

The Corporation of the Village of Cumberland
Regular Council Meeting Minutes



January 12, 2026, 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
Annie Berard, Director of Corporate Services
Kevin McPhedran, Director of Community Services
Rachel Parker, Corporate Officer
Karin Albert, Senior Planner
Seamus McConville, Planner 1
Jasmeen Sidhu, Planning Technician
Mike Williamson, Fire Chief

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, January 12, 2026

Motion 26-001

Moved by: Borecky

Seconded by: Ward

THAT Council approve the agenda for the January 12, 2026 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 26-002

Moved by: Therrien

Seconded by: Ward

THAT Council adopt the following minutes:

- Regular Council Meeting, December 8, 2025; and,

receive the following minutes for information:

- Public Hearing December 15, 2025
- Board of Variance, December 17, 2025

Carried Unanimously

4. Delegations

None

5. Correspondence

5.1 DIG FM (CVOX) Radio - Request for a CRTC Letter of Support

Motion 26-003

Moved by: Borecky

Seconded by: Ward

THAT Council direct staff to provide a letter of support for the DIG FM Radio application to operate a community radio station to the Canadian Radio-television and Telecommunications Commission (CRTC).

Carried Unanimously

5.2 Bylaw No. 900 being “Comox Valley Economic Development Service Conversion Bylaw No. 345, 2016, Amendment No. 4”

Motion 26-004

Moved by: Ward

Seconded by: Therrien

THAT Council consent to the adoption of the Comox Valley Regional District Bylaw No. 900 being “Comox Valley Economic Development Service Conversion Bylaw No. 345, 2016, Amendment No. 4” under section 346 of the Local Government Act.

Carried Unanimously

- 5.3 Comox Valley Airport Commission, Request for Funding application support

Motion 26-005

Moved by: Therrien

Seconded by: Ward

THAT Council direct staff to write a letter of support for the Comox Valley Airport Commission funding application to BC Air Access Program (BCAAP) for the acquisition of battery electric aircraft pushback tractors.

Carried Unanimously

- 5.4 Wounded Warrior Run BC 2026

Motion 26-006

Moved by: Ward

Seconded by: Borecky

THAT Council promote the Wounded Warriors Run BC 2026 through Village social media.

Carried Unanimously

6. Unfinished Business

None

7. Reports

- 7.1 Official Community Plan Amendment and Rezoning – Lot A Maple Street

Motion 26-007

Moved by: Therrien

Seconded by: Ward

THAT Council direct staff to proceed with rezoning application OCP-RZ2501 (Lot A- Maple Street) to facilitate a proposed apartment and townhouse development.

THAT Council refer the rezoning application OCP-RZ2501 (Lot A- Maple Street) to the Homelessness and Housing Committee as required.

Carried Unanimously

- 7.2 2025 Cumberland Community Heritage Register Additions

Motion 26-008

Moved by: Borecky

Seconded by: Therrien

THAT Council add the following, each documented with a Statement of Significance, to the Community Heritage Register:

- the Abbey Studio: 2687 Penrith Avenue,
- the Cumberland Electrical Light and Co. Hydro Plant Remnants: 49.61140° N, 125.05434° W (Cumberland Community Forest Park),
- the Marocchi Building: 3276 Second Street, and
- the Tarbell Building: 2705 Dunsmuir Avenue; and

THAT staff submit all the required documentation to the BC Heritage Branch.

Carried Unanimously

7.3 Japanese Canadian Legacy Project – Update and Referral to Heritage Committee

Motion 26-009

Moved by: Sullivan

Seconded by: Therrien

THAT Council refer the Japanese Canadian Legacy Project No. 1 Japanese Town Shelter concepts to the Heritage Committee for feedback; and,

THAT Council receive this report for information as an update on the Japanese Canadian Legacy Project, including the scopes for the Nikkei No Haka Japanese Cemetery, No. 1 Japanese Town in Coal Creek Historic Park, and Nikkei Park.

Carried Unanimously

7.4 Heritage Alteration Permit, Nikkei No Haka Japanese Cemetery

Motion 26-010

Moved by: Borecky

Seconded by: Ward

THAT Council refer the heritage alteration permit (HAP2505) application for the property described as Lot E Section 25, Township 10 Comox District Plan VIP65968, Except Part in Plan VIP67631 (Nikkei No Haka Japanese Cemetery) to the Heritage Committee.

Carried Unanimously

7.5 Resolutions to AVICC Convention – Active Travel on Provincial Highways

Motion 26-011

Moved by: Sullivan

Seconded by: Borecky

THAT Council submit the resolution Provincial Funding and Development of Inter-Community Active Transportation Corridors as drafted to the Association of Vancouver Island and Coastal Communities convention.

Carried Unanimously

7.6 2026 UBCM Community Emergency Preparedness Fund Regional Application

Motion 26-012

Moved by: Therrien

Seconded by: Ward

THAT Council support the following regional applications to the Union of BC Municipalities Community Emergency Preparedness Fund to be submitted for the:

- 2025 Emergency Support Services Equipment and Training stream in the amount of up to \$150,000;
- 2026 Emergency Operations Centre Training and Equipment stream in the amount of up to \$150,000;
- 2026 Public Notification and Evacuation Planning stream in the amount of up to \$200,000; and
- 2026 Indigenous Cultural Safety and Humility stream in the amount of up to \$150,000; and,

THAT Council support the primary applicant, the Comox Valley Regional District, to apply for, receive, and manage the grant funding for each successful grant in the Community Emergency Preparedness Fund stream on behalf of K'ómoks First Nation, City of Courtenay, Village of Cumberland, and the Town of Comox.

Carried Unanimously

7.7 Council Members Monthly Reports

Motion 26-013

Moved by: Borecky

Seconded by: Therrien

THAT Council accept the member monthly reports for December 2025.

Carried Unanimously

8. Bylaws

8.1 2026-2030 Financial Plan Bylaw 1243, 2025

Motion 26-014

Moved by: Therrien

Seconded by: Sullivan

THAT Council adopt 2026-2030 Financial Plan Bylaw 1243, 2025.

Carried Unanimously

8.2 Municipal Ticket Information Amendment Bylaw No. 1244, 2025

Motion 26-015

Moved by: Ward

Seconded by: Borecky

THAT Council adopt the Municipal Ticket Information Amendment Bylaw No. 1244, 2025

Carried Unanimously

8.3 Revenue Anticipation Borrowing Bylaw No. 1251, 2025

Motion 26-016

Moved by: Sullivan

Seconded by: Borecky

THAT Council adopt the Revenue Anticipation Borrowing Bylaw No. 1251, 2025.

Carried Unanimously

8.4 Official Community Plan Bylaw No. 1230, 2025 – Third Reading and Adoption

Motion 26-017

Moved by: Sullivan

Seconded by: Therrien

That Council amend Official Community Plan Bylaw No. 1230, 2025 in section 3.0 Vision Statement in the first sentence by inserting “built upon its rich and complex working class history, and” after “community” and before “shaped”.

Carried Unanimously

Motion 26-018

Moved by: Borecky

Seconded by: Ward

That Council amend Official Community Plan Bylaw No. 1230, 2025 in section 7.4.1, Overview, under the subheading *The Coal Mining Era*, in the fifth paragraph, by inserting “forestry remained strong with both harvesting and reforestation workers keeping the Village vibrant, even as” after “declined,” and before “the local”.

Carried Unanimously

Motion 26-019

Moved by: Sullivan

Seconded by: Ward

THAT Council amend the Official Community Plan Bylaw No. 1230, 2025:

a. in section 1.4 Plan Area, by deleting the second sentence in the third paragraph and replacing it with “Today’s K’ómoks include the PE’ntlac, Sahtlout, Sasitla, and leeksun peoples” and by inserting at the end of the following sentence “and it is noted that the origin of the PE’ntlac people was PE’ntlac Lake.”

b. in section 1.11 Table 2 by inserting at the bottom of the row titled Housing in the second column titled Cumberland OCP Alignment:

“The Village of Cumberland’s Historic Village Commercial Core corresponds to the Town Centre concept in the RGS”

And inserting in the third column titled OCP Reference: “7.2.5 Growth Management”

c. in section 4.1.1 Reconciliation with First Nations by inserting “Cumberland is within the core traditional territory of the K’ómoks First Nation and overlapping territory with several other First Nations.” after the first sentence.

d. in section 4.1.3. by inserting “water conservation,” after “energy efficiency”.

- e. in section 6.1.2 (6) by inserting k. Comox Lake Drinking Watershed Protection Plan, 2022
- f. in section 6.1.4 (1) by striking “headwaters” and substituting “watersheds”
- g. in section 7.1 Table 4 by inserting “The area may also be appropriate for future recreation facilities that serve Cumberland and the region.” in the row labeled Interchange Lands and the column labeled *Development Intent* after “... that complement existing land uses in the Village.”
- h. in section 7.2.5 Growth Management Policies, Policy 8, by striking: “as shown on Map A: Land Use Designations. This” and substituting: “. The HVCC generally corresponds to the Town Centre concept in the Comox Valley Regional District Strategy and covers the area shown in figure 17 below. The HVCC”
- i. in section 7.2.5 Growth Management Policies, by inserting the following *figure 17: Historic Village Commercial Core (HVCC)* and caption at the end of subsection 7.2.5:



Figure 17: Historic Village Commercial Core (HVCC)

and renumbering the figures that follow in sequential order.

- j. in section 7.4 Heritage Conservation, under the subheading “K’ómoks First Nation Presence” by striking “traditional” and substituting “Treaty”; and in the third sentence of the first paragraph, by inserting “peoples” after “K’ómoks” and before “also”.
- k. in section 7.5.8 by inserting “Although work is underway to connect Royston to the CVRD water supply through the CVRD Water South Extension Project, projected to be completed in 2027/2028.” after “(through the sale of bulk water by the Village through the CVRD)”

- l. in section 9.2.2. by inserting “13. Work with the CVRD and other local municipalities to identify opportunities for regional recreational facilities and programs within the Village of Cumberland to serve a growing population.”
- m. in section 9.2.4 (6) by striking “a future regional parks plan” and substituting “the Regional Parks and Trails Strategic Plan, 2024.”
- n. in section 9.2.5 (3) by inserting “regionally significant” before “sensitive ecosystems”.
- o. in section 9.2.5 (6) by striking “(e.g. Comox Lake)” at the end of the existing policy and inserting: “At the same time, the type and intensity of recreational access should be managed in a way to minimize the potential risk to the integrity of environmentally sensitive ecosystems or the quality of Village’s and regional drinking water supplies.”
- p. in section 11.8 DPA 4 – Wildland-Urban Interface, D. 1 by inserting a new subsection x: “x. All exposed building openings, including eaves and deck undersides, should be enclosed with non-combustible sheathing with gaps no greater than 3 mm” and re-lettering the subsequent guidelines from xi to xvi.
- q. in section 11.11 E (6) by inserting “and structures on the same property” before “with materials, design and colours that are consistent with these guidelines...”

THAT Council amend the maps in Official Community Plan Bylaw No. 1230, 2025:

- a. on Map A:

by changing the land use designation of the property upland of Allan Lake (PID 024-623-903) from Working Forest to Parks, Greenways and Open Space.

by changing the 500m buffer surrounding existing, approved and planned possible future cells at the Comox Strathcona Waste Management Centre to buffer only the provincially approved cells 1 – 3.

- b. on Map D by deleting the Notice of Works, Mines Act Permit location within the landfill property.

c. on Map E:

by deleting the non-existent small stream below Solport Park, and by deleting the non-existent water body on the southwest portion of the landfill property.

d. on Map H by colouring the entire Wildland-Urban Interface DPA area yellow and changing the legend to only show the yellow colour with the label: DPA 4 – Wildland Urban Interface.

THAT Council amend Official Community Plan Bylaw No. 1230, 2025 by making the following copy edits:

a. Add “K’ómoks” before “First Nation” in the Land Acknowledgement.

b. Delete the white space at the bottom of row 3 in Table 3.

c. Change “Recreational Residential” in Table 4 to “Recreation” to correspond to the name of the designation in the remainder of the document and on Map A.

d. Correct the section numbers on pages 37 and 38 by using sequential numbering from 5.3.4 to 5.3.6.

e. in section 8.1, under the subheading “Economic Challenges and Opportunities”, in the third paragraph, by capitalizing the three instances of the word “treaty”.

f. Change the section number of DPA 1 – Environmental Protection from 11.1 to 11.5 and renumber the subsequent DPAs and renumber the figures in accordance with the revised section numbers.

g. Change the section number of the HCA-1 to 11.13 and renumber the figures in accordance with the revised section numbers.

h. Correct the numbering that restarts with 1 to 4 in section 1.11 HCA-1 Historic Village Commercial Core/E. Exemption/Other on page 185 by changing the numbering to 12 to 14.

i. Add “and structures” after “buildings” under 11.13 HCA – 1 Historic Village Commercial Core, E. Exemption (6).

j. On maps E to J, remove the # sign before the number following DPA.

k. Update the Table of Contents

Carried Unanimously

Motion 26-020

Moved by: Borecky

Seconded by: Ward

THAT Council give third reading to Official Community Plan Bylaw No. 1230, 2025 as amended.

Carried Unanimously

Motion 26-021

Moved by: Therrien

Seconded by: Ward

THAT Council adopt Official Community Plan Bylaw No. 1230, 2025.

Carried Unanimously

9. New Business

None

10. Notices, Motions and Announcements

Heritage Committee, January 15 at 4 p.m. at the Masonic Hall

11. Question Period

Questions were received on the following matters:

- Maple Street rezoning and subdivision application
- Japanese Cemetery Heritage Alteration Permit
- Japanese Canadian Legacy Project

12. Closed Portion

Motion 26-022

Moved by: Ward

Seconded by: Sullivan

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

- (c) labour relations or other employee relations;

Carried Unanimously

13. Adjournment

Motion 26-023

Moved by: Borecky

Seconded by: Sullivan

THAT Council adjourn the meeting at 8:57 p.m.

Carried Unanimously

Mayor

Certified Correct by Corporate Officer