

The Corporation of the Village of Cumberland
Regular Council Meeting Agenda

Monday, January 26, 2026, 5:30 p.m.
Cultural Centre
2674 Dunsmuir Avenue



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.
The public may view the meeting live on the [Village of Cumberland YouTube channel](#)

Pages

1. Call To Order	
2. Agenda	
2.1 Agenda for Regular Council Meeting, January 26, 2026	
Recommendation:	
THAT Council approve the agenda for the January 26, 2026 Regular Council Meeting.	
3. Minutes	
3.1 Adoption of Minutes	7
Recommendation:	
THAT Council adopt the following minutes:	
• Regular Council Meeting, January 12, 2026	
4. Delegations	
5. Correspondence	
5.1 Comox Valley RCMP - New Detachment Build	19
Inspector Scott Mercer, Officer in Charge, Comox Valley Detachment	
Recommendation:	
THAT Council receive the correspondence from Inspector Scott Mercer regarding letter of support request for new detachment.	
6. Unfinished Business	
7. Reports	
7.1 2025 Roads and Utilities Capital Works Tender Results	21
Prepared by Joel Clarkston, Engineering Technologist	
Recommendation:	
i. THAT Council approve the award of the 2025 Roads and Utilities	

Capital Works Tender to Knappett Industries in the amount of \$1,769,929.00 (excluding GST); and

THAT Council Authorize the Chief Administration Officer to execute the contract.

- ii. THAT Council approve an additional funding of \$701,600 for a total expenditure of \$2,088,700 for the 2025 Roads and Utilities Capital Works, to be funded through:
 - \$1,085,500 from Linear Asset Renewal Reserve
 - \$705,000 from Community Works Fund
 - \$200,000 from Growing Communities Fund
 - \$87,400 from DCC – Water
 - \$10,800 from other revenue, and

THAT Council approve changing the funding for the CRI roof repairs and / or replacement project included in the 2026 budget to have \$200,000 funded from the Facility Asset Renewal Reserve instead of the Growing Communities Fund, and

THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect these expenditures and funding reallocations.

8. Bylaws

8.1	Zoning Bylaw No. 1238, 2025 – Third Reading Prepared by Courtney Simpson, Director of Development and Bylaw Services	28
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Recommendation:

1. THAT Council amend proposed Zoning Bylaw No. 1238, 2025:
 - a. in Section 4 Definitions, to the definition of Cultural and Community Services, by adding “Indigenous services” after “community halls,” and before “social clubs”;
 - b. in Section 4 Definitions, to the definition of Lot Line, delete substitute Figure 4-4. Lot Lines with the following: (see staff report)
 - c. in Section 4 Definitions, add the following definition in alphabetical order: “LOT LINE, CORNER CUT-OFF means a lot line that is common to a lot and the intersection of two highways.”;
 - d. in Section 4 Definitions, substitute the definition of “Lot Line, Exterior Side” with the following: “means a lot line abutting a highway other than a lane, which that is not the front, or rear, or corner cut-off lot line.”;
 - e. in Section 4 Definitions, to the definition of Lot Line, Front, add “,excluding the corner cut-off lot line,” after “line” and before “shall”;

- f. in Section 4 Definitions, to the definition of Lot Line, Side, add “corner cut-off” after “rear,” and before “or exterior”;
- g. in Section 4 Definitions, to the definition of Lot Width, substitute Figure 4-5. Lot Width with the following: (see staff report)
- h. in Section 4 Definitions, delete the definition of Sign, Real Estate;
- i. in Table 5.4(1) and all subsequent tables in this Bylaw, substitute the word “footnote” with “conditions”;
- j. in Table 5.4(1), to condition 11, delete “cantilevered”, and add “and cantilevered” at the end of the sentence;
- k. in Table 6.5(2) Home Occupation Regulations, add new condition 1 as follows and renumber the subsequent conditions, and the reference numbers in the table, accordingly:

“Where there are two or fewer dwelling units on a lot, a home occupation may:

- be conducted within a dwelling unit or accessory building;
- occupy 50.0 m² or 25% of the GFA of all buildings on the lot, whichever is less;
- employ a maximum of one non-resident employee; and
- allow for a maximum of two clients at any given time.”
- l. in Table 6.5(2) Home Occupation Regulations, condition 5, by adding the word “out” after “carried” and before “in”;
- m. in section 9.3 Location, Siting, Dimension, and Design standards, so subsection (5), insert “parking” after “no” and before “or loading”;
- n. in Table 9.4.1(1) Parking Requirements – Village Core, by substituting Table 9.4.1(1) with the following: (see staff report)
- o. in Table 9.4.1(2) Parking Requirements – All Other Areas, to the “Care Facility, Child” row, by substituting “greater” with “lesser”, and to the “Recreation Services, Indoor”, by substituting “10.0” with “7.0”;
- p. in Section 9.5 Bicycle Parking, subsection (5), substitute the reference to “Table 9.5.(5)” with “Table 9.5(6)”;
- q. in Table 9.5(4) Minimum Standards for Bicycle Parking, by deleting “a hydraulic” and replacing it with “an assisted”, and in the row labelled “Location”, by adding “Where seven or more long-term bicycle parking spaces are required,” before “must have an entry door that is a minimum width of 0.9 metres”;
- r. in Table 9.5(6) Bicycle Parking Requirements, to the rows labelled “Cultural and Community Services”, “Education Services”, “Entertainment Facility”, “Food Services”, “Gas Station”, “Health Services”, “Licensed Premises”, “Personal Services”, and “Retail Sales”, substitute “6.0” with “2.0”;
- s. in Table 10.2(1), footnote 2, by deleting “but not limited to”, by deleting “hogs”, and adding “but specifically excluding hogs, pigs, and peacocks” after “rabbits” and before the period, and by adding new condition 6 as follows “Subject to the secondary suite regulations

prescribed in Section 6.8 of this Bylaw.”;

- t. in Table 10.5(1), footnote 3, by adding “for one dwelling unit” after “setback” and before “is 2.0 metres”;
- u. in Table 11.2(1) Permitted Uses, to the row for Veterinary Service, by removing the condition 12.
- v. in Table 11.2(1) Permitted Uses, to the list of conditions by:
 - i. Adding new condition 15 as follows, and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
 - ii. adding new condition 18 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the cannabis retail regulations prescribed in Section 6.3 of this Bylaw.” and further, that this condition is added to the “Retail, Cannabis” row in this table.
 - iii. adding new condition 22 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table;
- w. in Table 12.2(1) Permitted Uses, to the list of conditions by:
 - i. adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
 - ii. adding new condition 5 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the refuse disposal facility regulations prescribed in Section 6.7 of this Bylaw.”, and further, that this condition is added the “Refuse Disposal Facility” row in this table;
- x. in Table 13.2(1) Permitted Uses, to the list of conditions by adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
- y. in Part 15 Interchange Zones, by substituting Figure 15-1. Interchange Zones and Sub-Areas with the following: (see staff report)
- z. in Table 15.2(1) Permitted Uses, to the list of conditions by adding new condition 11 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the

secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table; and

- aa. in the table of contents titled “Contents”, page numbers are updated as needed as a result of the amendments to the bylaw.
- 2. THAT Council give third reading to Zoning Bylaw No. 1238, 2025 as amended.
- 3. THAT Council submit Zoning Bylaw No. 1238, 2025 to the Minister of Transportation and Transit for approval.

9. New Business

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.

- Notice of Motion: Councillor Therrien gives notice that the following motion will be introduced for Council debate and consideration at the meeting of February 9, 2026:

That Council amend the Open Meeting Video Recording Policy in section 2 to read:

- 2. Open Council meetings and open Committee of the Whole meetings will be recorded and live streamed through a link on cumberland.ca, the Village of Cumberland website;
And to delete section 2.1.

- Village Hall, February 2, 2026 at 7:00 p.m. in the Cultural Centre

11. Question Period

A member of the public may only inquire about items included on the agenda for that meeting during a question period.

- Please send questions by email to info@cumberland.ca using subject line “Question Period”; Note: please limit to questions only - comments will not be read.

12. Closed Portion

Recommendation:

THAT Council close the meeting to the public pursuant to Section 90 of the *Community Charter* to consider:

- (2) (d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

13. Adjournment

Recommendation:

THAT Council adjourn the meeting.