

**The Corporation of the Village of Cumberland**

**Public Hearing Report**

**December 15, 2025, 5:30 p.m.**

**Cultural Centre, 2674 Dunsmuir Avenue**

**Bylaws:**      **Official Community Plan Bylaw No.1230 2025**  
**Zoning Amendment Bylaw No.1238, 2025**



**Council Present:**      Mayor Vickey Brown  
                                    Councillor Nick Ward  
                                    Councillor Sean Sullivan  
                                    Councillor Troy Therrien

**Regrets:**      Councillor Neil Borecky

**Staff Present:**      Michelle Mason, Chief Administrative Officer  
                                 Courtney Simpson, Director of Development and Bylaw Services  
                                    Karin Albert, Senior Planner  
                                    Rachel Parker, Corporate Officer  
                                    Melissa Roeske, Legislative Services Coordinator

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Mayor Brown called the public hearing 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 the land since time immemorial.

Mayor Brown stated that all persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting the matters contained in the bylaws that is subject to the hearing.

The following submissions were received:

D. Flowers expressed concern about the Saito House and suggested storage of the museum collection at the property and does not want the property to be residential.

A. Kitto, Hope Road, expressed opposition to the proposed urban containment boundary and that the Hope Road should be included within the boundary to allow for suites and accessory dwelling units, and opposition to the vacation home regulation as all residential zones should be permitted to have vacation rentals.

N. Pegram expressed opposition to the vacation rentals regulation and that regulation should allow vacation rental without the owner being present onsite so that a vacation rental could be permitted without a secondary suite or accessory dwelling unit.

S. Morgan, Dunsmuir Ave, opposed the Official Community Plan Bylaw change to remove the 30-60 m boundaries from park areas for subdivision and the proposed reliance on a qualified professional.

McNamara, Nikkei Place, expressed value in policies for housing for everyone and importance of speed and traffic management.

K. Greening, Cumberland Road, opposed the Official Community Plan Bylaw No. 1230 as written, including opposition to the urban containment boundary including Ecogift lands and parkland, permitting subdivision of the Saito House, residential use in zoning for working forest, groundwater protection not including the water supply lakes, development of Village-owned Union Road lands, redevelopment of civic block on Dunsmuir, restriction of woodstoves, zero carbon step code, design of infrastructure not requiring adequate replacement of utilities, flood risk for only 10 year levels, lack of oversight for Village property development permits, not including history in the vision and inaccurate historic neighbourhoods, not including map of Ecogift lands, and permitting subdivision of Coal Creek Historic Park for Saito House.

K. Greening, Cumberland Road, expressed concerns about Zoning Bylaw No. 1238 including lack of definition of affordable housing, soil volume depth, definitions, minimum tree size, lack of protection of Village drinking water supply area, designation of ICR-1 and ICR-2, landscaping requirements, no inclusion of boulevard regulations, no inclusion that requirements are for new builds only, and consistency with terminology for forest lands, and supported not including R3 in the urban containment boundary.

A. Pateman, Derwent Avenue, opposed the change to the minimum lot size and minimum frontage for subdivision in the R1 zone.

N. Hock, Rydal Avenue, asked for summary of changes to the Zoning Bylaw to understand changes and opposed requirement for night staff for hotel and hostel, that structures include fences and are over-regulated, that all mobile-vendors require permission from food businesses, requirement for individual loading zones, and requirements for bicycle parking.

S. Straathof, Ulverston Avenue, opposed the new minimum lot size and minimum frontage for subdivision, home occupation regulations for maximum number of employees, bicycle requirements, and the maximum setback on Camp Road (Dunsmuir Avenue).

A. Howe, Keswick Ave, asked for strong limit on heights of buildings.

N. Pegram, expressed concern about significant changes to character of the Village without a summary of changes for residents to understand impacts of new bylaw.

L. Monk, Allen Avenue, asked for confirmation that fire servicing and infrastructure servicing review be done on new zones, expressed that the multi-family form and character DP requirement for articulation is contradictory to energy conservation, and asked for encouraging language rather than requiring language.

K. Greening expressed opposition of the rewrite of the bylaws.

N. Pegram asked for another opportunity for submissions if changes made to the bylaws at third reading.

Mayor Brown called three times for further submissions and hearing none, the public hearing was adjourned at 6:50 pm.

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Certified Fair and Accurate by Corporate Officer