12. To prevent sediment from entering the stormwater system.

D. HERITAGE ALTERATION PERMIT

A Heritage Alteration Permit (HAP) is required pursuant to sections 617 to 619 of the *Local Government Act*, noting current statutory language indicates a person must not do any of the following unless a heritage alteration permit authorizing the action has been issued:

a. Subdivide land within the area;
b. Start the construction of a building or structure or an addition to an existing building or structure within the area;
c. Alter a building or structure or land within the area
d. Alter a feature that is protected heritage property

For greater certainty, the above includes the requirement for a Heritage Alteration Permit for:

a. Demolition of a building
b. Placement of a shipping container

In those cases where zoning requirements are considered for a variance, the heritage character of the area will remain the primary concern.

Given the multiple designations under the section 614 and 488 of the *Local Government Act*, a HAP issued in accordance with this HCA includes the required Development Permit noted under the heading "Category" above~~,~~. ~~however if the lands under consideration are subject to a different Development Permit Area designation, requirements for that DP(s) must be satisfied separately~~.

E. EXEMPTIONS

A Heritage Alteration Permit is not required for this HCA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. Alterations or repairs to existing single residential buildings.
5. The placement of impermanent structures such as benches and tables.
6. Routine upkeep, exterior maintenance and repairs of commercial or mixed-use buildings with materials, design and colours that are consistent with these guidelines so long as there are no changes to overall appearance, design, or materials used. However, any alterations to the types of windows (e.g. window pattern, substitution of aluminum or vinyl for wood frame windows), changes to cladding materials, or changes to architectural features will require a Heritage Alteration Permit.
7. Additions of accessibility features including automatic doors, ramps, ~~and/~~or handrails that are ~~made to~~ compatible (e.g. similar materials, colours, design) with, but subordinate to, the heritage character of the existing building.
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to existing signage that does not alter the overall appearance.

~~In accordance with section 614(3)(a) of the *Local Government Act,* and section 488(4) with respect to the DP designations subsumed within this HCA, a heritage alteration permit is not required if the following conditions apply:~~

~~1. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable heritage conservation area guidelines as determined by the Village.~~

~~2. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.~~

~~3. Routine upkeep, exterior maintenance and repairs of buildings with materials, design and colours that are consistent with these guidelines so long as there are no changes to overall appearance, design, or materials used. However, any alterations to the types of windows (e.g. window pattern, substitution of aluminum or vinyl for wood frame windows), changes to siding materials, or changes to architectural features will require a Heritage Alteration Permit.~~

~~4. Additions of accessibility features including automatic doors, ramps and/or handrails that are made to compatible (e.g. similar materials, colours, design) with, but subordinate to, the heritage character of the existing building.~~

~~5. Roof replacement with fire resistant roofing material, provided the roof retains the same shape and form and the historic colour.~~

~~6. Addition of solar photovoltaic systems on roofs.~~

~~7.~~1. Installation of heat pumps, provided they are screened from public view with materials compatible with the main building. For clarity, where mechanical lines are attached to the façade, a Heritage Alteration Permit is required.

~~8. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).~~

~~9.~~2. Public art as approved by Council or designate.

3. Interior ~~renovations~~alterations~~.~~

~~10.~~

~~11. The placement of impermanent structures such as benches and tables.~~

F. HERITAGE REVITALIZATION

When assessing applications for development within the HCA, the priority is the retention and restoration of buildings that contribute to the character and heritage value of the area.

~~Protected heritage property is listed in Schedule A. The buildings and sites on Schedule A meet one or more of the following criteria:~~

~~a. listed on the Cumberland Community Heritage Register~~
~~b. listed in the 2016 Cumberland Heritage Inventory~~
~~c. identified in "Cumberland Heritage – A Selected History of People, Buildings, Institutions and Sites 1888-1950~~
~~d. constructed prior to 1960, including reconstructed buildings~~
~~e. identified as having heritage significance – aesthetic, historic, scientific, cultural, social, spiritual or contextual (sometimes identified with a plaque)~~

~~f. post 1960 buildings that exhibit the HCA's overall character-defining elements identified above.~~

A development proposal that retains and seeks to restore a heritage building~~property~~ may be eligible for incentives as part of a Heritage Revitalization Agreement (HRA), a voluntary written agreement negotiated between a property owner and the Village and authorized by bylaw. An HRA outlines obligations and benefits to both parties to the agreement. Depending on the terms negotiated as part of the agreement, an HRA can vary or supplement zoning (except provincial Small Scale Multi-Unit Housing regulations use and density), servicing and other heritage regulations, including HAPs and other land use permits, as well as provide non-financial incentives to a property owner in return for the conservation of a heritage building. Incentives that may be considered as part of an HRA include:

- Additional permitted land uses
- Increase to lot coverage
- Additional density/increase in FAR
- Parking and/or setback variances
- Other variances to the Zoning bylaw as negotiated

Discussions on a Heritage Revitalization Agreement can be initiated by either the property owner or the Village. For certainty, and in accordance with section 610(5) of the *Local Government Act*, an HRA is not required for a Heritage Alteration Permit under this HCA and is discussed here only for informational purposes.

G. GUIDELINES

1. GENERAL GUIDELINES – NEW CONSTRUCTION

a. Property owners proposing to construct new buildings in the HCA must look to the unique and special characteristics of the HVCC for design cues and guidance. Most important of these is the scale of the commercial area. The existing Downtown Commercial Core in Cumberland is a pedestrian scaled environment, with a range of one and two storey commercial buildings built from the late 19th century to the present day. Three-storey buildings were also common on Dunsmuir Avenue in the past, even though none of the original three storey buildings remain. This does not however, preclude an increase in storeys within the HCA, to encourage densification and multiple uses. New construction must integrate with the streetscape and enhance the character of the historic downtown core.

b. Consolidation of properties into large parcels must be discouraged unless the proposed building design is sensitive to the small-scale shop frontages typical in the commercial area of Cumberland.

2. GENERAL GUIDELINES – EXISTING BUILDINGS

a. The core principles of the guidelines are based on the integrity of individual buildings, an understanding of the original design concept for each structure, and integration of each building within the commercial core context. The current edition of **Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada** must be used as the basis for review and guidance. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention. Research is central to guiding proper conservation. Historic photos, archival records, and a careful examination of the building itself often yield clues as to what was located where, what materials were used, original colours, etc. This is especially true for windows and doors, which are often signature elements of buildings.

b. Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any renovations. The Village may request the completion of a Statement of Significance and/or a heritage conservation plan to guide the renovation or restoration of the exterior of those buildings, structures, land or features listed in Schedule A.

c. Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place and preserved.

d. Alterations should not be made to a building that interferes with the relationship of the lower and upper storeys.

e. The retail/commercial appearance of the street level of a building must not be significantly altered from the original.

f. The Village encourages the adaptive re-use of residential buildings for commercial purposes provided the renovations respect and do not significantly alter the exterior character of the residential building.

3. SITE DESIGN – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Site design must demonstrate how any natural site features, such as the natural topography and mature trees are preserved and integrated into the design and layout.

b. Site design must reserve the required setback from the powerline on Dunsmuir Avenue and reserve space for a transformer as per BC Hydro guidelines.

c. Recycling and solid waste pick-up and bin storage must be located to the rear of buildings.

d. All developments must reserve a non-buildable area a minimum of 1.5metres to the lane to provide adequate access to commercial and service vehicles, accommodate the turning radius of

delivery trucks and enable the Village to maintain the lane and clear snow in winter. Owners are encouraged to grant a Statutory Right-of-Way (SRW) to the Village for those purposes.

e. No vehicle access will be permitted off Dunsmuir Avenue. Access must be from the rear lane to those lots fronting Dunsmuir Avenue.

4. LANDSCAPING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Landscaping must respect the heritage character of the area and be consistent with neighbouring properties.

b. Existing mature plantings that provide historic context and are a character-defining element of a property, must be taken into consideration for retention in any redevelopment of the site or before undertaking any new construction.

Hedges and Fencing

c. In order to maintain the existing open appearance, owners or designates should limit the height of solid hedges between the front of the principal building and the front lot line to the maximum fence heights.[2]



Figure 12-3: Example of low height fence (guideline 4d)

d. Fences must be compatible with the architectural style of building(s) on the property. Chain link and corrugated metal fencing is not permitted.

e. Such elements as shipping and loading areas, outdoor storage areas, shipping containers (if permitted), transformers, and meters must be screened through landscaping, solid fencing, and appropriate siting.

Water Conservation

f. Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.

g. Landscape planting must be designed to reduce water consumption through the use of drought tolerant plants suitable for the growing area.

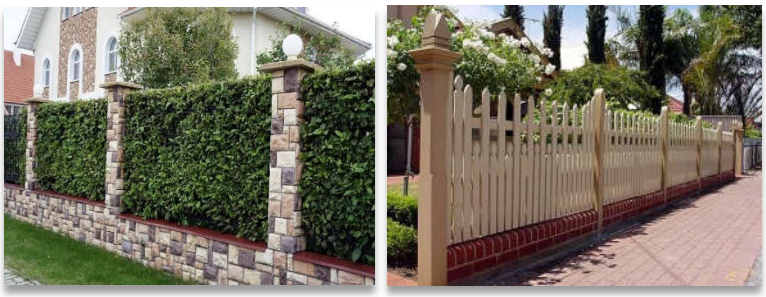


Figure 12-4: Example of fence styles (guideline 4d)

[2] Maximum fence heights are regulated by the Zoning Bylaw.

h. Design elements that recycle water into absorbent soils, such as raingardens and bioswales are encouraged.

i. Development projects are encouraged to incorporate rainfall capture systems for irrigation such as, for example, rainwater harvesting tanks or roof water collection.

j. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

k. Development projects must minimize impervious areas and incorporate on-site integrated stormwater management solutions that strive to maintain pre-development infiltration rates and site hydrology.



Figure 12-5: Example of rainfall capture systems (guideline 4i)

5. FORM AND CHARACTER – NEW CONSTRUCTION

a. New buildings or additions to existing buildings should be sited to mitigate impacts to visual privacy, lighting and noise on adjacent residential properties.

b. New buildings must not be set back from the street or side property lines unless there are specific design reasons, such as the development of an outdoor area for seating or to accommodate a historic use on the property. However, a front setback may not be used for onsite parking.

c. New buildings and materials must respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building.



Figure 12-6: Example of zero setback (guideline 5b)



Figure 12-7: Example of large windows (guideline 5d)

d. All new buildings must have large window openings onto the street. New buildings must not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to pedestrians

e. To respect the scale and massing of adjacent buildings and reduce the impact of taller buildings on adjacent lower buildings, on the street rhythm, and on the pedestrian streetscape, new construction should reduce the massing of the building. Following are examples of interventions to reduce massing:

   i. stepping back the residential storeys from the setback line above the ground-floor commercial units and/or stepping back the top storey;

   ii. adding balconies or other building articulations to recess portions of the building's façade;

   iii. carrying through a cornice line from an adjacent lower building;

   iv. providing a small public plaza, seating area or courtyard fronting the street.

~~f. Building massing must respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.~~

~~g.~~f. New buildings should provide overhead weather protection over sidewalks to shelter pedestrians from the rain and snow, subject to an encroachment agreement with the Village.

~~h.~~g. Overhead weather protection can be a solid horizontal or downward angled projection from the building and must:

   i. provide a minimum 2.8 metres height clearance from ground level to the bottom of the overhead weather protection;

   ii. extend out over the sidewalk at least 2 metres, with greater coverage desirable where sidewalk widths are adequate, but should occupy no more than 3/4 of the total sidewalk width and not interfere with street trees or hydro poles;

   iii. the slope of the weather protection should consider the dimensions of adjacent building weather protection and match or approximate those dimensions unless there is a strong design rationale not to do so;

   iv. where sloped overhead weather protection is used, the slope must be at a minimum of 30 percent.

~~i.~~h. All buildings and additions, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

~~j.~~i. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

~~k.~~j. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

6. FORM AND CHARACTER – EXISTING BUILDINGS

a. Original architectural details should be rehabilitated, rather than removed or replaced. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:

i. In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.

ii. Not every detail of every building may be feasibly restored, but surviving features must be retained and repaired. Unsympathetic later additions must be removed or replaced.

iii. Fake or imitation "heritage looking" elements that were not part of the original building must not be added.

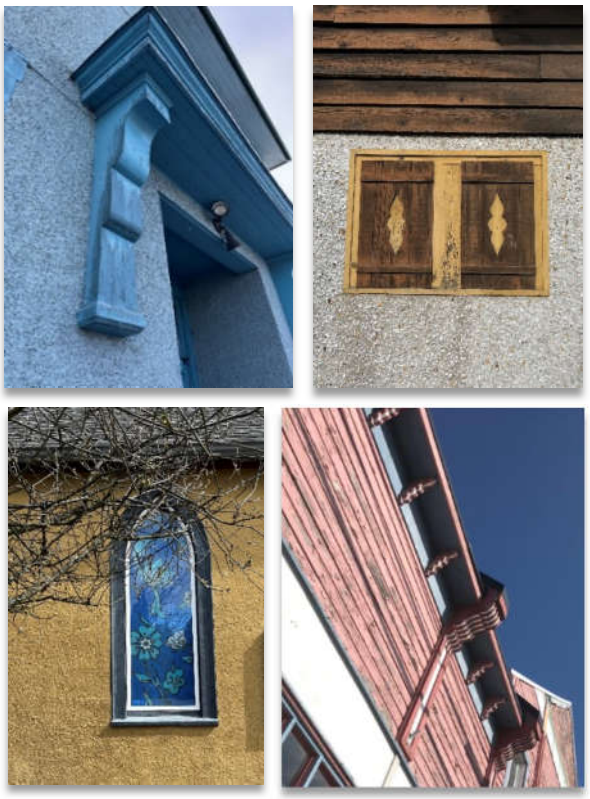


Figure 12-8: Example of architectural details (guideline 6 a.)

b. Building details must be compatible with the date the building was constructed or, a historically defensible later date, and must be based on documentary evidence.

c. The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) must be retained or if necessary reconstructed.

d. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

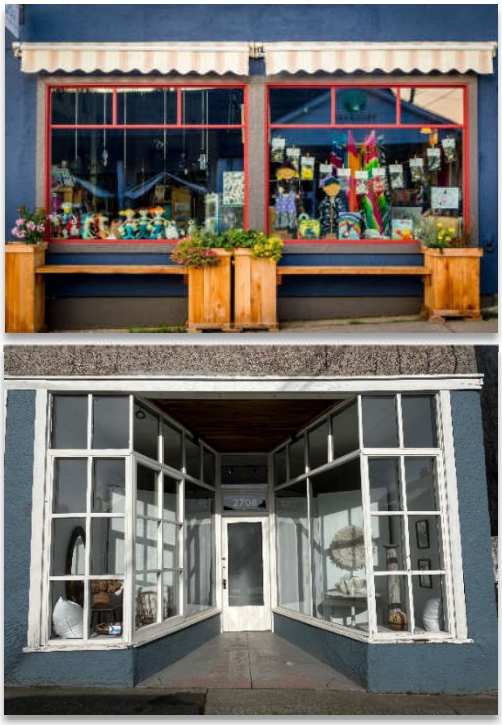


Figure 12-9: Example of storefront elements (guideline 6 c)

7. MATERIALS – EXISTING BUILDINGS

a. Original materials must be left in place or exposed when intact.

b. Where original materials cannot be restored, replacement materials must respect both the style and the date of the individual building, as per the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

c. All materials used in alterations or additions, and for shipping containers (if permitted), must be sympathetic in appearance to the original structure.

d. Original wood siding and trim must be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary, the original configuration, assembly and appearance of wooden elements should be replicated as closely as possible.

8. WINDOWS AND DOORS – EXISTING BUILDINGS

a. Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt must be made to repair original windows or to replace inappropriate later additions with replicas of the originals.

b. If the original windows have not been removed, restoration must be considered.

c. Where windows are replaced, the same material should be used for the window frame as the original window, e.g. double pane wood frame windows should replace the previous single pane wood frame windows.

d. Windows that are blocked up in whole or in part should be opened and properly reglazed.

e. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed.

f. Where possible, original window and door hardware should be conserved and reused.

9. ADDITIONS AND PROJECTIONS – EXISTING BUILDINGS

a. Additions to buildings must respect and conform to the type of massing suggested by existing structures. This is a core principle in maintaining the heritage character of the area. The following also applies:

i. Additions must be compatible with, distinguishable from, and subordinate to
ii. existing historic structures. Good examples of this are provided in the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

iii. The visual impact of building additions must be minimized from adjoining streets.

iv. Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch.

v. Architectural elements such as front porches, verandahs and bay windows must be retained and, where possible, restored to their original design.

10. COLOUR – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. The existing colour scheme in the HCA is eclectic. Colours are neither jarring nor drab but vibrant and contrasting. The choice of a colour scheme for a new building must be made on the basis of what is most appropriate for the individual building and what colours may be complementary to adjacent and nearby buildings, while respecting the overall vibrant and contrasting colour palette within the Heritage Conservation Area.



Figure 12-10: Example of vibrant downtown color scheme (guidelines 10 a, b)

b. If an existing building has a Statement of Significance that identifies a particular colour or colour scheme as character-defining, that colour or colour scheme should be followed when repainting the building or changing the siding.

11. INTERIOR FEATURES – EXISTING BUILDINGS

a. While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.

12. LIGHTING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting.

b. There must be sufficient on-site illumination for pedestrian/vehicle safety but illumination should minimize encroachment onto adjacent properties.



Figure 12-11: Example of low level on-site illumination (guidelines 12b and c)

c. Lighting for pedestrian pathways, building entrances and parking areas must be designed at a human scale (i.e. low level bollards) and in a historically sensitive manner.

d. All site lighting installations must be fully shielded (full cut-off).

e. Security and other lighting must be placed so as not to shine directly into residential units or to reduce the separation effectiveness of any landscaped buffer.

f. Lamp poles and luminaries used for site area lighting must be complementary to the form and character of adjacent sites and Village streetlighting standards.

13. SIGNAGE – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Signs must not be made of plastic.

b. No signs must be permitted on a roof.

c. The following sign types[3] are permitted for use in the HCA designated area:

   i. Projecting hanging signs: These signs project out from a building at a 90°angle and generally hang over the sidewalk.
   ii. Fascia signs
   iii. Painted window signs



Figure 12-12: Example of projecting hanging sign (guideline 13 c i)

[3] An encroachment agreement with the Village is required for any signs encroaching over, into or on public property, such as projecting signs and canopy and awning signs.

iv. Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls of their buildings. Painted wall signs should use mostly graphic elements and minimal amount of text.



Figure 12.13: Example of wall signs (guideline 13 c iv)



vFigure12-14: Example of awning with advertisement (guideline 13 c v) vi)

v. Canopy or awning signs: The valances of canopies and awnings are often used for signage. Any advertising message must be confined to the valance area of the awning or canopy. Logos and business names may be placed on the angled surface of the awning or canopy.

vi. Free standing signs, except freestanding neon roadside signs.

d. No signs must be equipped with flashing, oscillating or moving lights or beacons.

e. Sign illumination for new signs must be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.

f. The following materials are recommended for signage:

i. Painted or sandblasted wood
ii. Painted or enameled metal
iii. Carved out metal with back lighting
iv. Painted signs on fabric canopies or awnings

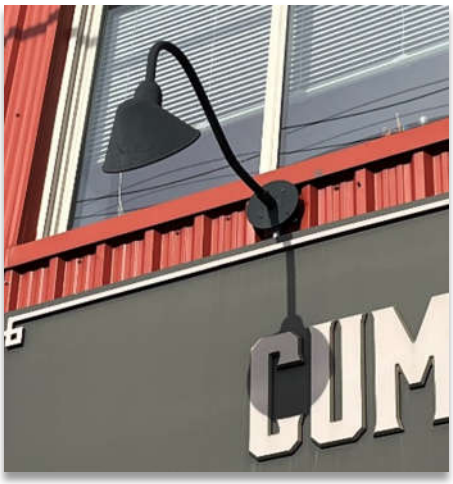


Figure 12-15: Example of sign illumination (guideline 13 e)

14. ACCESS, PARKING AND LOADING – NEW PARKING LOTS

a. Prioritize alternate modes of transportation, including public transit, bicycles and pedestrians in the layout of parking, access and egress points.

b. Promote the safety and mobility of through traffic by minimizing the number of access and egress points.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

d. Permeable surface treatments for parking areas and other surfaced areas within a development are encouraged.

e. Building entrances must be prominent and clearly visible from the road or laneway that they are fronting. Where commercial units do not have road or laneway frontage, directional signage must be placed from the road or laneway, and the entrance must be accessible via a pedestrian walkway from the road or laneway.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located at the rear of buildings.

g. Accessibility features, such as step-free entrances, must be integrated into the overall design concept and identified on the site plans.

h. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry, applying barrier-free universal design principles such as, but not limited to, step free pathways, hard and slip resistant travel surfaces, adequate width to accommodate mobility devices, path lighting, and lever door handles on any gates.



Figure 12-16: Example of landscaping for pedestrian walkways and bike parking (guideline 14 a)



Figure 12-17: Example of prominent building entrance (guideline 14 e)



Figure 12-18: Example of directional signage (guideline 14 e)

15. SUSTAINABLE BUILDINGS – EXISTING BUILDINGS

a. **Materials:** Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.

b. **Doors:** For historic buildings, every reasonable attempt must be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the originals.

c. **Windows:** Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows must only be undertaken as a final resort in cases of extreme deterioration.

d. **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.

e. **Insulation:** Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft-proofing measures.

f. **Energy Performance:** Where feasible, install energy-efficient heating and cooling systems.

16. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS – NEW CONSTRUCTION

a. New building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain;

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation; and

   iii. roof overhangs, exterior louvred shutters, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months. These should be compatible with the character of the heritage context.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface

c. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

d. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

e. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.



Figure 12-19: Example of passive features (guideline 16 a)

17. SOIL EROSION AND SEDIMENT CONTROL

a. Where the scope of work does not require a building permit, a Sediment and Erosion Control Plan prepared by a registered professional for the construction and operational phases of the development may be required.

~~SCHEDULE A: HERITAGE BUILDINGS, OTHER STRUCTURES, LAND OR FEATURES~~

~~Address~~	~~Historic Name (Date)~~	~~Current Name, Occupant or Use~~
~~*Dunsmuir Ave – North Side*~~		
~~2688, 2692, 2694 Dunsmuir Avenue~~	~~Waverley Hotel (1894) Doctor's Office (1909 or 1912) Cavins Shoes (1920)~~	~~Waverley Hotel and Liquor Store~~
~~2700 Dunsmuir Avenue~~	~~Bricks on front of building are from Union Bay coke ovens (1968)~~	~~BC Liquor Store~~
~~2704, 2708 Dunsmuir Avenue~~	~~Vendome Hotel site (1985), block was rebuilt with rescured timbers from hotel after it burned down that year~~	~~Worthy Gallery~~
~~2712 Dunsmuir Avenue~~	~~Simon Leiser's Big Store (1894) West addition (1901) John Cliff's Dry Goods~~	~~Big Store~~
~~2714 Dunsmuir Avenue~~	~~Cumberland Hotel (1933)~~	~~Cumberland Hotel~~
~~2718 Dunsmuir Avenue~~	~~The Toggery (1933)~~	~~Coast Surf~~
~~2720 Dunsmuir Avenue~~	~~Fraternity Hall (1933), I&D Appliances~~	~~West and Co~~
~~2722 Dunsmuir Avenue~~	~~Fraternity Hall (1933) Pete the Barber~~	~~Dark Side Chocolates~~
~~2724 Dunsmuir Avenue~~	~~Old Library (1936)~~	~~Biblio Taco~~
~~2726 Dunsmuir Avenue~~	~~Walkers House (1933) Contis House Credit union~~	~~Tiny Pencils Studio~~
~~2727 Dunsmuir Avenue~~	~~Royal Bank (1933)~~	~~Cumberland Vet~~
~~2730 Dunsmuir Avenue~~	~~Jewelry Store~~	~~Cumberland Brewing Company~~
~~2732 Dunsmuir Avenue~~	~~Laundramat~~	~~Cumberland Brewing Company~~
~~2744 Dunsmuir Avenue~~	~~Floen House (1896)~~	~~Niji Restaurant~~
~~2746 Dunsmuir Avenue~~	~~Bickle House (1921) (formerly~~	~~Love's Ice Cream Boarding House~~
~~2756 Dunsmuir Avenue~~	~~???~~	~~Post Office~~
~~2770 Dunsmuir Avenue~~	~~Legion Hall (1962)~~	~~Royal Canadian Legion~~

~~Address~~	~~Historic Name (Date)~~	~~Current Name, Occupant or Use~~
	~~Arch (1921)~~	
~~2782 Dunsmuir Avenue~~	~~1910 Mussato Boarding House Fourneau Building~~	~~Fourneau's~~
~~***Dunsmuir Ave – South Side***~~		
~~2687 Dunsmuir Avenue~~	~~Masonic Hall (1932)~~	~~Masonic Hall~~
~~2691 Dunsmuir Avenue~~	~~Ilo Ilo (1932)~~	~~Ilo Ilo~~
~~2703 Dunsmuir Avenue~~	~~Nakanishi Building (1931)~~	~~Stick and Stone Cannabis~~
~~2705 Dunsmuir Avenue~~	~~Tarbell's / Cumberland Hardware~~	~~Dodge City Cycles Riding Fools Hostel~~
~~2713 Dunsmuir Avenue~~	~~Maples Café (1933)~~	~~Tattoo Shop~~
~~2717 Dunsmuir Avenue~~	~~Cumberland Credit Union (1955) at 2715 Dunsmuir and Searles Shoes (1933) at 2717 Dunsmuir The two became a single building/business in 1974~~	~~Credit Union~~
~~2719 Dunsmuir Avenue~~	~~Cumberland Drugstore (1933)~~	~~Moons Records~~
~~2723 Dunsmuir Avenue~~	~~King George Hotel (1933)~~	~~King George Hotel~~
~~2739 Dunsmuir Avenue~~	~~Post Office, Customs and Telegraph House~~	~~Old Post Office~~
~~2747 Dunsmuir Avenue~~	~~Auchterlonie's Bakery (1936)~~	~~Cumberland Bakery~~
~~2749 Dunsmuir Avenue~~	~~Banks House and Funeral Home (1909) East wall on property is original brick wall and what remains of the funeral home~~	~~Private Residence~~
~~2753 Dunsmuir Avenue~~		~~Cumberland Grind~~
~~2755 Dunsmuir Avenue~~		~~Accupuncturist~~
~~2757 Dunsmuir Avenue~~	~~Islander Newspaper Office (1914)~~	~~Ambulance Service~~
~~2771 Dunsmuir Avenue~~	~~(1918)~~	~~Private Residence~~
~~2773 Dunsmuir Avenue~~	~~(1918)~~	~~Private Residence~~
~~2781 Dunsmuir Avenue~~	~~Frelone's Grocery (1935)~~	~~Notary, Chiropractor~~
~~***Penrith Avenue – North Side***~~		
~~2688 Penrith Avenue~~	~~St. Georges Presbyterian Church (1895)~~	~~Weird Church~~

~~Address~~	~~Historic Name (Date)~~	~~Current Name, Occupant or Use~~
	~~United Church of Canada~~	
~~2732 Penrith Avenue and 3287 Third Street~~	~~Holy Trinity Anglican Church (1895) Anglican Church Hall (1920)~~	~~Cumberland Community Church~~
~~***Penrith Avenue – South Side***~~		
~~2687 Penrith Avenue~~	~~St. John the Evangelist Catholic Church (1895, 1911 and 1941)~~	~~Abbey Studio~~
~~2691 Penrith Avenue~~	~~Boarding House (1895)~~	~~Private Residence~~
~~2695 Penrith Avenue~~		~~Private Residence~~
~~2697 Penrith Avenue~~	~~(1896)~~	~~Private Residence~~
~~2699 Penrith Avenue~~	~~(1897)~~	~~Private Residence~~
~~2701 Penrith Avenue~~		~~Private Residence~~
~~2715 Penrith Avenue~~		~~Private Residence~~
~~2719 Penrith Avenue~~	~~(1894)~~	~~Private Residence~~
~~2721 Penrith Avenue~~	~~(1894)~~	~~Private Residence~~
~~2723 Penrith Avenue~~		~~Private Residence~~
~~2725 Penrith Avenue~~		~~Private Residence~~
~~2745 Penrith Avenue~~		~~Private Residence~~
~~2749 Penrith Avenue~~	~~(1895)~~	~~Private Residence~~
~~2751 Penrith Avenue~~		~~Private Residence~~
~~2753 Penrith Avenue~~		~~Private Residence~~
~~2755 Penrith Avenue~~		~~Private Residence~~
~~2757 Penrith Avenue~~		~~Private Residence~~
~~***Third Street – East Side***~~		
~~3276 Third Street~~	~~Livery Stables (1934)~~	~~TruGreen Cannabis, Gravity Mountain Bike~~
~~3290 Third Street~~	~~Bakery (1927-1929)~~	~~Private residence~~
~~3294 Third Street~~	~~Campbell Family home (1895)~~	~~Private residence~~
~~***Third Street – West Side***~~		
~~3273 Third Street~~	~~Private residence (1894) with Leungs building built around it (1940) Additions on north and south sides (1954 and 1960)~~	~~Cooks Restaurant~~

~~Address~~	~~Historic Name (Date)~~	~~Current Name, Occupant or Use~~
~~3287 Third Street~~	~~Anglican Church Hall (1920) (see 2732 Penrith Avenue)~~	~~Cumberland Community Church – Church Hall~~
~~***Second Street – East Side***~~		
~~3270 Second Street~~	~~Marrochi's Bakery (1933)~~	~~Alley Cuts Hair Salon~~
~~3272, 3274, 3276 Second Street Street~~	~~Marrochi Grocery and original bakery destroyed by fire Marrochi's Grocery (1907)~~	
~~***Second Street – West Side***~~		
~~3245 Second Street –~~	~~(1894) Telephone Office (1914-1963~~	~~Private Residence~~
~~3247 Second Street~~	~~(1894)~~	
~~3271 Second Street~~	~~(1901 estimate)~~	
~~3275 Second Street~~	~~Scavarda Boarding House (1901 estimate)~~	~~Private Residence~~
~~***First Street – East Side***~~		
~~–~~	~~–~~	
~~***First Street – West Side***~~		
~~–~~	~~–~~	
~~***Beaufort Avenue***~~		
~~2679 Beaufort Avenue~~	~~Old School Building Annex~~	

CUMBERLAND 2050

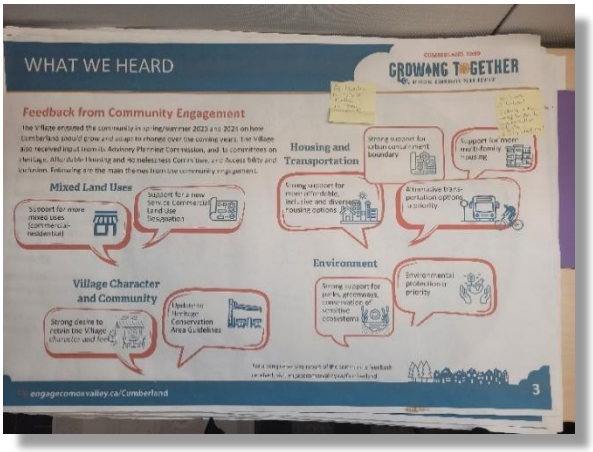
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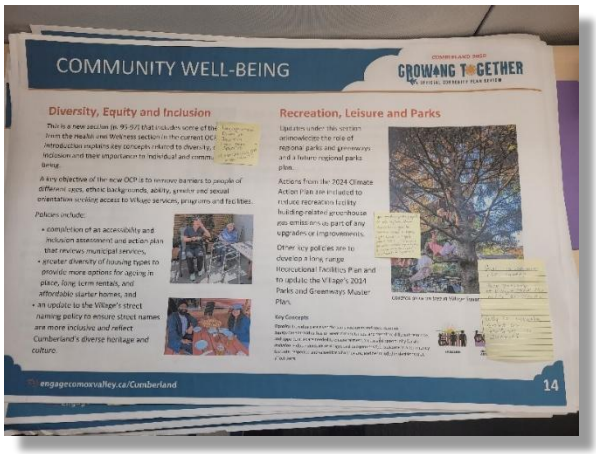
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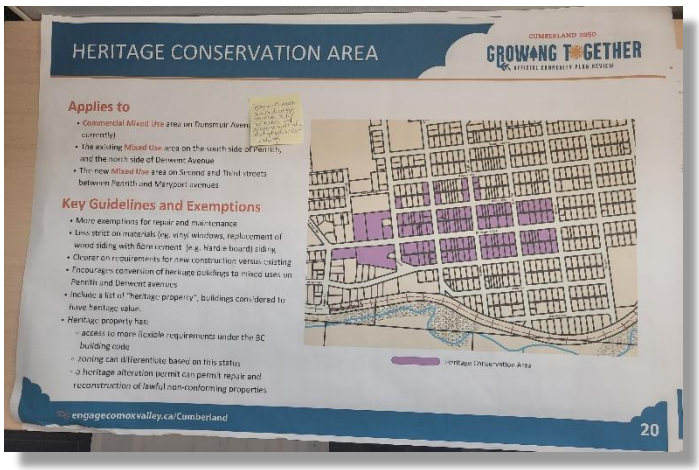
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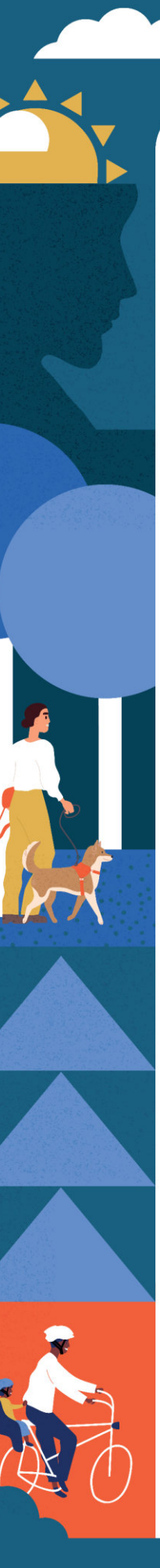
Phase 3 Engagement Report

Comments on Draft Bylaw



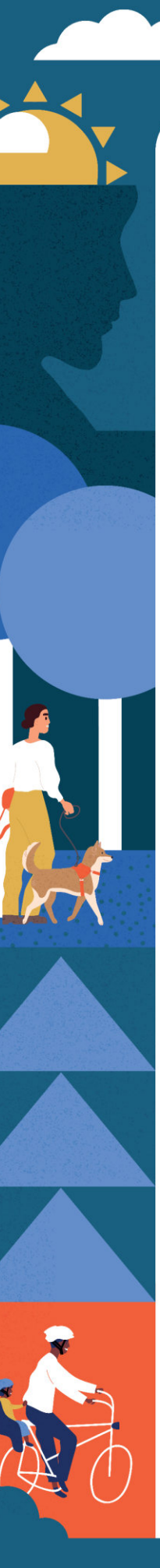






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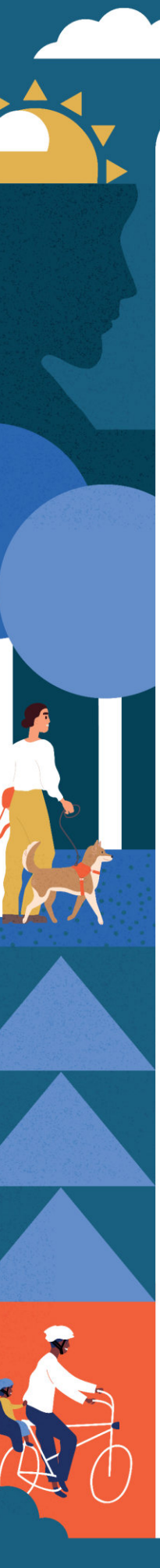
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A. Introduction

This report summarizes the feedback received during phase 3 public engagement on the Official Community Plan (OCP) at a virtual open house, an in-person open house, a workshop with the construction and development community, and online at engagecomoxvalley.ca/Cumberland. A complete collation of the feedback is appended to the report.

During Phase 3 of community engagement on the OCP, the Village presented the draft OCP bylaw and maps for feedback.

B. OCP Phase 3 Engagement Activities

1. Committee Review

Staff delivered presentations and gathered feedback on the draft OCP from the Advisory Planning Commission and the Heritage Committee. The comments in the meeting minutes related to the draft OCP are captured in Appendix 1 to this report. The Homelessness and Affordable Housing Committee did not achieve quorum at the meeting to review the OCP. Members provided comments individually.

2. Developer Workshop

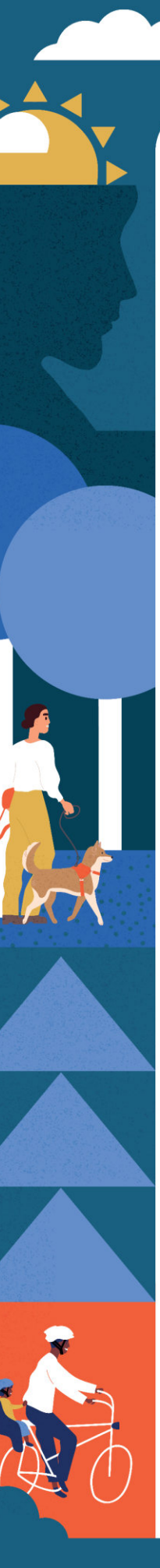
On August 19, 2025, the Village hosted a workshop for the development community which included construction contractors, developers, architects and designers. Fourteen attended the workshop. See Appendix 2 for the notes.

3. Open Houses

The Village hosted a virtual open house via Zoom on September 9 from 6:30 pm to 8:00 pm which was attended by 10 participants. An in-person open house was held on September 10 from 3:00 pm to 8:00 pm at the Masonic Hall, attended by close to 80 community members. Both open houses included presentations on the key changes proposed by the new draft OCP over the existing OCP and were followed by questions and discussions.

Participants left comments on sticky notes on the information boards (Appendix 3). A few submitted comment sheets (Appendix 4). Flipchart notes from the discussions following the presentations are in Appendix 5.

Notes of the virtual open house discussions can be found in Appendix 6.



4. Online submissions

The draft OCP bylaw and a summary of key updates were posted at engagecomovalley.ca/cumberland for the community to review. Comments were collected through an online commenting tool. There were 11 comments, captured in Appendix 7.

5. Email and other written submissions

The Village received 14 email submissions. The submissions, with private information redacted, are in Appendix 8.

C. Community Feedback

A summary of community feedback received at the open houses, at the developer workshop, online and through written submissions are presented by topic below. A few of the comments received were on topics that are not within the purview of an OCP. Even though they may contain an important idea or request, they are not included in the highlights.

1. Vision

- Lacking language on Japanese, Chinese, labour, mining or early settler history.
- Missing enthusiasm, historical values and world class mountain biking and BMX track.

2. Environmental Protection

- Add a buffer along the south property line of qax mot/Morrison Headwaters Nature Reserve to protect the steep slope of the escarpment.
- Protect a migration corridor from Comox Lake to qax mot nature reserve, e.g. at time of subdivision or through zoning downgrade.
- Restore minimal flow to Perseverance Creek during the summer months from the lake municipal water system.
- Expand source water protection to lands within private ownership.
- Support completion of tree protection bylaw to protect big trees and reduce loss of trees during subdivision of treed properties.
- Support canopy cover targets for new developments and subdivisions.



- Show Roy Creek and Millard-Piercy watersheds on Map B - Active Transportation Networks, Parks, Trails and Conservation Lands.
- Show wetland at north end of Hidden Ravine on OCP maps.
- Natural hazards – should potential for sinkholes be added to Village's natural hazard inventory?
- Mine hazards, aquifers, septic over vulnerable groundwater not clearly addressed.

3. Wildfire Protection

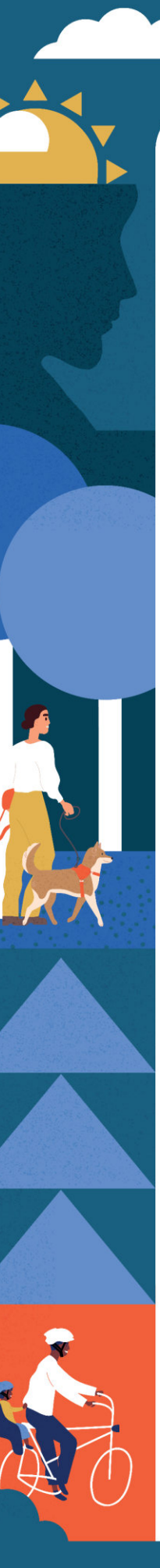
- Need to implement FireSmart at a community scale, not just undeveloped lands and the 100 m buffer into the Village.

4. Growth Management

- Concerned about the density - how do we ensure we have the services needed to support additional housing, e.g. doctors, police?
- Is there enough water supply to support the new growth?
- The proposed density will change the character of the Village.
- There are not enough jobs to support the increase in density.
- Can Village reach the housing target with infill?
- Questioning whether the agreement for the interchange lands is still justified when it comes to resources and Village needs.
- Village to take leadership to work with School District 71 to identify and designate land for a future high school site in Cumberland through the OCP review.
- A high school in the community should be a priority. Sense of belonging lacking for older teenagers. There needs to be regional collaboration on School District's long-term facilities planning.

5. Urban Containment Boundary

- Generally good but some designations (Union Road greenfield) contradict purpose to create a compact community. This needs to be reconciled with compact growth objective and minimizing infrastructure costs.



- Include Teal Lake lands within the UCB. Cumberland does not have enough large rural-type lots that allow people to live close to nature. Large lots will attract entrepreneurs. Connection to nature is important for mental and physical well-being.
- Include the large properties along Cumberland Road but permit not just the four units but a similar density over a larger property to permit townhouses.
- Would like to see the UCB reconsidered. Residents should be queried if they would support new subdivisions on the fringe or not.

6. Land Use Designations

6.1. Residential Infill

- The four-unit infill development mandated by the Province on already developed lots is not financially viable. Don't expect many fourplexes to be built by the development community. Infill through laneway homes and suite more likely.
- Add house-plexes as a housing form in Residential Infill.

6.2. Recreational Residential

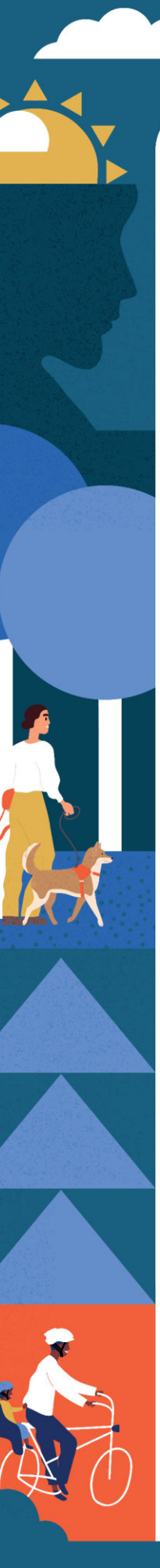
- The properties along the lake should remain recreational and seasonal.

6.3 Multi-Unit Residential

- Change the land use designation for 3041 Royston Road to multi-unit residential. The property is fully serviced, within walking distance of the downtown core and along a transit line. It is zoned for manufactured home park. The two existing manufactured home parks are already designated as multi-unit residential.

6.4 Parks, Greenways and Open Space

- Not sure about the land use designation for the property adjacent to Maple Lake. Make sure it is left to nature.
- Questions regarding the former "Greenway" designation and why it is no longer along Maple Creek or behind the large lots on Union Road.



6.5 Agriculture

- Concerned that no land is designated for agriculture. How is small scale farming encouraged?

6.6 Interchange Lands

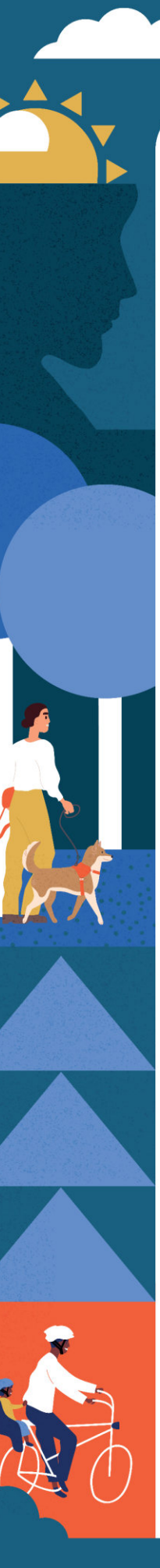
- The development intent should include wildlife corridors.
- A density of 160 dwelling units per ha would be a lot on the interchange lands.

7. Heritage Conservation

- Do not make it too onerous to redevelop and adapt properties on Penrith and Derwent to a commercial use.
- Can Village provide positive examples of heritage conservation and incentives for property owners?
- The Village should explicitly recognize and protect the Saito House within Coal Creek Historic Park.
- Strengthen language on heritage and cultural context, e.g. Coal Creek Historic Park, Ginger Goodwin.
- Include reference to coal mining.
- Include reference to mountain biking and BMX track role in today's Cumberland.
- Correct statement that Union was left to various ethnic communities.

7.1 Heritage Conservation Area Guidelines

- Delete references to "renovation", not used in heritage conservation. The different approaches to heritage conservation are preservation, rehabilitation and restoration.
- Under the description of character defining elements of residential homes, focus on the elements, not a particular architectural style.
- Instead of "siding" refer to "cladding".
- Delete guideline (f) under *5. Form and Character - New Construction* as it duplicates guideline (e) which explains better what "responding to a human scale" means.
- Complete schedule A of protected heritage property.



8. Housing

- With regards to the Multi-Unit Residential Development Permit Area – it is difficult to achieve the energy efficiency requirements under the BC Building Step Code with building articulations. Makes it more expensive to build affordable housing. Can the DPA include exemptions for affordable housing projects?
- Ensure that special purpose housing is considered in the OCP.
- More affordable housing is a priority.
- Can policies include language related to support for special needs housing?
- Policy related to requiring a tenant relocation plan is under policies related to manufactured home park. Should also be under rental housing section.

9. Municipal Infrastructure

- Would like to see services brought out to Bevan industrial area.

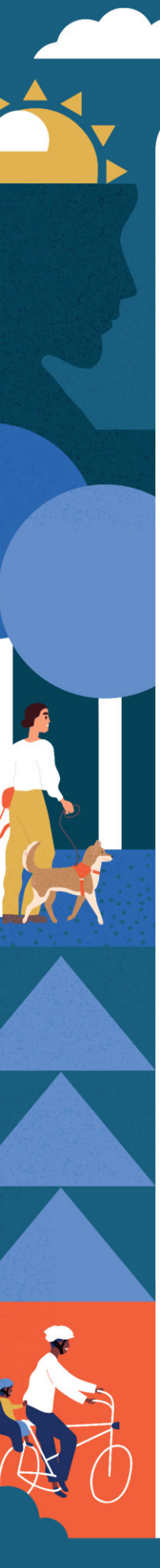
10. Active Transportation

- Improve bike lanes with priority to make it safe for kids to ride to school.
- Regularly sweep gravel off bike lanes.
- Add walking as a form of active transportation.
- Need covered benches and garbage and recycling cans at bus stops.
- Village does not need sidewalks everywhere.

11. Local Economy

11.1 Vacation Rentals

- Vacation rentals are preferred over big hotels. They should be permitted in more areas of the Village.
- Support aligning the vacation rental boundaries with the Residential Infill designation.



11.2 Food Security

- OCP misses a land-use designation (Agricultural) to support food production.
- Encourage food gardens in multi-family developments, not in historic parks or connectivity areas.

12. Social Inclusion, Diversity, and Equity

- Not clear what the current barriers to inclusion are.
- Would like to see update to street naming policy.

13. Parks, Trails, Greenways

- Alleys play an important role as greenways and access to businesses with alley frontage.
- A bike lane where Fourth and Cumberland Road meet should be a priority.
- The Village should preserve the Saito House within the park.
- Protect the trails to the southeast of Village Park, especially Monday's Child trail and wetlands.
- Build a viewing platform across the wetlands off Union Road near the cemeteries.
- OCP is missing wildlife-human interaction planning. Reference and update the Bear Hazard Assessment; paths should be designed with good sightlines to reduce negative encounters with wildlife; review examples from other municipalities, e.g. Squamish.

14. Recreation

- Village needs to expand recreation facilities as the community grows.

15. Development Permit Area (DPA) Guidelines

- Water conservation: encourage removal of lawns in favour of climate-resilient landscapes.
- Outdoor lighting: reduce upward light pollution and preserve night sky visibility.
- Streamline development permit area guidelines for infill.

- Questioning whether the DP guidelines should allow exemptions for the Village or its agents. Reduced oversight of municipal projects.
- Questioning whether some DPAs should exempt subdivision.
- Seasonally appropriate ecological assessments not required in current DPA 1 draft.
- Many DP guidelines use “should”, instead of “must”. This weakens enforceability. Key design, environmental and hazard protection guidelines should use “must”.
- FireSmart landscaping standards need to be consistent across all DPAs.
- Cooling and heating resilience is missing in building/landscape policies.
- Permit community gardens as an alternative to a landscaped area in the multi-unit residential DPA.

16. Maps

- Need higher contrast between the colours of the different land use designations for ease of distinguishing them

E. APPENDICES

Appendix 1: Commission and Committee Meeting Minutes

Excerpt from Oct. 9, 2025 Advisory Planning Commission meeting

Agenda item 4.1 Draft Official Community Plan

APC Comments

- Urban Containment Boundary
  - Question raised about getting feedback on why Urban Containment Boundary (UCB) does not include residential properties around Cumberland Road entering north end of town. What are Council's comments on UCB?
    - Members felt it would be better to include area in UCB and land use designations changed to reflect growth opportunities (see note on changing R1 zoning lot development in zoning bylaw update).
- Transportation and Connectivity
  - Question raised about the future plans to connect Bevan Industrial lands to the new wastewater system. Was the new system sized to include the Bevan Industrial properties?

Excerpt from October 16, 2025 Heritage Committee meeting

Agenda item 4.1 Draft OCP Heritage Policies, HCA Guidelines and Maps

Heritage Policies

- Correct statement that Union was left to ethnic communities. Not entirely correct.

Heritage Conservation Area Guidelines

- Guidelines are a lot clearer. Supporting images are helpful.
- Delete references to "renovation", not used in heritage conservation. The different approaches to heritage conservation are preservation, rehabilitation and restoration.
- Under the description of character defining elements of residential homes, focus on the elements, not a particular architectural style.
- Instead of "siding" refer to "cladding".

- Delete guideline (f) under *5. Form and Character - New Construction* as it duplicates guideline (e) which explains better what "responding to a human scale" means.
- Complete schedule A of protected heritage property. Committee members will review list of buildings.

Maps

- Good to see the inclusion of a map showing Cumberland's heritage neighbourhoods. Will assist with communication, raising awareness of Cumberland's heritage and future heritage planning.

Appendix 2: Developer Workshop Notes

August 19, 2025

- Can the Village define “green roof” in the Development Permit Area (DPA) guidelines?
- Support removing the Stormwater Management requirements from the DPAs and dealing with them at Building Permit.
- Thanks for reducing application requirements (no DPA) for accessory dwelling units.
- Heritage Alteration Permit (HAP) requirements are too onerous for small projects in downtown core, e.g. signs, doors.
- Staff clarified that those now require only a minor HAP which does go through a quicker approval process.
- Don’t expect to see much uptake of 4-unit infill due to high costs of properties in Cumberland and having to demolish existing building(s) first.
- Difficult to make project costs pencil out due to high construction costs. Would like to see no DPA for 4-unit infill developments.
- Why is Cumberland not pre-zoning multi-family lots?
- Cost of development is prohibitive, especially if rezoning is required. Extends project timelines and uncertainty over costs.

Appendix 3: Open House – Comments on Information Boards

No.	Information Board Title	Comments
1	Overview	• Why was transparency and accountability removed from the draft OCP?
2	Review Process	No comments
3	What we Heard	• Was recreation not noted in feedback i.e. strong support? • No towers in Cumberland! Courtenay is 10mins away for people who want that city feel! 3 storey height restriction!
4	OCP Goals	• What about the mountain bikers and dirty bikers, the heart of Cumberland.
5	New Provincial Regulations	No comments
6	What's New Land Use	• What about small scale farming for people who can't afford extreme capital expenditure of greenhouses or hydroponic? Removal of soil farming restricts low income farmer • Agricultural use to allow soil growing farming needs to be protected to reduce financial barriers to small scale farmers
7	Urban Containment Boundary	No comments
8	Land Use - Historic Commercial Core	No comments
9	Land Use Designations	No comments
10	Policy Updates: Environment	• Yes - protect the Sunday to Saturday trails • An added buffer along the gravel escarpment above the Morrison Headwater would help the springs that feed Morrison Creek • We need a multi year forest floor clearing project in the budget to reduce forest fire risk! FN already do this we need to also!
11	Housing and Transportation	• No to affordable 4 storey housing on second, where is parking for this? Where is extra water and sewage coming from? • Reduce parking? Where will people park? • Listen to your residents! This is not the spot for a 4-story building!
12	Infrastructure Sand and Gravel	No comments
13	Economic Development	• Commercial rent control • Mountain bikers and dirt bikers the heart of this community need to be protected in the OCP too.

14	Community Well-Being	• Language around diversity and inclusion needs more specifics. All gender washrooms? Pride colours? • With population growth projected at 30% by 2041, there should be a goal to increase recreation spaces by the same or bigger amount. When do we have a discussion around improving the rec center, more parks, more opportunities for youth? • Goal to increase rec center. More variety at Village Park for older children. Why is rec center closed on weekend in summer?
15	Development Permit Areas	No comment
16	Environmental Protection	• Restore minimal flow to Perseverance Creek during summer months from the 5 lake municipal water system
17	Groundwater, Farmland and Wildland - Urban Interface	No comment
18	Industrial and Commercial	• Map K is missing commercial mixed use
19	Residential Form and Character	No comment
20	Heritage Conservation Area	• How do we create functional design requirements for new builds that encourage new builds that fit well with older buildings?
21	Historic Neighbourhoods	• Identity and protect? Apply special rules for development?
22	Next Steps	No comment

Appendix 4: Open House Comment Sheets - Transcriptions

September 10, 2025 OCP Review Open House

Question 1: Do you support the land use designations? What do you like most? What would you change?

Comment 1

Yes, I like the movement/vision towards promoting infill housing over sprawl.

Change to allow new commercial designations to include commercial and residential. Such as the Rideout building on Dunsmuir could happen in the Cumberland Road, a new proposed “commercial mixed use”.

I also have strong concern about the zoning of the interchange lands. Seems like something worth cycling back to.

Comment 2

Yes, for the most part land use designations and gentle infill approach makes sense.

Comment 3

I have some concerns about the deletion of Agricultural designations when OCP vision includes “increasing food security” The rationale that soil is not good does not consider the reality of modern agriculture which does not always require soil to be good. I believe that the Village should consider whether a removal of this designation will impact the tax base of the land and deter any future agricultural uses. How is the Village incentivizing agricultural uses?

Question 2: The goal of development permit area (DPA) guidelines is to strike a balance between (a) achieving community goals related to the form and character of new development and (b) ensuring developments remain financially viable. Do you think the proposed DPA guidelines strike the right balance? If not, what would you change?

Comment 1

Can we tax vacant lots on the highest and test use of the property? To encourage development.

Temporary builds (sea-can or modular) in empty lots to encourage infill

Comment 2

Yes

Comment 3

Yes, for/character DPA are fine. DPA-2 ground water protection. It would make sense to expand Cumberland source water protection beyond larger watershed areas. These lands are largely in the ownership of Manulife and Mosaic, which need to operate with care for water source protection.

Comment 4

Some concerns about proposed charges to “mixed-use civic facility” and that there needs to be an increase in “community services” to accommodate the increase in population. While I agree that Cumberland needs more residential house, I think that our limited “public” land should be used for more services such as a community center/services building and caution the addition of residential units as a way to generate income. This designation could present a conflict of interest.

Question 3: Similar to the question above, do you believe the Heritage Conservation Area guidelines strike the right balance between ensuring renovations and new development enhance the character of the commercial downtown core but, at the same time, do not impose unreasonable or unnecessary demands on property owners? If not, what would you change?

Comment 1

Yes

Comment 2

Yes, heritage conservation area guidelines appear reasonable

Comment 3

Not sure, not enough information

Question 4

Question 4: Are there any topics and actions related to land use, the built environment, the natural environment, economic development, and community well-being that is missing from the OCP?

Comment 1

Yes, environmental protection is missing. It’s suggested all over the place but there is no bylaws, policies or requirements complete and no end date in mind. Seems that it’s listed as considerations but always moved to the back burner to everything else.

I would like to see the big tree bylaw finished and the Bevan migration corridor in-acted through subdivisions bylaw or/and zoning down grades, etc. Also fire smart protection and watershed protection prioritized**.**

Comment 2

Wildfire protection – the village in the forest is increasing the risk of wildfire turning to structural fires. With climate change, the summers are getting drier and hotter. Our knowledge is that the Village is at increasing risk. Fire smart is only effective with community scale implementation. DPA 4 propose to have a 100m interface moat of fire smart guidelines and applies to “underdeveloped lands” - Coal Valley, Cayet, Union St, very limited areas for future growth. Community level efforts are needed to prepare for when, not if, wildfire enters the village.

Section 5 of OCP. Climate Change Mitigation and Adaption also does not acknowledge wildfire, community level actions that are required to be a climate responsible community.

Comment 3

Missing land for dedicated community center/services needed for community well being

Missing land-use designation to support food production/food security such as farming/aquaculture activities

Why change Comox Lake to recreational/residential if we want to protect environment? Wouldn’t it be better to keep this residential so that people don’t live on the water all year-round and reduce the impact on environment that way? Lake properties should remain recreational and seasonal to reduce impact on drinking water/environment.

Appendix 5: Open House Flip Chart Notes

Flip chart notes of discussions following presentation

Sep 10, 2025 OCP Review Open House

Heritage Conservation

1. Heritage Conservation Area and Commercial on Penrith and Derwent – how do they work together? - Generally like idea, important to make it not too onerous to redevelop or adapt to Commercial.
2. Can Village provide incentives for required changes, e.g. roof materials?
3. Can Village provide positive examples of heritage conservation as part of new and re-development – illustrate how can this happen.

Growth and Services

4. What about services that support housing – doctor's, police, etc – how do we ensure those are in place as Village grows?

Environmental Protection

5. Bevan migration corridor – show on Map A
6. What are the provincial environmental regulations?
7. Riparian Area Protection Regulations – appropriate setbacks to watercourses and waterbodies identified by registered professional biologist in the field
8. We need a Tree Protection Bylaw. At same time concern expressed how it will impact development in the future.
9. Loss of trees during subdivision of properties. Cumberland's character – historic and environmental – has been lost. How can we bring it back and maintain the character?

Type of Growth in Village

10. The connection to nature is important to mental and physical well-being. How can the Village develop and densify in a way that we don't lose it. Large lots and park dedication around Teal Lake provides that connection to nature. Not everyone wants to live on small cramped lots where there is no room for trees.
11. Single-family housing is important to character of Cumberland – people come to Cumberland to live in a low density place. The proposed density will change the character. There are not enough jobs in the Village to support the density.
12. Interchange lands agreement – is the agreement still justified when it comes to resources and Village needs.
13. Interchange lands – industrial next to 9E needs to be thought about – boundary buffer. Policy clarification needed.
14. Based on infill, can the Village reach the housing targets? Numbers? - Targets get revised every 5 years. Infill development mandated by Province

Vacation Rentals

15. Impact of vacation rentals, Air B'nBs, etc on Cumberlands taxes, economy and character of the Village – preferred to big hotels. Important to maintain the right balance of vacation rentals to hotels to long term rentals
16. On what basis is Village designating/permitting these in specific areas. There should be more flexibility and they should be permitted in more zones/areas. Current restriction is unfair to those who have properties outside of the area where they are permitted.

Inclusion and Equity

17. What are the current barriers to inclusion? How is the OCP being presented – who are all being reached?

Alleys

18. Alleys play important role as greenways and pathway access to businesses with alley frontage.

Appendix 6: Virtual Open House Discussion Notes

September 9, 2025, 6:30 – 8:00 pm

Participants:

- 8 members of the public attended (including 1 CVRD employee)
- 2 Councilors

Village staff gave a presentation which was followed by questions and discussion.

Questions or Comments

1. **What quantifies a "unit"? with regards to housing / mixed use as per previous slide?**
   - Refers to a residential unit. Any type of residential unit, e.g. an apartment, a laneway house, a suite, a single detached dwelling.

2. **Are there any currently active subdivision plans for the Interchange Lands**
   - No. No applications have been made

3. **Could homes within the "Mixed Use" zone set up a business that serves customers? What are the restrictions compared to Commercial?**
   - Yes, mixed-use designated land, that is also zoned as such, can have a business that serves customers. Same as the commercial designation and with a commercial zoning.

4. **What type of development is allowed in Mixed use?**
   - Residential and commercial. Depending on the zoning, this can include a mixed use building, a stand-alone residential building and/or a stand-alone commercial building. But, in addition to the land use designation, the zoning also has to be mixed use.

5. **Would you explain the rationale behind the large lot treatments on Mill St north of Bruce compared to the large lots south of Bruce?**
   - The lots on Bruce Street are designated Residential Infill. The lots on the north side of Bruce have the same designation as the lots on the south side of Bruce to promote similar housing forms and density along that street if properties are redeveloped in the future. The lots on Mill Street, as well as those on Cumberland Road remain large Lot Residential at this time. They may be designated for higher density at a future OCP update to meet the Village's projected housing need. They are not currently required to received higher density to meet the housing need.

6. **You briefly mentioned expansion of the HCA - is this heritage conservation area? My property seems to fall under this new area which it doesn't currently. What changed and what are the restrictions with HCA?**
   - The HCA affects commercial and mixed uses. They require a heritage alteration permit for new construction or alterations unless exempt - the HCA guidelines also include some

exemptions). Alterations to residential-only uses are not subject to a heritage alteration permit.

7. **It looks like the interchange lands are outside the UCB, can you highlight how that impacts those lands?**
    - The UCB shows where the community would like to see more density as the population grows and there is new development. Generally, development is desired close to the Village core.
    - However, the Village cannot change the zoning of the interchange lands. There is a comprehensive development agreement on title of those lands which grants the development rights to the land in the existing zoning. The owners can develop the interchange lands as long as they meet the terms of that agreement. However, if they want to change the land use designation for those interchange land properties that are outside of the UCB, they would have to apply to amend the UCB, in addition to amending the land use designation.

8. **Can we see the zoning bylaw draft?**
    - It will be available tomorrow. It is on the Sept 15 Council meeting agenda.

9. **What protections are afforded aquatic ecosystem areas?**
    - They are protected as per the provincial Riparian Areas Protection Regulations. I.e. within a 30 metre buffer, an assessment is required by a professional biologist to establish a Streamside Protection and Enhancement Area where there is no development to protect the riparian area and hydrological function of the stream.

10. **The lots further north along Mill St. Closer to Hope Road. To be clear my property doesn't fall under the area. But now does?**
    - The properties along Mill Street are not in the Residential Infill area now and also haven't been added to that area in the new OCP.

11. **How was the urban containment boundary defined?**

    The UCB was developed to:

    - Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
    - Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.
    - Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
    - Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
    - Ensure financially sustainable municipal facility upgrades and replacement. The Village-owned land on Union Road were purchased for the location of a future public works yard. Not all of the

lands are required for institutional use. The remainder can be either sold or leased for mixed use development. Designating the lands for a mixed use that also includes a residential component will help the Village generate some income from those lands to offset construction costs for the public works yard and reduce the impact on taxpayers.

12. **Is there legislation that limits expanding urban containment boundaries in the interim between OCP reviews? How hard a boundary is this in the event of exceptional circumstances. (This isn't something I'm necessarily support of)**

    - Legislation does not limit this. To change the urban containment boundary, an amendment to the OCP would need to be made. A property owner can apply to do this, and Council would consider the proposal.

13. **Does the draft OCP allow small greenhouses/hothouses in residential areas?**

    - This is not restricted by OCP policy. Don't believe the draft Zoning Bylaw restricts them either. Will need to review that draft.

14. **Very happy to see an update to the street naming policy**

15. **As the OCP is an aspirational document in many ways, is there any new language about encouraging new school development/prioritize the development of a secondary school...is there new education/institution land designations?**

    - The OCP includes policy regarding a new school site and working with the School District. The Village will review that section again and add additional policy if needed.
    - There is no additional land use designation for a new school site at this time. This is a process that is normally lead by the School District. The Village will check in with the School District regarding their long term capital plan. Usually have an annual check-in.

16. **Regarding environmental protection, the ravine area is specified as both aquatic ecosystem area and parks, greenways and open space. What protections do the EDPA (Environmental Protection Development Permit) provide in regard to protecting boundaries when considering subdivision applications?**

    - If an area is within an aquatic ecosystem development permit area, any development within that area requires an environmental development permit and the development has to comply with the EDPA guidelines in the OCP. As part of obtaining the permit, an applicant has to hire a biologist to complete a bioinventory. Meeting the EDPA guidelines may include establishing a restricted development area and a buffer area.

17. **How do new DPAs apply to instream development applications?**

    - Response provided at the meeting: In-stream applications would be reviewed under the DPA guidelines existing at the time of application.
        - *Correction:* Even in-stream applications have to follow the new DPAs once the OCP has been adopted.

18. **With regards to some DPA requirements, I'd note that articulation is hard to achieve with step code requirements. Similarly green roofs can be a barrier to insurance and have considerable maintenance requirements. I'd suggest these both be as flexible as possible.**
    - Green roofs are not a requirement. Thank you for pointing out the difficulty of meeting DPA guidelines on articulations in light of step code requirements. Will take another look at guidelines and whether exemptions are possible for affordable housing projects.

19. **Re the HCA - did you say some guidelines do NOT apply to single family homes? PS. Thank you very much for this session.**
    - Would only apply if building is demolished and replaced with a new building or if converted to a commercial use.

20. **How is special purpose housing considered in the OCP? Apologies for having only skimmed!**
    - Included under housing policy under section on housing diversity.

21. **Advocating for a high school in the community should be a priority. Sense of belonging lacking for older teenagers /youth.**
    - Thank you. An important comment. Will review policy in OCP and discuss with the School District to understand what is in their long range capital plan.

OCP maps are all available individually on the project website https://engagecomoxvalley.ca/official-community-plan-review So you can zoom in on your own and look around there.

Appendix 7: Online Comments

Comments received between September 9 and October 6, 2025 at: engagecomoxvalley.ca/cumberland

Question 1 - Do you support the land use designations? What do you like most? What would you change?

Comment 1

Sept 14, 2025

The curve where 4th St and Cumberland Road meet should have a bike lane added immediately. The road narrows to have no shoulder on a blind corner, making biking unsafe and uncomfortable. Drivers get frustrated waiting behind cyclists and occasionally pass at inopportune moments, forcing cyclists into the gravel.

There is plenty of room to construct a bike lane in the wide gravel margins on either side of the road. If the Village truly wants to encourage active transport, they will address one of the worst sections on a major thoroughfare.

Comment 2

Sept 16, 2025

The OCP is a good first step. But the most important move is the follow up action plans

~ affordable housing

~ complete services out to Bevan Road

~ hiring of an economic development person or service

~ a series of shovel ready projects that be funded both privately and publicly

Waiting for the two senior level of governments to fund what is needed will not work, short term or long term.

Comment 3

Sept 16, 2025

I support the Draft OCP and echo comments about improving bike lanes and infrastructure. Make it safe for kids to easily ride to and from school please :)

Comment 4

Sept 21, 2025

I strongly recommend increasing zoning density for **3041 Royston Road** (5.25 acres). This site is already serviced by water and sewer (at the adjacent lot), close to downtown, and on transit and trail networks—making it ideal for multi-family or mixed-use development.

Higher density here would:

Use existing infrastructure efficiently (no costly extensions). Provide more affordable housing options, potentially with BC Housing or private partnerships. Reduce traffic by supporting walkability, bike lanes, and transit. Protect undeveloped lands by focusing growth within serviced areas. Strengthen the local economy with new residents and services.

Downzoning this lot to “large lot residential” contradicts both the provincial density mandate and Cumberland’s housing needs. This property is uniquely positioned to deliver sustainable, vibrant growth—please amend the OCP to reflect that.

Comment 5

September 27

I'm not sure I accurately understand this map in several respects but it would appear to change the designation of the land around Maple Lake to Industrial/Commercial. Surely this swampy land would not accommodate such use without extensive reworking which would predictably destroy the current ecosystems to be found there. There's little enough provision of land near communities left for birds, insects and wild plants and to destroy a complex little system like this to produce what would surely be expensive industrial/commercial land seems foolish and short-sighted to me. I'd like to see the whole block adjacent to Maple Lake left to nature and our fellow critters, who rarely receive any consideration. Doubtless competent biologists could advise us as to the minimum amount of land there necessary to sustain a small, natural green space. I live on 9th St. and in the quarter century or so I've had this house I've seen the number of song birds visiting our part of the block diminish substantially, which could be due to the large number of cats now to be found in the immediate neighbourhood. I know of eight just in six houses. I like cats but left to roam outdoors they kill birds, evidence of which has been clear in my own yard. Let's leave a small wild area for the birds who are left.

Comment 6 in response to Comment 5

September 28

My thoughts exactly.

Comment 7

Oct 2

Re: Conservation Areas - I had to squint to see that the pink areas on the Conservation / Parks Map are the proposed Conservation Areas. [great map, just that my lap top screen is small!] I'm happy to see a green way trail from, I think, the Black Lake marshes to the Morrison Headwaters outlined. The Teal Gravel Pit is growing by the day; I'd like to see more of a buffer above the Morrison Headwater

Escarpment to protect the springs that supply Morrison Creek. I'm also pleased to see the Conservation Area outline around Maple Lake - long overdue.

How will these Conservation Areas be protected? Through Land Use Zoning alone?

I'm also squinting at the brown area to the south/east of Village Park. I can't read its designation. I think that is the area of the Sunday to Saturday Trail network, and I think owned by the former Trilogy Lands. [who owns it now, and can their Zoning come under review?] Monday's Child in particular needs protection, as it goes through wetland. Also, I believe Maple Creek runs through that brown area. Does it have riparian buffer protection?

Thanks Karin, Council and Planning Dept. for all your careful work!

Comment 8

Oct 3

While I commend the thoughtfulness of wildlife habitat and migratory corridors in the planning scope of development, park planning and other aspects what is completely missing is wildlife-human interaction planning. The only mention of a design of wildlife smart planning is provision of attractive wildlife proof garbage and compost containers (downtown core section I believe) however the design example is crow proof, barely racooon proof and certainly not bear proof. New developments need to consider park and path design that has good sightlines for safety of humans to prevent negative encounters with wildlife (bears and cougars notably). Trees and bushes with overburdening fruit are considered a bear attractant and this should be mentioned. There is (was?) a Bear Aware group for Cumberland. Reference and update your own document, Bear Hazard Assessment Village of Cumberland (2018). Also look at the Living with Wildlife information such as Squamish has (minus the grizzleys) https://squamish.ca/home-and-property/bylaws-and-g... and https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/human-wildlife-conflict/staying-safe-around-wildlife/bears/bear-smart.

Comment 9

Oct 9

I offer the following comments for consideration as part of the draft OCP review.

Active Transportation: To improve road safety for cyclists, scooters, and rollers, consider regularly sweeping gravel from bike lanes.

Natural Areas: #11 (page 38) appears contradictory - it says protect natural areas by minimizing natural areas. Clarification is needed. – *edit to clarify*

Water Conservation: Encourage the removal of traditional lawns in favour of climate resistant landscapes to support long-term water conservation. – *done in the DPs but can include a policy statement*

Natural Hazards: In light of the recent sinkhole over an abandoned mine shaft in Nanaimo, should the potential for sinkholes be added to the Village's natural hazard inventory?

Outdoor Lighting: To reduce upward light pollution and preserve night sky visibility, consider installing shields on streetlights. – *in DPs, check if there is a general policy*

Map B: Most wetlands are marked as existing or proposed conservation areas, yet some are excluded without rationale. For example, the wetland between the Island Hwy, Cumberland Rd, Royston Rd, and the residential area lies within the urban containment area and is not designated for conservation. This same wetland is identified as an aquatic ecosystem on Map F. For consistency, this wetland should be marked as a conservation area.

Question 2 - Do the proposed development permit area guidelines strike the right balance between preserving form and character of new development and ensuring developments remain financially viable? If not, what would you change?

Comment 1

Sept 16, 2025

Yes, but streamline for small infill

Question 3 - Do the Heritage Conservation Area guidelines strike the right balance between renovations and new development of the commercial downtown while also making the process easy on business and property owners? If not, what would you change?

No comments

Question 4 - Are there any topics and actions related to land use, the built environment, the natural environment, economic development and community well-being that is missing from the OCP?

Comment 1

Sept 16, 2025

We support canopy targets for new developments and subdivisions to ensure we have trees. We support aligning the vacation rental boundaries with Residential Infill.

Appendix 8: Email Submissions

Outlook

Workshop Follow up

From [redacted]
Date Mon 2025-08-25 10:26 AM
To Planning <Planning@cumberland.ca>
Cc [redacted] Courtney Simpson <CSimpson@cumberland.ca>

Hi Karin and Courtney

Thanks for the invite to the workshop .. it seemed well attended and with key folks involved in the development and building world ..

Many of us question why the scope of building sites is not open to expansion ?
There are several sites that would support modular housing that would be much more attainable and quick.
As in most new developments, we would assume that the developer would be responsible for the servicing and costs related to this, so the Village has no funds to inject .. there would be substantial DCCs and taxes in the future.

There was talk about some wanting to limit the growth due to getting close to the 5000 number, but an unaware of this .. if it does factor in, would it not do the opposite of providing homes for many ?

We would like to suggest this UCA be rethought and if not brought back to Council, at least allow a public platform that residents can comment on either supporting new subdivisions on the fringe or not. Some from the meeting would support going to the public and getting feedback on this at their expense.

Waiting another 5 yrs doesn't seems logical and certainly wont help the immediate demand for housing we are all so well aware of.

We look forward to working with you both in the near future and thank you for your efforts.

[redacted]

[redacted]

Outlook

Heritage conservation area expansion?

From [redacted]
Date Fri 9/5/2025 5:22 PM
To Planning <Planning@cumberland.ca>
Cc [redacted]

You don't often get email from [redacted] Learn why this is important

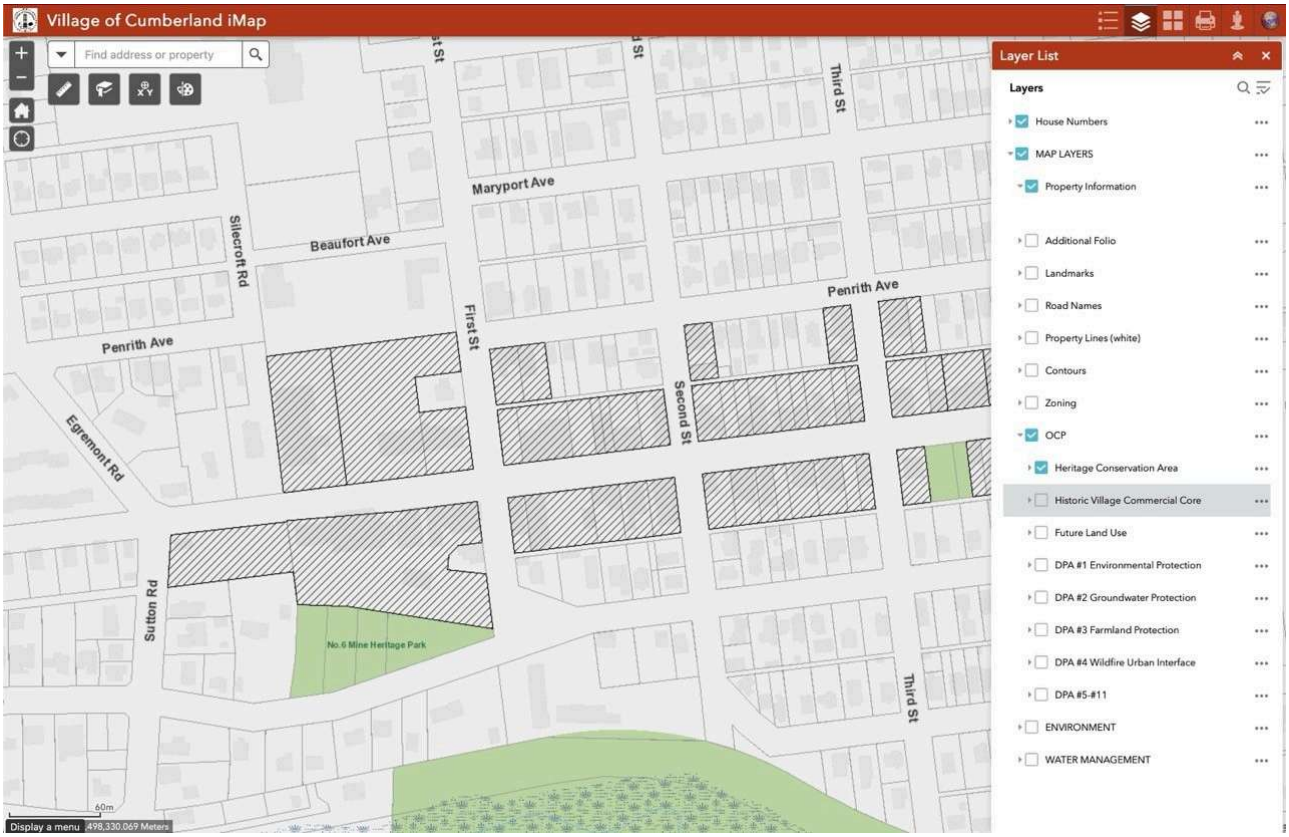
Hello, I am writing regarding the Community Plan Review, and potential changes to the Heritage conservation area.

I am the owner of [redacted] This is shown on your official map viewer here https://imapcumberland.imaptoo.ca/imapviewer/ as NOT being within the Heritage conservation area (screenshot attached). You will also see on Map D here that my house is not within the conservation area: https://cumberland.ca/wp-content/uploads/2024/04/Bylaw-990-OCP-consolidated-Appendix-B-maps-10Jul23.pdf

However in this map linked to on the Community Plan Review, it shows my house and the others on the south side of Penrith as being part of the Conservation area: https://hdp-ca-prod-app-comoxvalley-engage-files.s3.ca-central-1.amazonaws.com/3217/5640/6599/Map_L_8.5x11.pdf

Has something changed or is this a mistake?

Thank you
[redacted]


Village of Cumberland iMap
Find address or property
Maryport Ave
Beaufort Ave
Silecroft Rd
Penrith Ave
Egremont Rd
First St
Second St
Third St
Sutton Rd
No.6 Mine Heritage Park
Layer List
Layers
House Numbers
MAP LAYERS
Property Information
Additional Folio
Landmarks
Road Names
Property Lines (white)
Contours
Zoning
OCP
Heritage Conservation Area
Historic Village Commercial Core
Future Land Use
DPA #1 Environmental Protection
DPA #2 Groundwater Protection
DPA #3 Farmland Protection
DPA #4 Wildfire Urban Interface
DPA #5-#11
ENVIRONMENT
WATER MANAGEMENT
60m
Display a menu
498,330.069 Meters

Outlook

FW: Adding a Future High School Site to Cumberland's OCP

From Village of Cumberland <info@cumberland.ca>
Date Mon 9/8/2025 2:07 PM
To Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>
Cc Melissa Roeske <mroeske@cumberland.ca>

From: [redacted]
Sent: September 5, 2025 11:23 PM
To: Village of Cumberland <info@cumberland.ca>; [redacted] Planning <Planning@cumberland.ca>
Cc: [redacted]
Subject: Adding a Future High School Site to Cumberland's OCP

To: Mayor and Council, Village of Cumberland
Ms. Karin Albert, Senior Planner, Village of Cumberland

I am writing to advocate for the Village of Cumberland to take leadership in working with School District 71 to identify and designate land for a future high school site in the Village, through the Official Community Plan (OCP) update now underway.

Growth Pressures South of the Puntledge River

Cumberland's draft OCP anticipates the Village growing from 4,655 residents in 2021 to approximately 6,660 by 2041 and accommodating roughly 1,350 additional homes over the next two decades. Regionally, the Comox Valley Regional Growth Strategy projects the CVRD's population at about 92,790 by 2041, with most growth expected in Courtenay, Comox, and Cumberland. Housing needs studies reinforce this trajectory: Courtenay has identified a need for ~8,350 additional homes by 2041; the Town of Comox for ~3,358; and CVRD Area A (Royston, Union Bay, Fanny Bay, Denman Island, Hornby Island) for ~1,245.

Key long-term drivers south of the Puntledge River and Comox Bay include:

- Union Bay Estates: While currently under receivership, the project is designed for thousands of new residents, and its long-term demand potential remains significant.
- K'ómoks First Nation Lands: The 84 hectares of new reserve lands west of Union Bay are explicitly reserved for housing, confirming additional population growth in the years ahead.

Despite these pressures, all three secondary schools—G.P. Vanier, Mark Isfeld, and Highland—are located north of the Puntledge River and Comox Bay. This leaves Cumberland and CVRD Area A without a high school resulting in long commutes.

Facilities Capacity and Long-Term Planning

School District 71's Long-Range Facilities Plan projects steady enrollment increases across all existing high schools. Both Vanier and Highland are expected to operate above baseline

capacity, while Isfeld is only marginally better. Cumberland Community School remains a K–9 facility, meaning all local students must transfer north to Vanier for senior grades.

Although the business case for a new high school does not exist today, planning for such an institution requires decades of foresight. Land acquisition, site servicing, and Ministry approvals are multi-stage processes that must begin well in advance. If land is not secured while it is still available and affordable, the opportunity may be permanently lost.

OCP as the Right Tool

The OCP is the appropriate vehicle to express this long-term intent. To prepare Cumberland for the next generation, I recommend:

1. Policy Commitment – Identify and protect a "Future Secondary School Site (Institutional)" within the Urban Containment Boundary, ensuring it has good active transportation and transit access, consistent with the OCP's goal of a compact, complete community.
2. Interim Development Direction – Require major rezonings and large subdivisions to contribute toward school-site acquisition, either through land dedication or cash-in-lieu. This ensures that new growth helps provide the infrastructure it will ultimately need.
3. Regional Collaboration – Work with School District 71, the Comox Valley Regional District, and K'ómoks First Nation to integrate this designation with the School District's Long-Range Facilities Plan and the Ministry's capital planning process.

Closing

This is a once-in-a-generation OCP. If we fail to set aside land for a future high school now, we risk closing the door on an opportunity our grandchildren will need. Let's not leave them a problem that could have been solved with foresight today.

Thank you for your leadership and for considering this important addition to the OCP.

Sincerely,

[redacted]

Cumberland, BC

cc: [redacted]

Outlook

Re: Community engagement on New Cumberland OCP starts next week

From [redacted]
Date Wed 9/10/2025 10:48 PM
To Karin Albert <kalbert@cumberland.ca>

Hi Karin,

Please give me the definition of 'large lot residential'.

Please outline the process that has identified [redacted] as large lot residential as I am sure you are aware the lot is currently zoned MHP.

Please clearly explain why this MHP zoned lot is to be classified as large lot residential.

Thank you

[redacted]

On Fri, Sep 5, 2025 at 3:27 PM [redacted] wrote:

> Hi Karin,
>
> Why would the OCP designate MHP-1 (Manufactured Home Park Zoning) as 'Large Lot Residential'? Can you explain to me what sense this makes?
>
> [redacted]
>
> On Fri, Sep 5, 2025 at 3:21 PM Karin Albert <kalbert@cumberland.ca> wrote:
>
> > 
> >
> >
> > **Attend the upcoming virtual or in-person open houses on September 9 and 10 to provide feedback on the new OCP.**

Online commenting will be open Sep. 10 - 29. Learn more at engagecomoxvalley.ca/cumberland.

Please pass on the email to others who you think might be interested in attending.

The Village's draft OCP has been posted at the above site.

The draft includes:

- Context, vision and goals
- Policies on:
  - climate change
  - natural environment
  - growth management
  - housing
  - heritage conservation
  - municipal infrastructure
  - economic development
  - arts and culture
  - diversity, equity and inclusion, and
  - recreation and parks.
- Development Permit Areas (incl. Environment, Wildfire, Form and Character)
- Heritage Conservation Area

To help you navigate the plan and learn about what's new, please view:

- An annotated map of proposed changes to land use designations in the Village, affecting land development options
- A summary of key changes in the new OCP.

I look forward to seeing you at one of the engagement events or receiving your comments online (btw, apologies for any cross-postings/duplicate emails)

Karin

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

Senior Planner

p: 250-336.3011 | e: kalbert@cumberland.ca

Village of Cumberland

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

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

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

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[redacted]

--

[redacted]

Outlook

Re: Proposed Zoning Change - [redacted]

From [redacted]
Date Wed 9/10/2025 11:08 PM
To Planning <Planning@cumberland.ca>

You don't often get email from [redacted] Learn why this is important

Hi Karin,

I'm glad we had a chance to speak in person today. I'm following up on this inquiry as I'm still unclear as to why my property is not being considered for increased density as per the provincial mandate. Councillor Borecky confirmed it has nothing to do with the potential sewer limitations. Either way, there are other options available to address the sewer infrastructure (like septic, for example).

As for the proposed multi-family zoning of Village lands on Union Road, can you please confirm whether or not the Village already has a developer interested in purchasing these lands?

I look forward to your prompt clarification.

Thank you,
[redacted]

On Thu, 28 Aug 2025 at 09:22, [redacted] wrote:

> Hello,
>
> I am writing to request a detailed explanation of the decision-making process and rationale behind the recent OCP draft rezoning of my property at [redacted] from "Manufactured Home Park" to "Residential Large Lots."
>
> I have previously expressed my concerns and perspectives on this matter, which appear to have been overlooked. I respectfully seek clarification on the factors, considerations, and objectives that informed this zoning change.
>
> Thank you for your attention to this matter. I look forward to your prompt and detailed response.
>
> Sincerely,
> [redacted]

Outlook

RE: Community engagement on New Cumberland OCP starts next week

From [redacted]
Date Wed 9/10/2025 11:33 AM
To Karin Albert <kalbert@cumberland.ca>

Hi Karin
I see a lot of changes in the OCP but our property has been left out , downgraded really, so we will comment on the virtual site. [redacted] is going to go to the viewing tonight.
Thanks for the heads up
Have a good day
[redacted]

From: Karin Albert <kalbert@cumberland.ca>
Sent: September 5, 2025 3:21 PM
To: Karin Albert <kalbert@cumberland.ca>
Subject: Community engagement on New Cumberland OCP starts next week



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Karin

Karin Albert, MRM, MCP, RPP (she/her)
Senior Planner
p: 250-336.3011 | e: kalbert@cumberland.ca
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Outlook

FW: OCP - Clarification on Saito House and Coal Creek Historic Park

From Village of Cumberland <info@cumberland.ca>
Date Mon 9/15/2025 9:37 AM
To Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>
Cc Melissa Roeske <mroeske@cumberland.ca>

From [redacted]
Sent: September 14, 2025 10:45 PM
To: Village of Cumberland <info@cumberland.ca>
Subject: OCP - Clarification on Saito House and Coal Creek Historic Park

Dear Village of Cumberland,

I am writing to seek clarification regarding recent statements circulating on social media that "the Village is selling the Saito House back to the Saito family, and that Council cares very much about the outcome of this property and the history."

As a resident, I find this unclear and concerning. The *Saito House Statement of Significance* (2022) highlights the historic importance of the property as the last remaining structure from Cumberland's Japanese Canadian community, many of whom were forcibly removed and sent to internment camps in 1942. I have always understood the creation of Coal Creek Historic Park, with its cherry trees and commemorations, as an act of reconciliation with those histories and the injustices experienced by Japanese Canadians.

In reviewing the current draft Official Community Plan, I noticed that while it contains general heritage policies, it does not specifically reference Saito House or commit to its protection, despite the Village's past recognition of its importance. This appears to be a policy gap, and has understandably led to speculation. I thought this wasn't possible with the park covenants.

Could you please clarify:

1. Whether Council is considering the sale, transfer, or subdivision of lands around Saito House;
2. How the Village intends to align its heritage policies with the Statement of Significance and the original intent of Coal Creek Historic Park.

I strongly believe that Cumberland's OCP should explicitly recognize and protect Saito House, ensuring it remains part of our shared heritage, not reduced to rumor or uncertainty of a one acre lot with private ownership.

Thanks,

[redacted]

Gmail [redacted]

Summary of [redacted] OCP Comments

[redacted] 16 September 2025 at 16:42
To: councillor.borecky@cumberland.ca
Cc: [redacted]

Hi Neil,

[redacted] did a good review of the OCP and had a long word document of over a hundred questions or so. I tried to consolidate them into some themes while cross referencing the OCP. She asked that I send you them:

1. Development Permit (DP) Exemptions & Enforcement

- Multiple spots suggest or appear to allow exemptions for “the Village or its agents,” or for subdivision.
- This is risky: it creates the perception (or reality) of a two-tier system where private developers face scrutiny but municipal projects bypass oversight.
- Potential Red flag: These exemptions should be deleted or narrowly defined. DP consistency builds trust.

2. Heritage & Cultural History

- Very little in the Vision/Goals emphasizes Japanese, Chinese, labour, mining, or early settler history.
- Items like Coal Creek Historic Park, Saito House, Ginger Goodwin are not explicitly carried through.
- Potential Red flag: If the OCP misses heritage/cultural context, it weakens both planning credibility and reconciliation/community identity. Strengthen this before adoption.

3. Environment & Hazard Protection

- Headwaters (Millard, Piercy, Roy Creek) missing from maps.
- Mine hazards, aquifers, septic over vulnerable groundwater not clearly addressed.
- Seasonally appropriate ecological assessments not required in the draft.
- Potential Red flag: Without these, the OCP leaves gaps in environmental and hazard management. These can create real legal and liability issues later.

4. Urban Containment Boundary (UCB) Logic

- Generally good, but:
    - Some growth designations (Union Road greenfield) contradict the “compact” claim, especially when closer infill lands exist.
    - Without strong wording, UCB may still enable sprawl under pressure.
- Potential Red flag: The Union Road direction should be reconciled with the “compact/complete” objective and infrastructure costs.

5. Language: “Should” vs. “Must”

- Many DP guidelines use “should” instead of “shall/must”.
- This weakens enforceability—staff/council could approve non-compliance without breaching the OCP.
- Potential Red flag: Key design, environmental, and hazard-protection items need “must” to avoid loopholes. In legal contexts, "must" and "shall" both indicate a mandatory obligation, while "should" expresses a desired but not required action.

6. Public Process & Engagement

- Several points show gaps in early and ongoing engagement.
- Maps (esp. Map K, DP overlays) were not clearly accessible at events.

- Heavy reliance on surveys instead of round tables or facilitated workshops reduces legitimacy.
- Potential Red flag: Without more robust engagement language, the OCP risks being criticized as a "check-the-box" process rather than community-driven.

7. FireSmart & Climate Resilience

- The OCP does not consistently integrate FireSmart landscaping standards across all DPAs.
- Cooling/heat resilience is missing in building/landscape policies.
- Potential Red flag: In a wildfire- and heatwave-prone valley, this is a policy gap that should be closed.

8. Clarity of Mapping & Definitions

- Density ranges (low/med/high), "Village Centre" boundaries, and DP numbering don't line up clearly.
- Missing or mislabeled maps (Map A, G, K).
- Potential Red flag: Ambiguous mapping leads to interpretation disputes. Definitions and legends should be locked down before adoption.

Thanks,



TO: CORPORATION OF THE VILLAGE OF CUMBERLAND, CAO, PLANNING DEPARTMENT AND MEMBERS OF COUNCIL

RE: PROPOSED OFFICIAL COMMUNITY PLAN

After a review of the proposed OCP, I have these comments.

Corrections Needed:

1. Page 62 #15 line 2 delete 0 in front of house
2. Page 145 delete reference to feet not needed and incorrect

3. Page 209 Schedule A the names are full of incorrect information as both historical and common today. An example is that the Abbey is not the Abbey Church.

4. All blank pages should have typed on "This page intentionally left blank," as well as remove any headings.

Definitions:

1. What is meant by Village or Village-approved agent? Is this so the Village can approve some developer to build on land the Village owns and is not required to provide a development permit with the associated requirements?

Affordable:
Attainable:
Village centre:
Non-market:

Also need a section that covenants will be needed when building on areas that have coal mines underneath and that Village not responsible for any damage to buildings, property or persons if sinking happens.

QUESTIONS AND COMMENTS:

1. Why were all the OCP maps available at the open house as large maps? Specially Map K which has the development permit areas for form and character?

2. Why aren't there more info sessions where there would be the ability to have roundtable discussions.

3. Page 14 Infrastructure. How does the urban containment boundary help to reduce the demand for when new services when Union Road would have to be serviced PLUS the road would need to be rebuilt to become more than a country road as listed in the Transportation Master Plan completed last year?

4. Page 16a) stating that the urban containment boundary focusses growth on land that is located within walking distance to the downtown core when much of the new growth and higher density is off Union Road doesn't make sense as my property and others in the area outside of the proposed urban containment boundary are closer to the Village Core

5. Page 17 Why is the left side partially blank?

6. Page 25 I disagree with the Vision Statement. A Vision Statement is how we dream that Village will be in the future and it is missing the enthusiasm, the historical values as well as world class mountain biking and a word class BMX track. The vision I hear people talking about is that these would still be Cumberland in 2045. As it is written it sounds more like an information page not how we, the citizens, see the Village in the future.

7. Page 26 and page 28 add mountain biking and BMX track as great attractions.

8. Page 29 #3 the numbers of the DP are incorrect

9. Page 31 and mountain biking

10. Page 35 #10 is not what is being proposed

11. Page 37 #6insert walking as it is lowest form of lowering carbon transportation
    #11 If you want to protect trees in development permit areas then put in shall or must protect tree roots etc.

12. Page 39 at #6 add Encourage early and ongoing citizens involvement in transparent planning.

13. Page 4 Missing Millard/Piercy headwaters and also Roy Creek headwaters.

14. Page 43 Also protect sunlight and Village's character in order that tall buildings don't interfere with either.

15. Page 44 Missing view.

16. Page 45 Need to add that Cumberland has a fault line running through it and is in high potential for earthquakes and mine shafts that could cause sink holes

17. Page 46 Need to ensure that all development permit areas will follow BC Fire smart. Not sure how this can be done when in the infill areas it states one tree for every dwelling unit.

18. Page 47 Section 3.4.4 leave the existing connectivity areas that are in the ocp now.

19. Page 48 I thought in third paragraph that HCA is also commercial mixed use in downtown core The guidelines in the HCA refer to that could also be required to meet requirements of other dps but it is not in any other dps.

20. Page 49 Interchange lands need to include wildlife corridors and I find it rather not transparent to be told it would be one zone to be developed later and the day after the

information open house the Village has the proposed amended Zoning Bylaw with all the zoning of these lands. Transparent? Think not.

21. Page 50 multifamily can be 160 dwelling units per ha is this considered medium or high density? It sure would be a lot of dwelling units on the interchange lands.

On the land the Village owns that used to be partly green connectivity and terrestrial forest could the Village appoint an agent/partner and then construct condos without a development permit or citizens being able to have input or early and ongoing participation in planning or would it just be a council decision with no interaction with the rest of us?

22. Page 51 Residential infill is 31-123 dwelling units per haIs this medium density? What is low density 2 to .25 ha?

23. Page 51 add house-plexes as an allowed use in infill.

24. Page 52 don't understand how mixed use/civic facilities is allowed in 1005 as designated area in the HVC and heritage plans of Cumberland.

25. Page 53 Map A doesn't show green for Maple Creek after it crosses Dunsmuir also all the green spaces and connectivity should be shown on the Interchange Lands as obviously someone has been negotiating with them as set out in the proposed Zoning Bylaw. Hopefully the owners would not be considered Village-approved agents and no development permits would be needed there.

26. Page54 Second paragraph Village's unique character is being ignored in this OCP such as subdividing and selling park land. Again, nothing shows as this would be a development permit area so the Village could do as they want? Definitely no early involvement in planning this OCP by citizens.

27. Urban Containment Boundary creates sprawl as it focuses all new residential development out toward the highway and Union Road where infrastructure does not exist. It ignores the brownfield at Bevan/Wellington that was designated residential infill since around 1984. Plus, the OCP encourages new development on brownfields as opposed to all the treed green fields on Union Road.

28. Page 57 Section 7.2.4(2) land on Union Road is green field and I don't see connectivity areas on it.

29. Page 58 where is Village Centre? It doesn't feel like it would be between Egremont and 4th Street on Dunsmuir with all the potential commercial on Cumberland Road and Union Road.

    (5) If Village is developing or appointing a Village approved agent a development permit shall be needed . I do not agree to exempting from a dp otherwise so much land that the Village owns could be developed differently as side deals could be reached to vary zoning regulations which proceed without a hearing if at least 50% residential.

    (f) how does development on Union Road fit in this intention which is to reduce infrastructure servicing costs associated with new development?

29. Page 59 Section 7.3.1 third paragraph add cooling

30. Page 61 please add benches in #7. I would like to see benches in all the dps along with more garbage/recycling bins throughout the Village.

31. Page 62 #14what and where is a large-sale hotel and resort development? Will there be meetings for the citizens to be involved in early and ongoing planning?

32. Page 63 Missing information about birth place of labour and Ginger Goodwin

33. Page 64 third paragraph add became international renowned destination for mountain biking and BMX track

34 Page 67. Number 5 delete subdividing park and removing parkland designation. The Saito house is mentioned in the Coal Creek Park Plan and the historic significance the Village should finally just purchase the house and fix it up. It could be a rental income. If the covenant states it is in perpetuity that the Village cannot subdivide except if to rebuild the heritage buildings that once were located there and even those may not be sold or transferred separately. I f this can actually be subdivided and sold what does a covenant actually mean when it states in perpetuity? This was of great importance with reconciling the treatment of the Japanese and Chinese people in Cumberland.

10. acquire structures of cultural or historic significance. The Saito House is of historic significance so time for council to act.

35. Page 69 Second paragraph how is this being done when development proposed requires new costly infrastructure? Are new services putting in larger pipes? Will the pipes from the water system be big enough to provide all these places with water? Will there be enough water if it hardly ever rains or snows?

36.Page 70 Section 7.5.3 it conflicts with the development of Union Road which is not serviced and is a green field?

Section 10 developers even if providing non-market housing or is it just affordable housing will be required to pay the full cost of providing services as a result of new development?

37. Page 71, Section 161 I thought the Small Scale Ulti Unit regs you can't insist on parking and in Section 17 make must be dark sky policy.

7.4 second last paragraph add after potential visual AND SMELL

38. Page 72 Section 7.5.5.7 The amenity agreement expires so will it be renewed? Last line add after "litter along Bevan AND CUMBERLAND ROADS also add Cumberland Road to trucks on road.

39. Page 73 8(f) add rock pits

40. Page 74 Section 7.5.7.11 Please try to limit curbs in the Village

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QUESTIONS AND COMMENTS:

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3. Page 14 Infrastructure. How does the urban containment boundary help to reduce the demand for when new services when Union Road would have to be serviced PLUS the road would need to be rebuilt to become more than a country road as listed in the Transportation Master Plan completed last year?

4. Page 16a) stating that the urban containment boundary focusses growth on land that is located within walking distance to the downtown core when much of the new growth and higher density is off Union Road doesn't make sense as my property and others in the area outside of the proposed urban containment boundary are closer to the Village Core

5. Page 17 Why is the left side partially blank?

6. Page 25 I disagree with the Vision Statement. A Vision Statement is how we dream that Village will be in the future and it is missing the enthusiasm, the historical values as well as world class mountain biking and a word class BMX track. The vision I hear people talking about is that these would still be Cumberland in 2045. As it is written it sounds more like an information page not how we, the citizens, see the Village in the future.

7. Page 26 and page 28 add mountain biking and BMX track as great attractions.

8. Page 29 #3 the numbers of the DP are incorrect

9. Page 31 and mountain biking

10. Page 35 #10 is not what is being proposed

11. Page 37 #6insert walking as it is lowest form of lowering carbon transportation
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12. Page 39 at #6 add Encourage early and ongoing citizens involvement in transparent planning. NOT ADDED TO CLIMATE SECTION BUT TO SECTION 9.0

13. Page 4 Missing Millard/Piercy headwaters and also Roy Creek headwaters. ? INCLUDED

14. Page 43 Also protect sunlight and Village's character in order that tall buildings don't interfere with either.

15. Page 44 Missing view. ???

16. Page 45 Need to add that Cumberland has a fault line running through it and is in high potential for earthquakes and mine shafts that could cause sink holes

    BUILDING CODE DEALS WITH SEISMIC REQUIREMENTS, NOT A 'HAZARD AREA'

17. Page 46 Need to ensure that all development permit areas will follow BC Fire smart. Not sure how this can be done when in the infill areas it states one tree for every dwelling unit.

18. Page 47 Section 3.4.4 leave the existing connectivity areas that are in the ocp now. METHODOLOGY NOT CHANGED, EVERYTHING UNDEVELOPED THAT'S NOT WITHIN TERRESTRIAL OR AQUATIC IS CONNECTIVITY

19. Page 48 I thought in third paragraph that HCA is also commercial mixed use in downtown core The guidelines in the HCA refer to that could also be required to meet

requirements of other dps but it is not in any other dps. – NOT RELEVANT BUT CHECK CLARITY OF LANGUAGE

20. Page 49 Interchange lands need to include wildlife corridors and I find it rather not transparent to be told it would be one zone to be developed later and the day after the

information open house the Village has the proposed amended Zoning Bylaw with all the zoning of these lands. Transparent? Think not.

21. Page 50 multifamily can be 160 dwelling units per ha is this considered medium or high density? It sure would be a lot of dwelling units on the interchange lands.

On the land the Village owns that used to be partly green connectivity and terrestrial forest could the Village appoint an agent/partner and then construct condos without a development permit or citizens being able to have input or early and ongoing participation in planning or would it just be a council decision with no interaction with the rest of us?

COMMON PRACTICE TO FOR MUNICIPALITIES TO EXEMPT THEMSELVES. WOULD STILL GO THROUGH DP PROCESS…

22. Page 51 Residential infill is 31-123 dwelling units per haIs this medium density? What is low density 2 to .25 ha?

23. Page 51 add house-plexes as an allowed use in infill.

24. Page 52 don't understand how mixed use/civic facilities is allowed in 1005 as designated area in the HVC and heritage plans of Cumberland.

25. Page 53 Map A doesn't show green for Maple Creek after it crosses Dunsmuir also all the green spaces and connectivity should be shown on the Interchange Lands as obviously someone has been negotiating with them as set out in the proposed Zoning Bylaw. Hopefully the owners would not be considered Village-approved agents and no development permits would be needed there.

26. Page54 Second paragraph Village's unique character is being ignored in this OCP such as subdividing and selling park land. Again, nothing shows as this would be a development permit area so the Village could do as they want? Definitely no early involvement in planning this OCP by citizens.

27. Urban Containment Boundary creates sprawl as it focuses all new residential development out toward the highway and Union Road where infrastructure does not exist. It ignores the brownfield at Bevan/Wellington that was designated residential infill since around 1984. Plus, the OCP encourages new development on brownfields as opposed to all the treed green fields on Union Road.

28. Page 57 Section 7.2.4(2) land on Union Road is green field and I don't see connectivity areas on it.

29. Page 58 where is Village Centre? It doesn't feel like it would be between Egremont and 4th Street on Dunsmuir with all the potential commercial on Cumberland Road and Union Road.

    (5) If Village is developing or appointing a Village approved agent a development permit shall be needed . I do not agree to exempting from a dp otherwise so much land that the Village owns could be developed differently as side deals could be reached to vary zoning regulations which proceed without a hearing if at least 50% residential.

    (f) how does development on Union Road fit in this intention which is to reduce infrastructure servicing costs associated with new development?

29. Page 59 Section 7.3.1 third paragraph add cooling

30. Page 61 please add benches in #7. I would like to see benches in all the dps along with more garbage/recycling bins throughout the Village.

31. Page 62 #14what and where is a large-sale hotel and resort development? Will there be meetings for the citizens to be involved in early and ongoing planning?

32. Page 63 Missing information about birth place of labour and Ginger Goodwin

33. Page 64 third paragraph add became international renowned destination for mountain biking and BMX track

34 Page 67. Number 5 delete subdividing park and removing parkland designation. The Saito house is mentioned in the Coal Creek Park Plan and the historic significance the Village should finally just purchase the house and fix it up. It could be a rental income. If the covenant states it is in perpetuity that the Village cannot subdivide except if to rebuild the heritage buildings that once were located there and even those may not be sold or transferred separately. I f this can actually be subdivided and sold what does a covenant actually mean when it states in perpetuity? This was of great importance with reconciling the treatment of the Japanese and Chinese people in Cumberland.

10. acquire structures of cultural or historic significance. The Saito House is of historic significance so time for council to act.

35. Page 69 Second paragraph how is this being done when development proposed requires new costly infrastructure? Are new services putting in larger pipes? Will the pipes from the water system be big enough to provide all these places with water? Will there be enough water if it hardly ever rains or snows?

36.Page 70 Section 7.5.3 it conflicts with the development of Union Road which is not serviced and is a green field?

Section 10 developers even if providing non-market housing or is it just affordable housing will be required to pay the full cost of providing services as a result of new development?

37. Page 71, Section 161 I thought the Small Scale Ulti Unit regs you can't insist on parking and in Section 17 make must be dark sky policy.

Stopped here

7.4 second last paragraph add after potential visual AND SMELL

38. Page 72 Section 7.5.5.7 The amenity agreement expires so will it be renewed? Last line add after "litter along Bevan AND CUMBERLAND ROADS also add Cumberland Road to trucks on road.

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Outlook

Cumberland OCP comments

From [redacted]
Date Sat 9/20/2025 6:16 PM
To Vickey Brown <mayor.brown@cumberland.ca>
Cc Courtney Simpson <CSimpson@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>; [redacted]

Dear Mayor Brown,

Thanks for the lively conversation about the Cumberland OCP at the recent open house. You invited my comments and I am following up out of a genuine concern for the future of the Village.

I think the restrictions on growth outside of the current developed limits and the obsession with increased density inside the Village will negatively affect the aesthetic appeal and the liveability. The Provincial decree which permits 4 units per single family residential lot is just political grandstanding and makes absolutely no sense. These neighbourhoods were not designed for that density and the services and certainly the parking will be insufficient. Most of the lots in Cumberland are so small there isn't room to swing a cat by the tail in the back yard - let alone build 3 more units!

The Urban Containment Boundary is an unnecessary restriction on growth - the Village has plenty of control through the OCP and zoning without needing another layer of draconian restriction. My concern is that this measure will come back to haunt the Village when the pendulum swings back to a more reasonable point - the Urban Containment Boundary will then simply be additional cost and delay that will add to the cost of housing.

You say that residential developments are a financial drain on the Village but I think there are two very different realities. The new developments with brand new services, roads and infrastructure, paid for by the new buyers of the lots (with additional contributions of cash for core infrastructure through DCC's and amenity bonuses) are actually subsidizing the older areas. I think the Village needs more new development, not less! I realize that you have an imminent substantial increase in costs for policing when the next census comes out and you suddenly have to pay 70% of policing costs. The inevitable tax increases will impact everyone in Cumberland, including renters and older residents that are on fixed incomes and already struggling with high housing costs.

The focus on density and affordability in the OCP has, of course, some benefits and I am not suggesting that fiscal responsibility and efficient use of resources shouldn't be some of the measures used to assess development. I just don't believe these should be the only measures! Cumberland has a unique history and retains the charm of it's coal mining heritage - but applying big city solutions to Cumberland's housing issues doesn't make any sense. I've spoken to many Cumberland residents and find a common theme from many of the newcomers - they moved to Cumberland for the lifestyle, not because of employment. Your own surveys indicate that many families moving to Cumberland are young professionals with healthy incomes. Why then limit the housing types by only focusing on low

income/affordable units? Due to the history of the Village the surrounding lands have long been owned and controlled by the mining company, and then successive corporate timber entities. This has resulted in a complete lack of rural properties.

In recent years the American corporate owners have logged the properties surrounding the Village and then looked for buyers. We have watched as a succession of outside promoters that have tried and failed to develop these properties. First it was Trilogy from Whistler, then Sage Hills with Asian money and finally Heritage Vision with backing from hockey players. They are all long gone and Cumberland is now left with a strangely distorted OCP biased toward the highway interchange. Like many communities the lack of supply drove prices through the roof. Cumberland is not alone and I think many of the factors were outside of the Village's control, including a surge in immigration, downloading of costs by senior governments, inflation caused by the printing of money and other factors. At the same time there was a move out of the crowded cities caused by the COVID epidemic and changes in employment which allowed many people to work remotely. Cumberland was suddenly discovered and the outdoor recreational opportunities attracted a new breed of young families. Multiple buyers for every new house and buyers with deep pockets who had just sold their Vancouver home for big gains drove Cumberland's housing market to new heights. The Village even had trouble recruiting a new CAO because he couldn't find housing!

With those comments off my chest (and an apology for the rant!) I'd like to take a moment to offer our potential vision for our Teal Lake lands. As you know [redacted] and I purchased [redacted] of land on [redacted] from [redacted] in 2021. We looked closely at other lands and ultimately settled on the [redacted] for the following reasons: the topography and views were varied and interesting and suited a "country residential" style of living; there was no contamination from historic mining operations; the area around Teal Lake and east to Maple Lake would make a great community park and add to the appeal of living in the area; and finally, Cumberland had a reputation for embracing independent thinking and not following the same path as the rest of the Valley. We consulted with the Village council of the day before we purchased and were given a positive response to our plans. It was therefor very dissapointing to receive negative comments after we had invested considerable funds - development is a slow and onerous process these days and takes cooperative work between all parties - being misled at the beginning doesn't build trust!

The land was logged 10 - 20 years ago and is currently nicely treed with young conifers and deciduous trees, making the grooming of new lots to create building sites surrounded by buffers of natural vegetation a pleasant result. The ground is stable and suitable for on-site septic disposal with deep gravel deposits which also makes construction of roads efficient and affordable. On site septic disposal has come a long way in recent years with modern technology and off the shelf systems quite readily available. This form of disposal is sustainable, does not contribute micro-plastics to the broader environment and re-charges the aquifer.

[redacted]and I really wanted to develop a "legacy project" that was different from the uniformly unimaginative and crowded residential subdivisions, with houses jammed cheek to jowl on smaller and smaller lots. Our vision was to go in the opposite direction and create a neighbourhood of larger lots which would respect nature and create a softer, greener place to live and work. The [redacted] seemed ideal because they weren't tight up against the existing Village core and wouldn't affect anyone. We engaged a planner and researched the needs and market we believed existed. Our vision was to create specific zoning that would allow a main residence as well as some accessory dwelling units (ADU's) on each large lot. This would allow people to have their elderly parents nearby or provide a secondary income from a rental suite or cottage. As well, we wanted people to be able to work from home as COVID had created a demand for this. We envisioned the ability to have enough

room to build separate studios for home based businesses or professionals. Part of the land is affected by the 500m setback from the landfill and we looked to this area to have some light industrial uses which could allow the nearby residents to have shops or businesses within walking distance of their homes. A glacial esker provides a natural barrier around this area and would screen the homes.

There are a lot of recent studies that conclude that living in a more natural environment has positive health benefits. The current development pattern of dense housing with small patches of green down the street somewhere does not meet the definition of a natural environment! We showed the land and our vision to a local biologist involved in habitat protection and he liked the idea of a softer impact with room for wildlife corridors and buffers around the wetlands. We are supportive of the efforts of the Cumberland Forest Society in preserving forested lands around the Village and are willing to contribute the lands between Teal Lake and Maple Lake as a community park - this comprises an area of over 50 acres! Our plans also include a network of trails and green space between and around the lots.

For a number of reasons we are proposing a bare land strata form of development that would mean that the roads and services would be privately owned and maintained by a strata corporation. This would mean that the Village would still collect substantial DCC's and other contributions at the time of subdivision, and would collect taxes and fees on any improvements, but that the Village would not have to maintain the roads or services - these would be Common Areas which the strata corporation would maintain - including snow removal in winter. We think it's a win-win scenario - the Village gets revenue from new development without a corresponding demand for services! The Strata Property Act regulates this form of ownership very clearly and sets out in detail the responsibilities of the developer. We would plan to connect to the Village water system as there is an existing main along Bevan Road servicing the industrial area to the north. The [redacted] could contribute to the capital cost of this main through latecomer fees and thus ease the burden of the construction costs. We don't require municipal services so don't need the Urban Containment Boundary extended - we are not proposing an "Urban" density - instead it will be "Rural" density.

We have frankly been frustrated with the OCP review process and feel our proposed development has been rejected out of hand. We've been told that the land is too far from the Village core, but we are closer than much of the previously zoned Trilogy lands. There is a band of undeveloped land between us and the Village core but closer examination reveals extensive wetlands and contamination issues from historic coal mining, so I don't believe this will ever be developed. We feel we are proposing a form of housing that doesn't exist in Cumberland and will meet the needs of many of the residents. Anyone currently living in Cumberland who wants a larger lot with a bit of wild ground to raise free-range kids or have a garden is forced to move away - and we have heard from many who are supportive of our vision and want a lot! We've waited 4 years for the OCP review to grind to a conclusion that simply closes the door on any development of our lands. The current designation of "Working Forest" is misplaced as the dry gravel deposit is not good for growing trees! [redacted] says his Dad told him they used to cut pit props for the mines from the [redacted] as the trees were small and tough from having to struggle to grow.

I have read all of the reports and studies commissioned by the Village with respect to housing and economic development. The economic development studies concluded that Cumberland should encourage entrepreneurial individuals to move to Cumberland and bring their business ideas but failed to address the lack of suitable housing. You have developed a large industrial area north of our land but there isn't any suitable housing for "entrepreneurial individuals with capital". We feel that the [redacted] would address this need and could be an example of living with nature rather than paving over it. Other communities on Vancouver Island have this type of country residential style of

living and the only reason Cumberland doesn't is because the surrounding lands were held from Day One by large corporate interests. Now there's a chance to do something different and positively impact the community on many levels.

[redacted]and I are both long time local residents with a vested interest in seeing the land developed wisely - we simply want the opportunity to give Cumberland residents additional choices. At our age and life experience we feel strongly that all cities and municipalities will regret the way densification is happening, especially the removal of trees and green space to house people in confined quarters with less access to the health benefits of nature. Perhaps there's a more forward thinking approach and Cumberland could retain it's unique history, the charm of it's coal mining heritage and reputation for being "a little out of the ordinary!"

Thanks for your consideration - we look forward to discussing this further.

Regards,

[redacted]

--

[redacted]

Outlook

2025 OCP draft comments

From [redacted]
Date Mon 9/22/2025 1:39 PM
To Sean Sullivan <Councillor.sullivan@cumberland.ca>; Vickey Brown <mayor.brown@cumberland.ca>; councilor.therrien@cumberland.ca <councilor.therrien@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>
Cc Planning <Planning@cumberland.ca>

1 attachment (47 KB)
OCP review comments.pdf;

You don't often get email from [redacted] Learn why this is important

I have attached my comments on the 2025 OCP draft.

Three additional questions/comments:

1.There are some definitions in the body of the document but a comprehensive glossary of terms or references as to where definitions can be found would be useful. e.g. What are the heritage protection measures listed on p.68?
2.What constitutes Village-approved works and Village-approved agents? As these would be exempted from the broad protection of development permits for the next 20 years it's important to know how extensive these could be.
3.Encouragement of gray water recycling, p.76. What would this apply to? Domestic reuse has been discouraged in the past.

[redacted]

Thank you to all involved in producing this complex and detailed OCP draft for your time and effort. Others have commented on various details and content. I would like to add my opinions on 3 broad areas: Overview/Vision; History/Heritage ; and Parks/Outdoor Recreation.

Overview/Vision

Overview: In addition to introducing the "small village feel" attracting younger generation residents the draft names arts and culture but omits outdoor recreation opportunities appealing to both visitors and those who choose to live here. Section 9.2 states that "Recreational activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver." This bold statement belongs here, not on p.97

The second paragraph is confusing, referring to Cumberland's history being significant in attracting a diversity people enjoying a certain pace of life connected to nature – and, again, only arts and culture. Reference is made to nearby skiing, ocean and freshwater lakes. Maple Lake and the accessible eastern part of Comox Lake are in Cumberland as are the smaller lakes that comprise our major water system.

The last paragraph does repeat sense of community and includes "natural amenities" but again singles out arts and culture. Community well-being seems like an add-on at the end.

Vision: While clean air, water and green infrastructure are important, they would seem more appropriately placed at the end with climate change and municipal infrastructure not an opening sentence defining Cumberland. One could question our clean air looking down on the pall of smoke over some neighbourhoods in the winter. One could also raise an eyebrow at new development respecting the topography with the blasting and clearing required for some areas.

Again arts and culture dominate the second paragraph with expansion on festivals and concerts and oddly ending with diverse housing options. This last reference would seem to fit better with paragraph 5. Bluntly, this section reads like a promotional blurb by an events planner not a comprehensive vision for our community's future. Elements are there but imbalanced and all in present tense. It doesn't speak to our shared hopes and dreams for Cumberland's future.

Vision springs from those aspects of a community that residents feel proud of and passionate about preserving, protecting and encouraging to flourish and grow in the future. Goals and implementation and all that entails flow from there. While including some aspects, this draft lacks sufficient attention to the uniqueness of Cumberland's blend of outdoor recreation opportunities, natural setting of forest and wetlands, and rich mining and cultural history.

History/Heritage

The heritage section regarding the historic downtown core is contradictory to me despite being detailed and comprehensive. Map L outlines a geographic area but the photos show only historic buildings many themselves not original structures, having been rebuilt after the 1933 fire. The narrative and guidelines for future development/new building that developers would be held to do not reflect the current streetscape which includes higher buildings and more modern architecture. Heritage protection is important but for example, it would be hard to harmonize with neighbouring buildings with the current mix.

Pages are devoted to historic names of Caucasian neighbourhoods and even buildings in the downtown core (many errors and omissions), but the significance of our Chinese, Japanese, Italian, Eastern European and Black settlers and their separate communities, cultures, and contributions to Cumberland's rich history are not given the attention deserved. “Saving”of the Saito house comes up without any context, either of No.1 Japanese Town and other Cumberland Japanese communities or the internment of Japanese residents.

Parks/Outdoor Recreation

In a society increasingly concerned with mental and physical health, our natural setting and built structures in parks provide so many opportunities for all ages to enjoy a healthy lifestyle; to exercise, relax and enjoy solitude, or take part in social and competitive sports outdoors. One only has to watch traffic in and around the Village to sense the importance of our parks, trails and lake for recreation. Vehicles with bike racks deliver mountain bikers to tralheads and the myriad of routes for all ages ; boaters, campers paddle boarders, kayakers and canoeists flock to Comox Lake along with individuals and families enjoying the beaches and swimming. The forest, parks and wetlands attract birdwatchers, dog walkers and hikers as well as cyclists onto muti-use trails ranging from accessible to challenging. Storyboards in No.6 Mine Park and the former town sites in Coal Creek Historic Park, and plaques at historic commercial and buildings and residences provide a sense of history while residents or visitors enjoy the natural setting and physical exercise.

For a small village we have an impressive number of built recreational settings for all age sand skill levels: water park, playgrounds, playing fields with night lighting, BMX track, dirt jump, skateboard park, climbing boulders, horseshoe pitches, off-leash dog park, tennis/pickle ball and basketball courts, as well as a walkable community. Green spaces provide settings for quieter pursuits and socialization as well as organized activities.

There are festivals and concerts, but there are also many large sporting events and competitions throughout the year attracting residents and visitors. Indoor recreation facilities both public and private, provide a host of activities but I see the outdoor activities, particularly mountain biking, as being a vital and growing part of Cumberland culture. While not minimizing the importance of art and culture as described I would like to see greater recognition of this.

Much was accomplished over the span of the 2014 OCP. Thank you for your review and consideration of these comments in finalizing how this OCP will shape Cumberland's future over the next 20 years.

Respectfully submitted,

[redacted]

Outlook

Re: OCP Draft Proposal Request for Clarification

From [redacted]
Date Thu 9/25/2025 3:14 PM
To Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Planning <Planning@cumberland.ca>

Hi Karin ,

Just following up as I have received no response from you or Courtney on this subject.

[redacted]

On Wed, Sep 17, 2025 at 12:04 PM [redacted] wrote:

> Hi Karin,
>
> Land directly adjacent to [redacted] with the exact same MHP zoning has an OCP designation of DPA#7 Residential and MultiFamily Mixed Use.
> MHP zoned park on Dunsmuir also has DPA#7 designated lands.
> Village owned land which is further from sewer hookup are designated as DPA#7.
>
> This is highly incongruent with [redacted] being designated 'large lot residential'.
>
> The APC board has confirmed that it was not their recommendation, as they believe it should be multifamily,
>
> At the OCP Proposal meeting I overheard you, Karin, explain vaguely that one of these factors might be sewage treatment capacity which would logically then also preclude Village of Cumberland development land on Union Road from receiving DPA#7 designation.
>
> I would like to see actual evidence that village residents want specifically MHP zoned lands,
>
> Please outline the process that has identified [redacted] as 'large lot residential'.
>
> This is a direct quote from you Karin
> 'we are really quite low on the multi unit residential' either for rentals or for people who are trying to get into the market by buying a condominium', 'increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals'
> Time 38.29 https://www.youtube.com/watch?v=EGDBwohcljY
>
> So why not include [redacted] as DPA#7 ?
>
> What are the actual reasons [redacted] is not designated DPA #7 and instead 'large lot residential' when Village land Union Road is DPA#7 ?

[redacted]

--

[redacted]

--

[redacted]

From: [redacted]
Sent: September 27, 2025 4:12 PM
To: Village of Cumberland <info@cumberland.ca>
Subject: Comments on Draft OCP

Cumberland Draft OCP Comments September 27, 2025

[redacted]

I've taken a look at the Cumberland Draft OCP (2025). Here are some notes specific to the protection of the Hidden Ravine and linear park behind Dunsmuir Avenue.

Land use designations (Map A) and geography: The Hidden Ravine is a designated parkland completely embedded in a privately owned area zoned "Mixed use". The park includes a dramatic deep rock sided ravine in the southern section and a wetland in the northern section. A seasonal stream runs through the park, crossing under Dunsmuir Avenue and entering the wetlands. The natural boundaries and water sources for the wetlands lie outside of the park property boundaries. There is currently no public access to the park. The Hidden Ravine is part of a larger park that included the greenway running behind the houses on upper Dunsmuir ("Camp Road").

Summary of recommended actions:

1) Explicitly designate the upper section of the ravine park as wetland.
2) Include provisions for making public access to the park available.
3) Clarify the apparent inconsistency regarding buffer sizes around ravines.
4) Explicitly extend protected status to wetland water sources.
5) Correct map A "Aquatic Ecosystems" error.
6) Designate the ravine wetland on map D
7) Acknowledge and protect the natural landform sections of the ravine that extend outside of park boundaries.

Regarding RAR status: Although a finding by a biologist hired some years ago by the CVE developer stated that the seasonal stream flowing through the ravine did not qualify as RAR because it flows under Dunsmuir Avenue before entering the Cumberland wetland which does have documented fish presence, provincial guidance notes that subsurface piping does not "break" the stream definition—the regulation applies to the entire connected system (Engineers and Geoscientists BC, Legislated Riparian Assessments in BC July 10, 2017). Therefore the ravine and associated wetlands are considered riparian and thus the water quality must be protected. Ironically, it appears buffer areas for non-RAR areas are much greater than for RAR areas. One must assume that the greater protection would apply although this should be clarified.

Cumberland OCP Comments September 27, 2025
[redacted]

OCP DPA #1 - Environmental Protection: Note: Map A contains an error. The actual cadastral boundaries of the ravine park don't match the aquatic ecosystem area shown on the map. The aquatic ecosystem extends through the park area and outside of the proposed development area.



Aquatic Ecosystem Area (Map F):
According to the OCP aquatic ecosystems in Cumberland are afforded strong protections. They are designated as sensitive ecosystems with conservation as the default expectation. Any development must ensure long-term protection against erosion, invasive species, and motor vehicle intrusion. Partnerships with First Nations, land trusts, and community organizations are explicitly encouraged to maintain and enhance aquatic ecosystem health.

According to the OCP, aquatic ecosystem areas (streams, lakes, wetlands, ponds, and ravines) are subject to strict buffer requirements under Development Permit Area 1 – Environmental Protection: ravines specifically are subject to a 30m setback measured from the natural boundary or the top of ravine bank, whichever is greater. Interestingly, **the natural boundaries of the Hidden Ravine extend beyond the property boundaries of the park.**

These buffer zones form the Streamside Protection and Enhancement Area (SPEA), where development is highly restricted. Any disturbance requires a Qualified Environmental Professional (QEP) assessment and usually a restoration plan with native replanting and bank stabilization. Buffers may be widened on-site if part of the area is already degraded, to compensate for ecological loss. Adjacent development must minimize runoff and maintain pre-development water quality and quantity. Rainwater should be managed through infiltration, retention, and detention systems to avoid damaging aquatic ecosystems and preventing rapid runoff that could dry out wetlands or overwhelm them with sudden flows.Wetland hydrology specifically requires a minimum 30m buffer around wetlands helps maintain natural infiltration and groundwater recharge by limiting paving, grading, and other alterations that would change runoff patterns. This section could be greatly improved by specifically including provisions to protect the sources of water that feed the wetlands.

Note: the upper section of the Hidden Ravine is clearly a wetland as defined by the hydrology and species growing there, and should be explicitly designated as such.

Habitat connectivity
The unique habitat of the ravine, wetland and linear park form part of a biodiversity corridor that connects Cumberland Chinatown wetlands through undeveloped Lot 24 and Section 27 on to Comox Lake. These corridors provide important protection to wetland species including birds, which use the edges of the corridors for protection. The crevices in the ravine cliffs likely provide winter nesting areas for local bat species.

Map D: Areas Suitable for Sand and Gravel Extraction. Even though the Hidden Ravine is not shown in the suitable zone, it should be designated as wetland for consistency.

Outlook

RE: Saito House Subdivision

From Courtney Simpson <CSimpson@cumberland.ca>
Date Thu 10/2/2025 3:36 PM
To [redacted]
Cc Kevin McPhedran <kmcphedran@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

[redacted]

Thanks for your questions about Saito House. Saito House itself is privately owned, but is located on Village property in Coal Creek Historic Park. The owner of the house does not own the land on which it is located. Preservation of Saito House is important to the Village, and we are trying to create an option for long term lease or sale of the land so that an owner of the house can have the ability to secure a mortgage to invest in upkeep of the heritage house and property. Any lease or sale of the land would go through required public notification. Through the draft OCP, the goal is to create the policy that would allow creation of a new lot.

The draft OCP includes an objective in the Heritage Conservation section (section 7.4.3) as follows:
Facilitate the preservation of the Saito House in Coal Creek Historic Park through the creation of a separate lot containing the house and yard, a heritage conservation covenant and heritage designation.

In the Parks and Greenways Policies section (section 9.2.4), Policy 6 says:
Within Coal Creek Historic Park, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.

A condition of subdivision would be registering a new covenant to protect the heritage value of Saito House. There is currently no such protection in place, so the goal is to improve the level of protection for the house.

We don't have any publicly available information at this time about why may be a future owner of the proposed new lot. I can tell you that before the land is sold, there would be public notice. I can also say that this initiative to create a lot for Saito House is specific to the situation where the house remains, and the Village would like to help ensure the house can be retained and maintained.

I hope this answers your questions.

Thanks,
Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031| e: csimpson@cumberland.ca
Village of Cumberland
OUR STRATEGIC PRIORITIES: **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

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[redacted]

Sent: September 24, 2025 3:13 PM
To: Village of Cumberland <info@cumberland.ca>
Subject: Saito House Subdivision

Good afternoon :)

There is so much misinformation circulating online that I'm hoping you can give me a bit of info regarding the Saito house subdivision proposal in the draft OCP.

I have read the draft OCP and it would seem that there is a proposal to subdivide the Coal Creek Historic Park to create a residential lot around the Saito house.

I am wondering if the intention is for that lot to be sold to a private person?

I have read online (and I know there is a lot of misinformation online) that the lot is to be sold to descendants of the people who used to live there.

If this is true, will it mean that other descendants of the Japanese and Chinese communities can apply to subdivide and regain ownership of the land they used to own in Coal Creek Historic Park?
I am not making any kind of judgement about that - but I am just asking the question.

I am also wondering if that subdivided lot would be a regular residential lot and therefore legally able to have three to four units built on it.

[redacted]

Outlook

RE: zoning bylaw

[redacted]

Date Fri 10/3/2025 12:51 PM

To Courtney Simpson <CSimpson@cumberland.ca>

Cc Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

But if they made an application pursuant to the zoning bylaw as proposed would they have to honour the cda?

From: Courtney Simpson <CSimpson@cumberland.ca>
Sent: October 2, 2025 3:47 PM
[redacted]
Cc: Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>
Subject: RE: zoning bylaw

[redacted]

You are correct that if an application was made pursuant to the CDA they would have to make the financial contribution and install all the servicing. Thanks for your input on the BMX track, I'll make sure that is included in our engagement summary.

Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031| e: csimpson@cumberland.ca
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[redacted]

Sent: Thursday, October 2, 2025 12:41 PM

To: Courtney Simpson <CSimpson@cumberland.ca>
Cc: Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>
Subject: RE: zoning bylaw

Thanks Courtney I am concerned that a zoning application could be made pursuant to the CDA but then they would have to pay the money plus have all the servicing in if I remember correctly. I guess I feel that the ocp doesn't include the vision to have our world class bmx track which was part of the cda negotiations way back when.

[redacted]

From: Courtney Simpson <CSimpson@cumberland.ca>
Sent: October 2, 2025 11:47 AM
[redacted]
Cc: Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>
Subject: RE: zoning bylaw

[redacted]

The owners of the Interchange lands have not started any development or any development application processes. The reason for the OCP change is to reflect an overall policy intent that the specific uses and densities previously planned for the Interchange lands should be revisited given all the changes in the region and the Village since they were first established.

You are correct that the zoning for the Interchange lands is unchanged. Changing the zoning was considered, but not recommended as part of the Zoning Bylaw Update project. Instead, the recommendation is to await the applicant's interest in applying for a zoning change (and change to the CDA at the same time). They wrote to Council in 2023 seeking to gauge the level of interest in considering a rezoning application, and Council's response was to wait for completion of the OCP Review. I believe the new land use description for the Interchange Lands in the OCP provides the owners with an idea of what they should be thinking about for the future of their property. The new description is:

This land use designation is intended for the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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.

Thanks,
Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031| e: csimpson@cumberland.ca
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[redacted]

Sent: Wednesday, October 1, 2025 2:53 PM
To: Courtney Simpson <CSimpson@cumberland.ca>
Cc: Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>
Subject: zoning bylaw

Hi Courtney, I notice that the interchange lands in the zoning bylaw all have the zones that were existing before whereas the ocp has none. Just wondering if they started t o proceed as the zoning bylaw states would the Village still receive the money that is due under the cda or could they get away with paying nothing?

[redacted]

Outlook

RE: Delegation relevant to OCP - [redacted]

From Courtney Simpson <CSimpson@cumberland.ca>
Date Tue 10/7/2025 5:12 PM
[redacted]
Cc Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [redacted] Vickey Brown <mayor.brown@cumberland.ca>

Hi [redacted]

There are three manufactured home park-zoned lots in Cumberland: at Seventh and Dunsmuir, The Flats, and [redacted] In the current OCP, the one at Seventh and Dunsmuir is designated Residential Infill, and The Flats is designated Greenway. [redacted] is designated Residential. The zoning for all three lots was retained as Manufactured Home Park as we believe this is important form of housing to contribute to the housing diversity in the Village.

The change in designation for Seventh and Dunsmuir from Residential Infill to Multifamily was to reflect the existing multi family use.

The change in designation at The Flats from Green way to Multifamily was also to reflect the existing multi family use.

The reason for no change in the designation for [redacted] is to reflect its existing use as large lot residential.

The reason for the change at the Village-owned Lot on Union Rd from Institutional to Multi Family is to enable a zoning change to this use, to help fund redevelopment of the Village's facilities and thereby reduce the impact on tax payers. Fiscal responsibility is a goal of the OCP. This general concept is described in this update document: https://cumberland.ca/wp-content/uploads/2025/05/2022-Municipal-Facilities-Update-8x11-1.pdf

I have recorded your feedback and it will form part of the summary of engagement report to Council. Our process is to take in all the public comments, consider them all together, and provide Council with recommendations for changes or an explanation of why a particular request for a change is not recommended.

Thank you,

Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031| e: csimpson@cumberland.ca
Village of Cumberland
OUR STRATEGIC PRIORITIES: Diverse and Healthy Community | Sustainable Service Delivery | Community Planning

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From: [redacted]
Sent: Thursday, October 2, 2025 7:56 PM
To: Courtney Simpson <CSimpson@cumberland.ca>
Cc: Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [redacted] Vickey Brown <mayor.brown@cumberland.ca>
Subject: Re: Delegation relevant to OCP - [redacted]

Hi Courtney,

Thank you for getting back to me. I'm still unclear as to the reasoning behind why the Planning department is wanting to maintain MHP zoning of my property at [redacted] and proposing a 'large lot' designation rather than increasing the density to 'multi-family' or 'mixed use'.

I imagine both you and Karin have put considerable work into this and you must have good reasons, reasons which I'm eager to understand. Rachel was kind enough to elucidate one of the reasons: the desire to maintain 'housing diversity' by keeping the current MHP designation of [redacted]

Yet, in her presentation, Karin clearly states:

"We are really quite low on the multi unit residential […] either for rentals or for people who are trying to get into the market by buying a condominium"

"[…] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"

I understand the Village's need to sell land to fund the public works move and I have no issue with that. However, I wonder if keeping the current zoning on my land is intended to give the Village a competitive advantage - by raising the value of Village-owned land while limiting other options for interested developers. That would certainly constitute preferential treatment and go against the principles of equity and accessibility; please advise if I'm mistaken that this is the strategy being employed.

It's worth pointing out that the heavily forested Union Road village lands in question are marked as a 'Terrestrial Ecosystem Area' - would this not prove a further obstacle to development due to stated environmental protections?

Conversely, the majority of my land is already cleared, has a water hookup, and is closer to the sewer line (adjacent property). It is also on an established bus route and has direct access to the downtown core. Planning is, of course, already aware of this, as both my representative, [redacted] and I have written several letters over the past two years outlining the many reasons why [redacted] is especially well-suited for increased density. You can understand my confusion.

Please help me understand why [redacted] is not more suitable for 'multi-family' or 'mixed use' compared to the municipal lands on Union Road?

I eagerly await your response,
[redacted]

On Thu, 2 Oct 2025 at 15:55, Courtney Simpson <CSimpson@cumberland.ca> wrote:

[redacted]

I have recorded your feedback on the OCP and it will form part of the summary of engagement to Council.

Thank you,
Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031| e: csimpson@cumberland.ca
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[redacted]
Sent: September 28, 2025 5:03 PM
[redacted]
Cc: Rachel Parker <rparker@cumberland.ca>
Subject: Re: Delegation relevant to OCP - [redacted]

Hi Rachel,

I echo [redacted] concerns regarding the response time from the Planning Department. I recognize that you already carry significant responsibilities and it's not ideal that these matters are being redirected to you rather than addressed directly by planning staff.

From my perspective, it appears that the Village may be prioritizing the upzoning of its own Union Road lands for future sale while ignoring private properties that are more suitable for increased density. This raises questions of **equity, transparency and accountability.** Your evasion of my earlier question regarding whether or not the Village already has a developer lined up to purchase these lands lends credence to this perspective.

The recent removal of "transparency and accountability" from the Village's vision statement is also concerning as these principles are foundational to building public trust in the OCP process (or any other municipal process, for that matter). Residents who already live here and who have a vested interest in the community's future, deserve **coherent clarity** about how these decisions are being made and on what basis.

Lastly, for the sake of clarity on my end, you should know that I am the sole owner of [redacted] is acting as my agent and representative in this matter.

I look forward to your reply and would appreciate it if you could ensure these concerns are formally recorded for both Planning and Council's consideration during the OCP process.

Thank you for your continued attention to this matter,
[redacted]

On Fri, 26 Sept 2025 at 09:46 [redacted]

Thank you Rachel.

Why does the village site says this and why is Karin vacation if neither Karin or Courtney can respond to emails timely?

The engagement process does not inspire confidence.

Automatic reply: OCP Draft Proposal Request f

Planning
to me

This is an automated response to confirm we have received your

Please note that response times may vary depending on the volu
your message within 5-7 business days.

If you are contacting us with general zoning questions about your
property details and links to current Zoning Bylaw information.

You can access the web map, and a tutorial on web map use her

Village of Cumberland Planning Department

Village of Cumberland
OUR STRATEGIC PRIORITIES: Diverse and Healthy Commur

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K'ómoks First Nation, the traditional keepers of this land.

On Fri, Sep 26, 2025 at 9:39 AM Rachel Parker <rparker@cumberland.ca> wrote:

> [redacted]
>
> I'm sorry I haven't been able to get back to you yet. Courtney has asked me to respond to your email to her as well.
>
> It's acknowledged that you disagree with the draft land use designation and development permit area designations on your property. Staff will record all of your input and look into this further before reporting back to Council. There may be changes recommended to Council as a result of the public engagement.
>
> I've got a bit on my plate to get to today, but I will try to respond to your other questions as well before the end of the day today.
>
> Rachel
>
> **Rachel Parker**| Corporate Officer
> p: 250-336-3005 | o: 250-336-2291 | e: rparker@cumberland.ca
> Village of Cumberland
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>
> [redacted]
> **Sent:** September 25, 2025 2:53 PM
> **To:** Rachel Parker <rparker@cumberland.ca>
> [redacted]
> **Subject:** Re: Delegation relevant to OCP - [redacted]
>
> Hi Rachel,
>
> Looking forward to your response.
>
> [redacted]
>
> On Mon, Sep 22, 2025 at 4:34 PM [redacted] wrote:
>
> > Hi Rachel,
> >
> > Thank you for your response.
> >
> > Your response, however, is not congruent with statements made publicly by senior planner, Karin Albert, here:
> >
> > "We are really quite low on the multi unit residential […] either for rentals or for people who are trying to get into the market by buying a condominium"
> >
> > "[…] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"
> >
> > Time 38.29 https://www.youtube.com/watch?v=EGDBwohcIjY

Would Karin please comment on why [redacted] not designated as DPA#7 ? The manufactured home park next to [redacted] has received this designation, as well as the older manufactured home park on Dunsmuir Avenue.

[redacted]

On Mon, Sep 22, 2025 at 12:57 PM Rachel Parker <rparker@cumberland.ca> wrote:

> Hi [redacted]
>
> The new provincial rules related to housing would not direct a change in zoning from manufactured home park to multi family or mixed use. The rules for small scale multi family house only apply to lots currently zoned for single residential use. The requirements that an OCP and Zoning Bylaw account for the 20 year housing needs do not dictate how a municipality does that.
>
> There were a few considerations that went into retaining the manufactured home park zoning at [redacted] One reason was that it was felt that a manufactured home park is a use that contributes to housing diversity in the Village and we did not want to suggest reducing the amount of land zoned for it.
>
> Development Services staff will record your input that you would like to see [redacted] designated in the OCP for multi family or mixed use.
>
> I hope this helps address your concerns. Let me know if you'd like any further information.
>
> Rachel
>
> **Rachel Parker** | Corporate Officer
> p: 250-336-3005 | o: 250-336-2291 | e: rparker@cumberland.ca
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>
> [redacted]
> **Sent:** September 16, 2025 1:37 PM
> **To:** Rachel Parker <rparker@cumberland.ca>
> [redacted]
> **Subject:** Re: Delegation relevant to OCP - [redacted]
>
> Hi Rachel,
>
> Thank you for getting back to me. Yes, I understand the designation. What I don't understand is the reasoning for not changing the designation to align with provincial density mandates by proposing a rezoning for multifamily or mixed use, like the nearby areas.
>
> The village lands on Union road, behind the existing large lots, lend themselves better to 'large lot' rather than multifamily, as per the sewer proximity previously mentioned as well as the existing nature of the Union road neighbourhood.
>
> As the property owner, I am supportive of higher-density development at [redacted] and would simply like to understand why the Village is going in the opposite direction?

Thank you for looking into this further.

[redacted]

On Tue, Sep 16, 2025 at 11:05 AM Rachel Parker <rparker@cumberland.ca> wrote:

> Hi [redacted]
>
> In the draft Zoning Bylaw on Council's meeting agenda for last night, September 15, the zoning of Manufactured Home Park (MHP) [redacted] has not changed. It is drafted retain the existing zoning of MHP. https://cumberland.ca/meetings/30-2025-r/
>
> In the current OCP, [redacted]s designated as "Residential". There is no manufactured home park OCP designation. In the draft OCP, the "Residential" designation has changed name to "Residential, Large Lot". In the draft OCP, [redacted]s designated as Residential, Large Lot, effectively retaining the same OCP designation.
>
> I hope this helps address your concerns. Please let me know if you have any more questions.
>
> Rachel
>
> **Rachel Parker**| Corporate Officer
> p: 250-336-3005 | o: 250-336-2291 | e: rparker@cumberland.ca
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>
> **From:** Rachel Parker
> **Sent:** September 15, 2025 8:40 AM
> [redacted]
> **Subject:** RE: Delegation relevant to OCP - [redacted]
>
> Hi [redacted]
>
> Thanks for the background information on your request. Please let me look into it and see if I can find answers to your questions.
>
> Rachel
>
> **Rachel Parker**| Corporate Officer
> p: 250-336-3005 | o: 250-336-2291 | e: rparker@cumberland.ca
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[redacted]
Sent: September 12, 2025 5:37 PM
To: Rachel Parker <rparker@cumberland.ca>
[redacted]
Subject: Re: Delegation relevant to OCP - [redacted]

Hi Rachel,

Thank you for your prompt response.

Rest assured, I have already written several letters to Planning providing my feedback, including one on August 28th in which I asked for clarification as to the decision-making process around the re-designation of my property at [redacted] rom 'MHP' to 'large lot acreage'. So far it has gone unanswered, despite the automated reply stating a 5-7 business day response time.

I also attended the OCP open house this past Wednesday and did not receive any coherent answers from either staff or council members that could explain the reasoning behind this proposed designation change that contradicts the provincial density mandate.

On one hand, Senior Planner, Karin, has verbally stated the decision had to do with sewer capacity, while Councillor Borecky confirmed it has nothing to do with sewer. The Village lands on Union road are to be redesignated as multi-family and will presumably require sewer hook up, which will run right past [redacted]

After the open-house, I followed up with Karin regarding my unanswered email and have yet to receive a response.

Despite our ongoing efforts, neither Brett or I have been provided with any logical explanation as to why my property should not receive the same designation as the surrounding area, which is multi-family and mixed-use.

I also spoke with a member of the APC board, who agrees that this is a mistake and that the sentiment is shared by several other APC board members.

Since the engagement channels you suggest have failed to provide any clarification, I respectfully insist on a delegation that can address the matter directly or a written response from planning that provides clear reasoning behind their decision.

Otherwise, I am left to believe this process is intentionally being obfuscated and the decision-making surrounding my property is being influenced by prejudice rather than logic.

Please advise,

[redacted]

On Fri, 12 Sept 2025 at 16:30, Rachel Parker <rparker@cumberland.ca> wrote:

> Hi [redacted]
>
> Thanks for your request to appear as a delegation before Council. Community OCP engagement is underway until September 29 and since there is an engagement process in place I cannot schedule a delegation to Council on this topic. I would recommend submitting your feedback on [redacted] rough the OCP Review page, which is now open for submissions: https://engagecomoxvalley.ca/official-community-plan-review. You may also send in your comments by email to planning@cumberland.ca. I expect that submissions will be provided to Council in a staff report in the early fall, and I will let you know if this is not the case.

If Council gives the OCP Bylaw second reading, there will be a public hearing on the OCP later this fall. Details of a public hearing would be found on the website, on the Engage page, and notices would be published in the Comox Valley Record.

If you wish to appeal this decision, I can place your request before Council on the next available agenda, which would be October 6, 2025.

Rachel

Rachel Parker| Corporate Officer
p: 250-336-3005 | o: 250-336-2291 | e: rparker@cumberland.ca
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From: [redacted]
Sent: September 12, 2025 12:44 PM
To: Rachel Parker <rparker@cumberland.ca> [redacted]
Subject: Delegation relevant to OCP [redacted]

Hi Rachel,

I'd like to schedule a delegation regarding [redacted] before the OCP draft review window closes.

Please advise what date is available to suit that request.

Thank you,

[redacted]

--

[redacted]

--

[redacted]

Outlook

FW: OCP

From Village of Cumberland <info@cumberland.ca>
Date Tue 11/4/2025 11:32 AM
To Planning <Planning@cumberland.ca>

From: [redacted]
Sent: November 4, 2025 11:29 AM
To: Village of Cumberland <info@cumberland.ca>
Subject: OCP

You don't often get email from [redacted]

Hi there, if there's any way I can help with the OCP finalization please let me know

I may want to study planning as a masters, and this could be interesting to me.

As for input- I think redoing the cultural centre across the street with tin ceiling panels and better lighting and linoleum is a good idea, and having a garden or arts centre between ginger goodwin and studio b would be good. I think public washrooms are incredibly important and there should be one by the skatepark with warm water and two heights of sinks and tap on outside of the building. I also think the coal by the lake and marsh should be remediated.

Attachment 5: First Nation, Local Government and Agency Referral List

Local: First Nations, Local Governments, Regional Advisory Groups, School District

☑ Da'naxda'xw/Awaetlala First Nation	☑ Comox Valley Regional District
☑ Homalco First Nation	☑ Comox Lake Watershed Advisory Group
☑ K'ómoks First Nations	☑ City of Courtenay
☑ Mamalilikulla First Nation	☑ Town of Comox
☑ Nanawakolas Council	☑ School District No. 71
☑ Qualicum First Nation	
☑ Tla'amin Nation	
☑ Tlowitsis First Nation	
☑ We Wai Kai Nation	
☑ We Wai Kum Nation	

Provincial Ministries and Agencies

☑ BC Assessment Authority	☑ Ministry of Housing and HMunicipal Affairs
☑ Vancouver Island Health Authority	☐ Ministry of Indigenous Relations and Reconciliation
☐ Agricultural Land Commission	☐ Ministry of Infrastructure
☑ Ministry of Agriculture and Food	☐ Ministry of Jobs and Economic Growth
☐ Ministry of Education and Childcare	☑ Ministry of Mining and Critical Minerals
☑ Ministry of Emergency Management and Climate Readiness	☐ Ministry of Social Development and Poverty Reduction
☑ Ministry of Energy and Climate Solutions	☐ Ministry of Tourism, Arts, Culture and Sport
☐ Ministry of Environment and Parks	☑ Ministry of Transportation and Transit
☐ Ministry of Forests	☐ Ministry of Water, Lands and Resource Stewardship
☐ Ministry of Health	

Federal Departments and Agencies

☐ Environment and Climate Change Canada	☐ Fisheries and Oceans Canada (Comox office)
☐ Indigenous and Northern Affairs Canada	

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

November 10, 2025, 5:30 p.m.
Cultural Centre
2674 Dunsmuir Avenue

Council Present:	Mayor Vickey Brown Councillor Neil Borecky Councillor Sean Sullivan Councillor Troy Therrien Councillor Nick Ward
Staff Present:	Michelle Mason, Chief Administrative Officer Courtney Simpson, Director of Development and Bylaw Services Kevin McPhedran, Director of Community Services Rachel Parker, Corporate Officer Karin Albert, Senior Planner

---

1. Call To Order

Mayor Brown called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Regular Council Meeting, November 10, 2025

Motion 25-212

Moved by: Sullivan
Seconded by: Therrien

THAT Council approve the agenda for the November 10, 2025 Regular Council meeting.

Carried Unanimously

3. Minutes

3.1 Minutes

Motion 25-213

Moved by: Sullivan
Seconded by: Therrien

THAT Council adopt the following minutes:

- Committee of the Whole October 14 and 20, 2025
- Committee of the Whole, October 27, 2025
- Regular Council, October 27, 2025

and;

THAT Council receive the following Committee minutes for information:

- Advisory Planning Commission, October 9, 2025

Carried Unanimously

4. Delegations

None

5. Unfinished Business

5.1 LUSH Valley Food Action Society, Building Capacity for Food Systems within Emergency Planning; An investigation for the Village of Cumberland

Motion 25-214

Moved by: Ward
Seconded by: Therrien

THAT the Village of Cumberland continue to work with the Comox Valley Food Policy Council to review and where feasible, implement policy tool recommendations outlined in the report: "Building Capacity for Food Systems within Emergency Planning; An investigation for the Village of Cumberland".

Carried Unanimously

5.2 Coal Hills BMX Association - Proposed Track Expansion

Motion 25-215

Moved by: Therrien
Seconded by: Borecky

THAT Council approve the BMX track extension and direct staff to enter into an addendum agreement to the existing License Agreement to formalize approval, and authorize the Chief Administrative Officer to execute the amendment.

Carried Unanimously

5.3 BC Shellfish Growers Association - Collaborative Approach to Wastewater and Marine water quality in Baynes Sound

Motion 25-216

Moved by: Borecky
Seconded by: Therrien

THAT Council direct staff to review the requests brought forward and respond to the BC Shellfish Growers Association once commissioning of the Wastewater Treatment Facility has completed.

Carried Unanimously

6. Correspondence

6.1 Vancouver Island Regional Library, 2026 Board Appointment

Motion 25-217

Moved by: Sullivan
Seconded by: Therrien

THAT Council appoint Councillor Ward as trustee and Councillor Borecky as alternate trustee to the Vancouver Island Regional Library Board for 2026.

Carried Unanimously

7. Reports

7.1 Heritage Alteration Permit, 2687 Penrith Avenue, for Referral

Motion 25-218

Moved by: Ward
Seconded by: Sullivan

THAT Council refer the heritage alteration permit (HAP2502) application for the property described as Lot 12, Block 3, District Lot 21, Nelson District, Plan 522 (2687 Penrith Avenue) to the Heritage Committee.

Carried Unanimously

7.2 Cumberland Forest Land Strategy – Memorandum of Understanding and Financial Plan Amendment

Motion 25-219

Moved by: Sullivan
Seconded by: Therrien

THAT Council approve the Cumberland Forest Land Strategy Memorandum of Understanding (MOU) between the Village of Cumberland, Cumberland Community Forest Society (CCFS), United Riders of Cumberland (UROC), and Comox Valley Land Trust (CVLT) as attached to this report dated October 29, 2025 and that this new MOU replace the previously approved MOU for the collaborative development of a Cumberland Community Forest Park management direction statement approved on May 12, 2025; and

THAT Council approve the expenditure of an additional $9,000, to be funded from the General Asset Renewal Reserve Parks Improvements for a total contribution of $51,000 to the project and direct staff to bring forward an amendment to the adopted 2025–2029 Financial Plan Bylaw to reflect this expenditure.

Carried Unanimously

7.3 2026-2030 Five Year Financial Plan, Committee of the Whole Recommendations

Motion 25-220

Moved by: Therrien
Seconded by: Borecky

THAT Council make a one-time reduction of $170,000 annually beginning in 2026 to the Emergency and Public Safety Reserve.

THAT Council direct staff to re-allocate the planned annual contribution to the Emergency and Public Safety Reserve to the General Financial Stabilization reserve starting in 2026.

THAT Council include the Priority Request Projects Currently Not in Financial Plan listed on pages 40 and 41 of the October 14 and 20, 2025 Committee of the Whole meeting agenda in the 2026-2030 Five Year Financial Plan, including utilities, except as otherwise directed.

THAT Council move the $25,000 Box Grader Attachment for Skid Steer from 2027 to 2026.

THAT Council add $25,000, to be funded through the General Financial Stabilization reserve, for scoping the financial system replacement requirements.

THAT Council change the budget for the financial system replacement from $300,000 in 2029 to $100,000 in 2027 and $200,000 in 2028.

THAT Council move the Unfunded Non-Market Housing Strategy in the amount of $120,000 in 2028 from the Requests/Projects Removed During Director Review

on page 42 of the October 14 and 20, 2025 Committee of the Whole agenda to the 2026-2030 Financial Plan.

THAT Council fund the Street Tree Inventory and Maintenance Plan showing as $10,000 unfunded in 2026 of the Priority Request Projects Currently Not in Financial Plan listed on pages 40 and 41 of the October 14 and 20, 2025 Committee of the Whole meeting agenda from the Growing Communities Fund grant if sufficient, otherwise Host Amenity Fund reserve, in the 2026-2030 Five Year Financial Plan.

THAT Council fund the "Council Workshop for laneways, 30KM/h, standard of shared street and separated bike lanes" showing as $10,000 unfunded in 2026 of the Priority Request Projects Currently Not in Financial Plan listed on pages 40 and 41 of the October 14 and 20, 2025 Committee of the Whole meeting agenda from the Linear Asset Renewal reserve.

THAT Council present the proposed 2026-2030 detailed budgets and a proposed 2026-2030 Financial Plan Bylaw to the public at November 17, 2025 Village Hall Financial Plan and Budget Open House.

Carried Unanimously

7.4 2026 Council Meeting Calendar

Motion 25-221

Moved by: Ward
Seconded by: Therrien

THAT Council approve the 2026 Council meeting calendar and that Council direct staff to give public notice of the calendar.

Carried Unanimously

7.5 Council Member Monthly Reports

Motion 25-222

Moved by: Therrien
Seconded by: Sullivan

THAT Council receive the member monthly reports for September and October 2025.

Carried Unanimously

8. Bylaws

8.1 Official Community Plan Bylaw No. 1230, 2025 - First and Second Readings

Motion 25-223

Moved by: Therrien
Seconded by: Ward

THAT Council give first reading to Official Community Plan Bylaw No. 1230, 2025.

Carried Unanimously

Motion 25-224

Moved by: Therrien
Seconded by: Sullivan

That Council amend the Official Community Plan Bylaw No. 1230, 2025 by replacing section 3.0 in its entirety with the following:

Vision Statement

Cumberland is a thriving, inclusive community shaped by its mountain landscape and sustained by the creativity, care, and resilience of its people. Nestled in the foothills of the Beaufort Range, the Village grows in harmony with the forests, waters, and ecosystems that define its character and support its well-being.

Our strength lies in connection—between people, nature, and place. A compact Village form supports a lively, walkable core where local businesses, gathering places, and cultural venues reflect Cumberland's independent and creative spirit. Shared streets, historic alleys and greenways link homes, schools, parks, and community hubs, making movement part of daily life. Beyond the Village, a world-class trail network winds its way through forested hills, connecting residents and visitors to nature, adventure, reflection, and one another.

Creativity and collaboration shape how we live and grow. Cumberland fosters innovation in housing, design, and transportation to ensure that people of all ages, incomes, and backgrounds can find a home and a sense of belonging. Arts, culture and public events animate the community, reflecting the shared belief that vibrant streets and strong social bonds are the foundation of resilience.

Cumberland honours its relationships with First Nations, advancing reconciliation through respect, shared learning, and stewardship of the land.

As a climate-conscious community, we lead with courage and practicality—reducing emissions, conserving resources, and building infrastructure prepared for a changing climate.

> Together, we are shaping a connected, resilient Village—one that grows thoughtfully, cherishes its natural surroundings, and celebrates the everyday life that gives Cumberland its heart.

Carried Unanimously

Motion 25-225

Moved by: Therrien
Seconded by: Borecky

That Council amend the Official Community Plan Bylaw No. 1230, 2025 in Map A: Land Use Designation by:

> changing the land use designation of 3550 Cumberland Road, legally described as Lot A, District Lot 126, Comox District Plan VIP77356, PID 026-007-258, from *Interchange Lands* to *Residential Large Lots.*

Carried Unanimously

Motion 25-226

Moved by: Therrien
Seconded by: Borecky

That Council amend the Official Community Plan Bylaw No. 1230, 2025 in Map A: Land Use Designation by:

> by amending the land use designation of property on Cumberland Road, legally described as That Part of Lot A, Section 36, Township 10, Comox District, Plan 11052, included in Plan VIP52361, PID 017-412-927, from *Interchange Lands* to *Industry.*

Carried Unanimously

Motion 25-227

Moved by: Therrien
Seconded by: Sullivan

THAT Council amend the Official Community Plan Bylaw No. 1230, 2025 in Map A: Land Use Designation by:

> amending Map I: Industry Development Permit Area by adding to the Industry development permit area, the property on Cumberland Road, legally described as That Part of Lot A, Section 36, Township 10, Comox District, Plan 11052, included in Plan VIP52361, PID 017-412-927.

Carried Unanimously

Motion 25-228

Moved by: Therrien
Seconded by: Sullivan

That Council amend the Official Community Plan Bylaw No. 1230, 2025 in Map A: Land Use Designation by amending Map J Form and Character Development Permit Areas by removing from DPA #8 Interchange Lands:

> 3550 Cumberland Road, legally described as Lot A, District Lot 126, Comox District Plan VIP77356, PID 026-007-258; and
>
> the property on Cumberland Road, legally described as That Part of Lot A, Section 36, Township 10, Comox District, Plan 11052, included in Plan VIP52361, PID 017-412-927.

Carried Unanimously

Motion 25-229

Moved by: Ward
Seconded by: Sullivan

THAT Council give second reading to Official Community Plan Bylaw No. 1230, 2025 as amended.

Carried Unanimously

Motion 25-230

Moved by: Ward
Seconded by: Borecky

THAT Council direct staff to schedule a public hearing for Official Community Plan Bylaw No. 1230; and

THAT Council confirm that is has considered the Official Community Plan Bylaw 1230 in conjunction with its Financial Plan and Liquid Waste Management Plan.

Carried Unanimously

8.2 Zoning Bylaw No. 1238, 2025 - First and Second Readings

Motion 25-231

Moved by: Borecky
Seconded by: Therrien

THAT Council give first reading to Zoning Bylaw No. 1238, 2025.

Carried Unanimously

Motion 25-232

Moved by: Borecky
Seconded by: Sullivan

That Council amend Zoning Bylaw No. 1238, 2025, in table 6.4(2), the Operator Restrictions row, under the Short-Term Rental Accommodation column, by adding “and the principal resident is present” at the end of the sentence.

For (4): Brown, Borecky, Sullivan, and Therrien

Opposed (1): Ward

Voter Type: Majority (Voted), Recorded

Carried (4 to 1)

Motion 25-233

Moved by: Borecky
Seconded by: Ward

That Council amend Zoning Bylaw No. 1238, 2025, Schedule A by changing the zoning from Service Industry (I-1) to Industrial (I-2) at 4620 Cumberland Rd, legally described as LOT A, SECTION 25, TOWNSHIP 10, COMOX DISTRICT, PLAN 50023.

Carried Unanimously

Motion 25-234

Moved by: Borecky
Seconded by: Ward

That Council give second reading to Zoning Bylaw No. 1238, 2025 as amended; and

THAT Council direct staff to schedule a public hearing for Zoning Bylaw No. 1238, 2025

Carried Unanimously

8.3 Business Licence Bylaw and Fees Amendment Bylaw

Motion 25-235

Moved by: Therrien
Seconded by: Sullivan

THAT Council give first, second and third reading of Business Licensing and Regulation Bylaw No. 1239, 2025;

THAT Council give notice on the Village website of the proposed adoption of Business Licensing and Regulation Bylaw No. 1239, 2025 and an opportunity for persons to make representations to Council; and

THAT Council give first, second and third reading of Fees Amendment Bylaw No. 1242, 2025.

Carried Unanimously

9. New Business

None

10. Notices, Motions and Announcements

Matters considered here may include notices or motions to hold a meeting of the Committee of the Whole, a Village Hall meeting, a Public Hearing, and noticed of motion introduced by a Council Member. Check cumberland.ca/meetings to confirm meetings.

- Advisory Planning Commission - Thursday Nov 13 at 4:00 pm
- Accessibility and Inclusion Committee - Monday November 17 at 3:00 pm
- 2026 Budget and Financial Plan Village Hall - Monday November 17 at 7:00 pm
- Homelessness and Affordable Housing Committee - Wednesday Nov 19 at 9:30 am
- Heritage Committee - Thursday Nov 20 at 4:00 pm

11. Question Period

None were received

12. Adjournment

The meeting was adjourned at 6:52 p.m.

Motion 25-236

Moved by: Ward
Seconded by: Sullivan

THAT Council adjourn the meeting 6:52 p.m.

Carried Unanimously

_____

Mayor

_____

Certified Correct by Corporate Officer