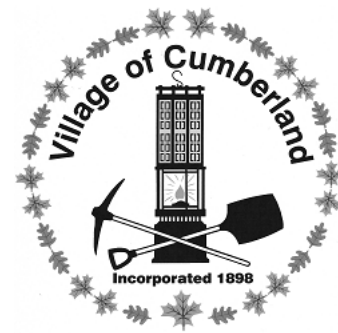


The Corporation of the Village of Cumberland
Regular Council Meeting Agenda

Monday, April 13, 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, April 13, 2026

Recommendation:

THAT Council approve the agenda for the April 13, 2026 Regular Council Meeting.

3. Minutes

3.1 Adoption of Minutes

5

Recommendation:

THAT Council adopt the following minutes:

- Committee of the Whole Meeting, March 16, 2026
- Committee of the Whole Meeting, March 23, 2026
- Regular Council Meeting, March 23, 2026

4. Delegations

4.1 Municipal Protected Areas Program, BC Nature, Canadian Protected and Conserved Areas Database
Presentation by Molly Tilden, Project Lead and Andrew Banks, Project Manager

15

Recommendation:

THAT Council receive the delegation from BC Nature regarding Canadian Protected and Conserved Areas Database.

5. Correspondence	
5.1 Island Coastal Economic Trust (ICET) - Request Letter of Support	18
Recommendation:	
THAT Council receive correspondence from Island Coastal Economic Trust (ICET) regarding advancing legislation to modernize the ICET governance and renewed capital.	
6. Unfinished Business	
7. Reports	
7.1 Multiple Development Applications for Subdivision - Bevan Road (PID 032-030-525) Prepared by Seamus McConville, Planner I	21
Recommendation:	
THAT Council approve development permit DP2601 which amends development permit 2024-04-DP for the property described Lot A Section 34 Township 10 Comox District Plan EPP130046.	
THAT Council approve the development variance permit (DVP2514) for the purpose of a sixteen-lot subdivision of the lot legally described as Lot A Section 34 Township 10 Comox District Plan EPP130046; and,	
THAT Council authorize a covenant with the owner to defer required servicing as per Subdivision and Development Bylaw No. 948, 2012 until development proceeds on the created lots.	
7.2 Committee Meeting Spaces Prepared by Rachel Parker, Corporate Officer	75
Recommendation:	
THAT Council approve holding advisory committee, Advisory Planning Commission, and Board of Variance meetings at Cumberland Museum and Archives, 2680 Dunsmuir Avenue, in addition to other previously designated meeting spaces until the Council Chamber meeting room is available for use.	

Recommendation:

THAT Council direct staff to adjust the tax ratios for 2026 from 2025 tax ratios as follows:

Property Classes	2025 Tax Ratios (Multiples of Class1)	2026 Tax Ratios (Multiples of Class 1)
Class 1 (residential)	1.00	1.00
Class 2 (utilities)	21.67	Capped to 7.2 X Class 6
Class 5 (light industry)	3.01	X.XX
Class 6 (business/other)	3.01	X.XX
Class 7 (managed forest)	25.00	X.XX
Class 8 (rec/non-profit)	1.00	X.XX
Class 9 (farm)	1.00	X.XX

Recommendation:

THAT Council accept the member monthly reports for March 2026.

8. Bylaws

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: THAT Council direct staff to draft develop a Bridge Agreement with the Comox Valley Farmers’ Market for 2026/27 that includes: annual funding of \$1100, storage of their equipment trailer on site at Village Square, continued provision of electrical and washroom facilities and the use of the parking spaces adjacent to Village Square.

And that Council refer this Bridge Funding agreement to the 2027 strategic planning session to consider a multi year Community Service Grant Partnership agreement.

- Heritage Committee meeting on Thursday, April 16 at 4:00 pm at 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:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(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*;

(c) labour relations or other employee relations;

13. Adjournment

Recommendation:

THAT Council adjourn the meeting.

**The Corporation of the Village of Cumberland
Committee of the Whole Meeting Minutes**



**March 16, 2026, 6:00 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
David Dougherty, Director of Engineering & Public Works
Rachel Parker, Corporate Officer
Joel Clarkston, Engineering Technologist

1. Call to Order

Mayor Brown called the meeting to order at 6:00 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, March 16, 2026

Moved by: Borecky

Seconded by: Therrien

THAT the Committee approve the Agenda for the March 16, 2026 Committee of the Whole Meeting.

Carried Unanimously

3. Reports

3.1 Cumberland Transportation Master Plan and Active Transportation Plan

Mr. Shah of Watt Consulting Group facilitated discussion on laneways, shared streets, priority corridors and speed limits.

Laneways

Discussion took place on standard laneway width and surface options, toxin filtration and catch basin oil grit separators, capital cost of paving versus operating costs for maintenance. Members discussed overall preference for gravel surface, and discussed phased paving and increased laneway width with development for laneways north and south of Dunsmuir Avenue business area. Members requested that staff provide a cost analysis for capital costs of paving compared to maintenance costs of gravel.

Shared Streets

Members expressed general support for the shared streets concept and noted that the Village uses this concept informally, that residents will adjust and embrace, that it is an affordable design option, and to move forward with the Maryport shared street.

Priority Corridors

Discussion took place on Royston Road corridor and in particular the transition area between Dunsmuir Avenue and Royston Road fronting Village Park and the challenge of adequate parking for park and event use. Members discussed supplementing parking with current surface parking lots, and a multi-use path rather than a sidewalk along Royston Road.

For the Fourth Street corridor, members discussed general support for the corridor with retention of some on-street parking close to the business core, and retention of the current sidewalk along with new bicycle lanes.

Discussion that Dunsmuir Avenue be the lowest priority since it was recently reconstructed, and review opportunities for sidewalk cafes and parking.

Speed Limits

Discussion took place on a 30km/h speed zone for the Village residential and business core area. It was noted that impacts would be limited compared to benefits. Discussion on challenge of enforcement and the impact on Village resources, compliance through traffic calming design, and changing the Transportation Master Plan to change road designations.

Motion 26-COTW

Moved by: Ward

Seconded by: Therrien

THAT the Committee direct staff to bring back a report on the establishment and implementation of a 30 km/h speed zone in the Village of Cumberland core residential and commercial area from Cumberland Road at Hope Road, Royston

Road near Maple Creek, Bevan Road at Wellington, Lake Road just west of Chinatown at Coal Creek Historic Park.

Carried

4. Question Period

There were no questions.

5. Adjournment

Moved by: Therrien

Seconded by: Borecky

That the Committee adjourn the meeting at 7:13 p.m.

Carried

Mayor

Certified Correct by Corporate Officer

**The Corporation of the Village of Cumberland
Committee of the Whole Meeting Minutes**



**March 23, 2026, 3:00 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
David Dougherty, Director of Engineering & Public Works
Annie Berard, Director of Corporate Services
Kevin McPhedran, Director of Community Services
Rachel Parker, Corporate Officer
Jason Wallace, Manager of Municipal Projects

1. Call to Order

Mayor Brown called the meeting to order at 3:00 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, March 23, 2026

THAT the Committee approve the Agenda for the March 23, 2026 Committee of the Whole Meeting.

3. Delegations

3.1 Josie Osborne, MLA, Mid Island-Pacific Rim, Discussions

The Committee met with MLA Osborne and discussed initiatives related to Council's strategic priorities and how the MLA's office could provide support and assistance, including:

- Ministry of Environment approval of the Liquid Waste Management Plan, Stage 3, so that the Village can commence phase 2 of capital upgrades to its wastewater lagoon treatment and disposal facility
- Suspension of the Community Housing Fund and the Village's applications for the K̓wax̓dzi'dzas Project, funding of long term care home in Campbell River and the Comox Valley health hub, and updating needed to provide funding for different models of community health services.
- Additional financial support for capital upgrades to the Village's drinking water reservoir capital upgrades including the No. 2 Dam project
- Provincial support for capital infrastructure works and long term capital replacement for the regional industrial economic development area at Bevan Road and feasibility of geo-exchange energy through minewater through the Ministry of Jobs and Economic Growth
- Consultation from the Ministry of Transportation and Transit on the Comox Valley interchange and parkway project designs, as well as improved parkway maintenance through multiple jurisdictions to support active transportation. Opportunities and invitation to Ministry staff to attend Village meeting each year, hold community open houses and provide other community engagement.
- Policing costs for transitioning municipalities, changes to the BC Police Act, and potential for negotiations, and list of municipalities that have recently transitioned.
- Discussion on difference of provincial and federal programs for affordable housing funding reflecting different priorities. It is important to discuss with BC Housing.

The meeting was recessed at 3:58 p.m. and reconvened at 4:07 p.m.

4. Reports

4.1 United Riders of Cumberland: 2025 Community Services Partnership Agreement Reporting and Presentation

The Committee received the Community Services Partnership Agreement report and the presentation from the United Riders of Cumberland (UROC) 2025 Annual Report and 2026 preview.

Discussion took place on improvements to the trail network to create more flow between trails and reducing conflicts between different users, accommodating more users, limiting expansion through other improvements, wildfire risk and procedures for response, and adaptive trail network to improve grades and

remove barriers to create many adaptive-ready trail loops and routes, and improving public information on adaptive trails on the UROC website.

5. Question Period

There were no questions.

6. Adjournment

Moved by: Borecky

Seconded by: Sullivan

THAT the Committee adjourn the meeting at 4:54 p.m.

Carried Unanimously

Mayor

Certified Correct by Corporate Officer

**The Corporation of the Village of Cumberland
Regular Council Meeting Minutes**



**March 23, 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
David Dougherty, Director of Engineering & Public Works
Annie Berard, Director of Corporate Services
Rachel Parker, Corporate Officer

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, March 23, 2026

Motion 26-082

Moved by: Ward

Seconded by: Sullivan

THAT Council approve the agenda for the March 23, 2026 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 26-083

Moved by: Borecky

Seconded by: Sullivan

THAT Council adopt the following minutes:

- Committee of the Whole, March 9, 2026
- Regular Council Meeting, March 9, 2026

Carried Unanimously

4. Delegations

4.1 Experience Comox Valley, Comox Valley Regional District Municipal and Regional District Tax (MRDT), Application Process Update and Results of Accommodation Approvals

Motion 26-084

Moved by: Ward

Seconded by: Sullivan

THAT Council receive the delegation from Experience Comox Valley regarding the Municipal and Regional District Tax (MRDT), Application Process Update and Results of Accommodation Approvals; and write a letter of support the Comox Valley Regional District application to the Province of BC to establish a designated accommodation area of the Comox Valley Regional Electoral Areas A (excluding Denman and Hornby Islands), B and C, City of Courtenay, Town of Comox, and Village of Cumberland.

Carried Unanimously

5. Correspondence

5.1 Experience Comox Valley, Request to Support the Comox Valley Regional District Application to the Municipal and Regional District Tax (MRDT) Application, Sample letter of support

The matter was considered during the delegation.

6. Unfinished Business

None

7. Reports

7.1 2026 Completed Roll and Preliminary Tax Rates Consideration

Council members requested that staff provide information on the number and value of parcels in Class 7, Managed Forest; the number of parcels removed from Class 7 over the last five years; comparative tax rates from other Comox Valley municipalities for Class 5 and Class 6 properties.

8. Bylaws

8.1 Wastewater Upgrade Project Temporary Borrowing Bylaw

Motion 26-085

Moved by: Sullivan

Seconded by: Therrien

THAT Council adopt the “Wastewater Upgrade Project Temporary Borrowing No.2 Bylaw No.1258, 2026”.

Carried Unanimously

8.2 Advisory Commission Amendment Bylaw

Motion 26-086

Moved by: Ward

Seconded by: Borecky

THAT Council adopt the “Advisory Commission Amendment Bylaw No. 1259, 2026”.

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.

- Accessibility and Inclusion Committee on March 30 at 2:00 p.m. at the Cultural Centre
- Advisory Planning Commission on April 9 at 4:00 p.m. at the Cumberland Fire Hall meeting room

11. Question Period

There were no questions.

12. Closed Portion

Motion 26-087

Moved by: Therrien

Seconded by: Ward

THAT Council close the meeting to the public at 6:11 p.m. pursuant to Section 90 of the *Community Charter* to consider:

(c) labour relations or other employee relations;

Carried Unanimously

13. Adjournment

Motion 26-088

Moved by: Therrien

Seconded by: Sullivan

THAT Council adjourn the meeting at 7:24 p.m.

Carried Unanimously

Mayor

Certified Correct by Corporate Officer



March 19, 2026

To: Village of Cumberland Mayor and Council

From: Andrew Banks and Molly Tilden, BC Nature - Municipal Protected Areas Program

Subject: Participation in the Municipal Protected Areas Program

Dear Mayor and Council,

I am writing to you on behalf of BC Nature to introduce the Municipal Protected Areas Program (MPAP) and to respectfully seek permission for Village staff to engage with BC Nature to assess the Village of Cumberland's parks and protected lands for potential inclusion in the federal conservation database, the Canadian Protected and Conserved Areas Database (CPCAD).

The MPAP is inspired by Canada's commitment to conserve 30% of Canadian lands and waters by 2030 (the 30x30 commitment) made at the 2022 United Nations Biodiversity Conference. To achieve this ambitious commitment, the federal government is compiling a comprehensive record of federal, provincial, and local government protected lands that are rich in biodiversity within the CPCAD. The federal government has recognized that local government protected lands are currently underreported in this database. Consequently, the MPAP aims to support local governments in assessing and registering their biodiverse-rich protected areas in CPCAD.

The MPAP offers a unique opportunity for municipalities like yours to gain national recognition for your existing conservation efforts and play a vital role in Canada's 30x30 commitment. By participating, the Village of Cumberland can validate its conservation policies, existing protections, and management strategies, significantly raising the profile of your local conservation work. Furthermore, it enhances local knowledge and public awareness of these ecologically significant areas and positions your municipality favorably for future support and resources for conservation activities.

Please see the following links to Metro Vancouver and the Village of Lion's Bay media articles for their recent participation in CPCAD:

[Protected land in Lions Bay, B.C., added to nationwide conservation database](#)

[Maple Ridge parks added to national conservation database](#)

BC Nature, with the financial support of Environment and Climate Change Canada, is undertaking the assessment and registration process for local governments at no cost. This involves a desktop assessment of existing parks and protected areas, considering both ecological value and the policy strength of protective mechanisms. BC Nature handles the assessment and registration process to alleviate capacity constraints for local governments, necessitating only minimal time commitment from municipal staff, usually only a few meetings.

We can also leverage the valuable local knowledge and monitoring data from our local conservation clubs, if available, which assists with the program's success.

We've conducted a preliminary review of the Village of Cumberland parks and protected areas. The Cumberland Community Forest, Coal Creek Historic Park, and Cumberland Lake Park, among several other parks, appear to be strong candidates for registration in CPCAD.

Please see attached a PDF with more detailed information on the MPAP, including the criteria and benefits for registering lands in CPCAD.

BC Nature would be pleased to provide further detailed information or to address any questions that you may have regarding the MPAP or the assessment process.

Thank you for your time and consideration of this request.

Regards,



Molly Tilden, Project Lead, BC Nature

Andrew Banks, Project Manager, BC Nature

Attachment: MPAP Overview

Municipal Protected Areas Program (MPAP)

The Municipal Protected Areas Program (MPAP) is inspired by Canada's commitment at the 2022 United Nations Biodiversity Conference (COP15) to conserve 30% of Canadian lands and waters by 2030 (30 x 30).

The primary goals of MPAP are to raise awareness of the 30 x 30 commitment with local governments and to provide resources to local governments to register their existing protected areas on the Canadian Protected and Conserved Areas Database (CPCAD), a federal database for protected areas. The federal government recognizes that municipal protected areas are integral to achieving Canada's biodiversity conservation goals but are underreported on CPCAD.

The criteria for lands to be registered in CPCAD are as follows:

- Has clearly defined geographical boundaries.
- Achieves *in-situ* conservation or protection of biodiversity.
- Has protective measures in place that prohibit actions incompatible with conservation (e.g., governed by park regulation bylaws or conservation zoning).
- Is intended for long-term protection (e.g., governed by a park dedication bylaw or conservation covenant).

Participation in MPAP offers several benefits to local governments:

- Validates the conservation policies, existing protections, and management strategies already in place within the local government.
- Provides national recognition for local government parks and protected areas, thereby significantly raising the profile of the local government's conservation efforts.
- Enhances local knowledge and public awareness of locally protected natural areas and their ecological significance.
- Positions the local government favorably to seek potential future support and resources for ongoing and future conservation activities.

Thanks to financial support from Environment and Climate Change Canada, participation in the Municipal Protected Areas Program is completely free for local governments. BC Nature leads the assessment and registration process, which includes a desktop assessment of protected natural areas that considers both their ecological value and the policy strength of their protective mechanisms. This approach significantly reduces capacity constraints for local governments. Additionally, BC Nature collaborates with its local clubs, leveraging valuable monitoring data, local knowledge, and connections which contributes to the program's success.

For further information regarding this initiative, please refer to the following sources:

[Municipal Protected Areas Program](#)

[BC Nature](#)

[Nature Canada](#)

To learn more about this initiative and how your local government can participate, please contact BC Nature at conservation@bcnature.ca

Municipal Protected Areas Program is undertaken in partnership with:



Subject: FW: Island Coastal Economic Trust — Letter of Support
Attachments: Letter of Support for Island Coastal Economic Trust - DRAFT (Mar 2026).docx

From: Brodie Guy <brodie@islandcoastaltrust.ca>
Sent: Tuesday, March 24, 2026 10:12 AM
To: Vickey Brown <mayor.brown@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>
Subject: Island Coastal Economic Trust — Letter of Support

Good morning Mayor Brown and Michelle,

We are at a pivotal moment for local economies across Vancouver Island and coastal communities — and the voice of your community matters.

Local leaders who govern Island Coastal Economic Trust are working to support the Province of British Columbia to advance a once-in-a-generation opportunity to modernize the Trust with a strategic investment to shape economic development across our region for decades. A brand-new [Independent Legislative Review — A Case For Change](#) — provides a compelling, evidence-based case for this change, identifying strategic investment as the essential foundation for modernizing the Trust and advancing co-governance with First Nations. This is something local governments and First Nations have sought since the Trust started, and now, enabling new legislation is being developed by the Ministry of Jobs and Economic Growth.

We are requesting the support of your council in this defining moment in Trust’s history. Attached is a template letter for your council to consider sending to Minister Ravi Kahlon. At the Regional Advisory Committee meetings of the Trust, elected leaders encouraged each other to copy your local MLAs and, where possible, coordinate a joint letter with neighbouring councils, First Nations, and/or regional districts to amplify the message. Please feel free to adapt the template with stories and examples specific to your community — the Minister needs to hear the human and local economic impact of this work in your own words.

This advocacy builds on real momentum. Throughout early 2026, community leaders have engaged MLAs directly, building on recommendations from over 30 First Nations governments who contributed to the [First Nations Strategic Recommendations Report](#) — which is now actively informing the development of new legislation. Together, governments across our region have built a strong foundation. But the window is open now: legislative and investment decisions will be made in the months ahead, and elected voices like yours are essential to advancing this vision that is shared among local governments and First Nations.

Please reach out directly if I can support you in any way — I am ready to assist immediately.

With gratitude,
Brodie
BRODIE GUY, CEO
250.871.7797



[date]

Honourable Ravi Kahlon
Minister of Jobs and Economic Growth
Government of British Columbia
JEDI.Minister@gov.bc.ca

Dear Minister Kahlon,

On behalf of (Council/regional Mayors/Regional District), we are writing to express our strong support for advancing legislation to modernize the Island Coastal Economic Trust and to position it for long-term impact through strategic provincial investment.

The work to renew the Trust represents a *Made on the Coast* initiative shaped and championed by coastal First Nations, local governments, and regional leaders working together toward a shared economic vision. Over the past several years, your Ministry's partnership has enabled meaningful engagement and co-development, resulting in an unprecedented level of regional alignment.

Across 53 First Nations governments, 35 local governments, and elected MLAs in the region, there is broad consensus that the Trust should evolve into a modern, co-governed regional economic development institution that reflects partnership, reconciliation, and shared responsibility.

The alignment has been achieved. The regional mandate is clear.

To carry this work forward, we respectfully urge the Province to bring forward legislation as soon as possible to formalize the renewed governance structure and provide long-term certainty for the Trust.

As government focuses on economic resilience, regional development, and disciplined spending in a period of global uncertainty, the Trust represents an established and accountable mechanism to advance those shared priorities. Over nearly two decades, the Trust has leveraged provincial investment into tangible economic outcomes in coastal communities, strengthening local economies and fostering collaboration across jurisdictions.

Strategic investment in a modernized Trust would build on that proven track record, protect prior public investment, and provide a focused vehicle to support economic transition in coastal and rural regions. This approach aligns with the Province's emphasis

on strengthening British Columbia's economy while ensuring responsible stewardship of public funds.

As municipal leaders, we see firsthand the importance of strong regional institutions in supporting jobs, innovation, and community stability. With modernized governance and renewed capital, the Trust is well positioned to continue delivering measurable results for British Columbians.

Our region stands united behind this vision. Such consensus around a regional economic priority is rare and reflects years of careful collaboration.

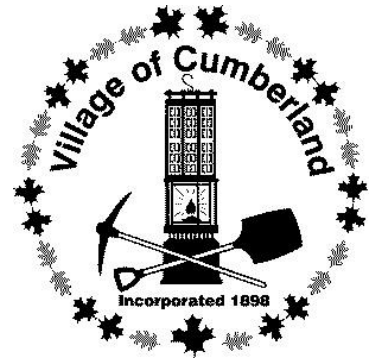
We look forward to working with you to advance both the legislative and investment components necessary to secure the Trust's future.

Sincerely,

[Mayor / Council]

[Local Government]

COUNCIL REPORT



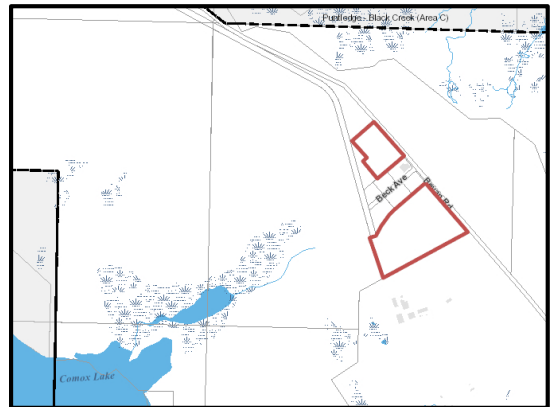
REPORT DATE: 2026-03-03
MEETING DATE: 2026-04-13

File No. 3060-DP2601, 3090-DVP2514, 3320-2024-01-SV

TO: Mayor and Councillors
FROM: Seamus McConville, Planner I
SUBJECT: Multiple Development Applications for Subdivision - Bevan Road (PID 032-030-525)

RECOMMENDATION

- i. THAT Council approve development permit DP2601 which amends development permit 2024-04-DP for the property described Lot A Section 34 Township 10 Comox District Plan EPP130046.
- ii. THAT Council approve the development variance permit (DVP2514) for the purpose of a sixteen-lot subdivision of the lot legally described as Lot A Section 34 Township 10 Comox District Plan EPP130046; and,
- iii. THAT Council authorize a covenant with the owner to defer required servicing as per Subdivision and Development Bylaw No. 948, 2012 until development proceeds on the created lots.



Subject Property (Highlighted in Red)

PURPOSE

The purpose of this report is to request Council decisions on matters relating to a subdivision application on the subject property including:

- Amendment of a previously issued development permit under Development Permit Area (DPA) 1 – Environmental Protection;
- Development variance permit to vary the following requirements:
 - Zoning Bylaw No. 1027, 2016:
 - Reduce the minimum lot area within the I-2—Heavy Industrial Zone from 7500m² to as low as 4046m² for specific lots;
 - Zoning Bylaw No. 1238, 2025
 - Waive the required 50m setback for heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.

- Corporation of the Village of Cumberland Subdivision and Development Bylaw No. 948, 2012:
 - Waive the requirement for lots under 1ha in size from the requirement to connect to the municipal sewer system.
- THAT Council authorize a covenant with the owner to defer required servicing as per Subdivision and Development Bylaw No. 948, 2012 until development proceeds on the remainder parcel.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
July 10, 2023	<p>THAT Council approve the development permit for the purpose of a 2-lot subdivision of the lots legally described as SECTION 34 TOWNSHIP 10 COMOX DISTRICT PLAN 552H EXCEPT THOSE PARTS SHOWN OUTLINED IN RED ON PLAN 21 RW AND IN PLANS VIP55123 VIP69987 EPP93477, EPP111856 AND EPP127706; and THAT PART OF SECTION 34, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H INCLUDED IN PLAN 21 RW EXCEPT PART IN PLAN VIP69987 AND EPP111856.</p>
January 27 2025	<p>THAT Council approve the development permit (2024-04-DP) for the purpose of a fifteen-lot subdivision of the lot legally described as Lot A Section 34 Township 10 Comox District Plan EPP130046; and</p> <p>THAT Council approve the development variance permit (2024-09-DV) as specified for the purpose of a fifteen-lot subdivision of the lot legally described as Lot A Section 34 Township 10 Comox District Plan EPP130046; and,</p> <p>THAT Council exempt proposed Lots 8 and Lot A - Unity of the proposed subdivision of Lot A Section 34 Township 10 Comox District Plan EPP130046, from the 10% minimum frontage requirement pursuant to Local Government Act Section 512, to allow a frontage of 4.3% and 9.5% respectively; and</p> <p>THAT Council approve the park dedication proposal and accept the proposed 0.10ha (1100m²) park with cash contribution to, in combination to meet the 5% parkland dedication requirement.</p>

BACKGROUND

Subdivision Application

Acciano Developments proposes to subdivide the subject 17.4ha lot into sixteen lots: fifteen fee-simple industrial lots, one lot for municipal utilities, and a park dedication (Attachment 2, Schedule A – Proposed Subdivision Plan). A subdivision application has been received, with the Approving Officer issuing a preliminary layout review (PLR) letter for fifteen lots in September 2024. The application was subsequently amended, with a revised PLR issued in January 2026 to request an additional fee-simple lot.

Development Permit

In 2023, Council issued a development permit in support of an application to subdivide the subject parcel off its parent parcel, with an additional development permit approved on January 27, 2025, authorizing the proposed layout. As the lot layout is changing to facilitate an additional fee-simple lot, an amendment to that issued development permit is required.

In support of this application, a revised bio inventory report prepared by a Qualified Environmental Professional (QEP), landscape directive and tree retention plan were submitted and are attached to the draft development permit as Schedule 1.

For information, the staff report and permits from January 27 2025 [is linked here](#).

Development Variance Permit

Previously Issued Variance

On January 27 2025, Council approved a development variance permit for the following variances:

- Zoning Bylaw No. 1027, 2016:
 - Reduce the minimum lot area within the I-2—Heavy Industrial Zone from 7500m² to as low as 4049m² for specific lots;
 - Reduce minimum lot frontage within the I-2—Heavy Industrial Zone from 30m to 13.2m for proposed Lot 8;
 - Waive the requirement for lots intended for utility or park use from requiring a covenant prohibiting the construction of building and structures of sewage generating occupancies, if the lot does not meet minimum lot area requirements;
- Corporation of the Village of Cumberland Subdivision and Development Bylaw No. 948, 2012:
 - Waive the requirement for lots under 1ha in size from the requirement to connect to the municipal sewer system.

As several lots were resized to facilitate the additional lot, the variances to lot area and subdivision servicing must be amended to facilitate the change in layout. Previously issued variances regarding Lot 8's frontage and the sewage covenant remain unchanged.

Lot Area

As the lot layout was adjusted to facilitate an additional, fee-simple lot, the development variance permit must be amended to allow for the additional lot; specifically the lot area and servicing requirement variances. Additionally, the variance corrects an error on Lots 12 and 13, which were intended to be reduced to a minimum lot size of 4046m² and not 4049m², as identified in the previous variance. An amended lot area table is found below:

Lot Number	Requested Variance Minimum Lot area – 7500m ²
3	4089.13m ²
4	4090.88m ²
5	4078.14m ²
8	4288.04m ²
10	6071.28m ²
12	4046.86m ²
13	4046.63m ²
14	4046.65m ²
15	4135.20m ²

Subdivision Servicing

All proposed lots, aside from Lots 7 and 9, are under 1ha in size; Subdivision and Development Bylaw 2012, No. 948 requires that all lots under this size be connected to the municipal sewer system. As no sewer collection system has been constructed to the subject property, and the Village is not yet prepared to accept the waste disposal should the developer be required to construct the collection system, a variance is required to allow for the subdivision. At the time of a future subdivision application in this area, the developer may be required to construct the wastewater collection system.

50m Buffer

Recently adopted Zoning Bylaw No. 1238, 2025 requires that buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 meters from all lot lines abutting a Residential, Mixed-Use, or Public Use Zone. As the property immediately west of the subject subdivision is zoned PU-1 Parks and Open Space, this buffer requirement applies and will impact some of the proposed lots along the west boundary of the subdivision.

While the subdivision application was in-stream when the new Zoning Bylaw was adopted and as such qualifies for in-stream protection, a variance to this standard was requested to streamline development on the created lots.

Deferred Services Covenant

As the proposed subdivision will result in a remainder parcel to the north of Beck Avenue, the servicing of this parcel is to be addressed once development proceeds. As per Subdivision and Development Bylaw No. 948, 2012, the applicant requires a deferred services covenant to be registered on the created parcels prohibiting further subdivision or development until servicing is addressed. This approach must be approved by Council, as per Sch. A Sec 2(a)(ii)(iii) of the aforementioned bylaw.

Official Community Plan

Under recently adopted Official Community Plan Bylaw 1230, 2025 (OCP), the property is subject to DPA 1 Environmental Protection, DPA 2 Groundwater Protection and DPA 4 Wildfire and Urban Interface. The property is designated industrial.

As the subdivision application was received prior to the adoption of the new OCP, the applicant qualifies for in-stream protection, meaning only DPAs in effect on the subject property within Official Community Plan Bylaw No. 990, 2014 apply to the application. As the property was mapped within DPA 1 and outside of the DPA 4 area under the previous bylaw, only a DPA 1 is required to proceed with the application.

Please note that future development applications must comply with requirements in the new OCP, including DPA 2 and 4.

The subject property is mapped as being within a “Connectivity Area” within the DPA 1, meaning the area between Terrestrial and Aquatic Ecosystems. As such, development and subdivision design must also consider connectivity for habitat and wildlife and surrounding sensitive environmental areas.

Zoning Bylaw

The subject property is zoned I-2 Heavy Industrial Zone within Zoning Bylaw 1238, 2025. This zone permits a large variety of industrial principal uses.

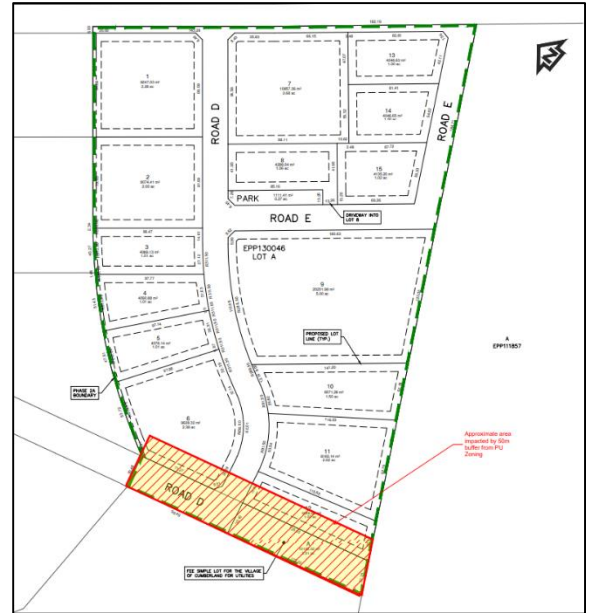


Figure 1 Area impacted by 50m buffer from PU-1 Zoned property Buffer shaded in yellow. .

Please note that as the application for subdivision was received prior to the adoption of this bylaw, the created lots must comply with subdivision standards as found in Zoning Bylaw 1027, 2016.

ANALYSIS

Development Permit

The bio-inventory report focuses on the subdivision, servicing and construction of the subdivision on the southern portion of the subject property and does not identify any environmentally sensitive areas on or within the development area. There are no streams, wetlands, or species at-risk or critical habitats on or within 100m of the proposed development area. The subdivision is not expected to have a detrimental impact on habitat connectivity.

As the additional lot results from a reconfiguration of the proposed lots, no additional impacts to resources are anticipated. This includes previously identified to-be retained trees and vegetation areas. Requirements from the initial development permit, including wildlife fencing and consideration of the bird nesting window remain in effect.

Development Variance Permit

Lot Area

Use of density averaging for subdivision design is an available option in the relevant bylaws. The smallest lot under the revised plan is 4046m², whereas the previous minimum lot size approved was 4049m². Minimum lot areas ensure that a created lot will be functional for its intended use.

Reduction to the size of the lots lowers the barrier to entry to smaller businesses such as tradespeople who may not have the resources or need of a 7500m² sized lot. The additional small lot is in response to this market demand. As these uses do not require large footprints, the smaller lot size is appropriate.

To compensate for the smaller lots, Lot 9 was designed to be larger than the minimum lot area, making up the difference between each lot and their loss in area. The requirement from the previous variance to register a no further subdivision covenant on this property remains in effect.

Sanitary Sewer Servicing Requirements

Municipal sewer is not available along Bevan Road to the subject lands; however, expansion to this area is anticipated with additional industrial development in the future. As per the Municipal Sanitary System Regulation and Fees Bylaw No. 1025, 2015, should the streets adjacent to the newly created lots be serviced by the municipal system, adjacent properties must connect within one year. The applicant will pre-service lots with sanitary sewer connections, so that this connection can be made once the service is available. Until such time, all proposed lots must be serviced by onsite wastewater.

This variance is to be amended to include the new lot. As the onsite wastewater systems cannot be designed at this time as the use of the individual lots is to be determined, the onsite systems will be installed at building permit by a Registered Onsite Wastewater Practitioner. This ensures

the systems will function effectively for the intended uses on each lot. Under the new Official Community Plan, all lots are subject to DPA 2 – Groundwater Protection and a development permit required prior to building permit issuance. This DPA ensures onsite wastewater system will be designed to avoid harm to the aquifer below. Owing to these factors, varying this standard to facilitate an additional lot is supportable.

Owing to the professional involvement with the onsite wastewater design, any factors resulting from an additional lot and its septic system will be mitigated. As such, the amendment to this variance is supportable.

50m Buffer

This requirement is designed to buffer sensitive uses found in the Parks and Open Space Zones like health facilities, schools and parks away from incompatible industrial uses. The requirement does not differentiate between parkland and open, forested space, which does not have the same sensitivity. The land west of the subdivision is forested but not designated as a park or conservation area, and does not contain any sensitive uses.

If this buffer is not varied, Lots 6 and 12 will lose significant developable area for industrial uses. As there are no sensitive uses on the adjacent property, adherence to this standard is not warranted. Staff anticipate bylaw amendments later in 2026 to clarify this requirement; varying this standard now streamlines the development process on those lots.

Deferred Services Covenant

This covenant recognizes that the remainder lot is contemplated for future development. As such, addressing servicing matters including water and road upgrades is appropriate when a layout for the remainder lot is prepared. The same approach was followed in previous subdivision applications in the Bevan Road industrial area where a land purchase was required prior to development where no subdivision layout was ready.

PUBLIC NOTIFICATION AND CONSULTATION

On April 2, 2026, Village staff prepared a notice of the proposed development variance permit, which was mailed and hand delivered to owners and occupants of properties within 75.0 meters of the subject property, meeting the Bylaw minimum of 10 days before Council considers the application.

No public notification is required for a development permit application. Referral to the Advisory Planning Commission was not made prior to presenting these applications to Council, nor were the originally considered permits.

ALTERNATIVES

- i. THAT Council refer the development applications for subdivision to the Advisory Planning Commission.

This option is not recommended, as the changes proposed are not a significant departure from previously approved permits.

STRATEGIC OBJECTIVE

- Diverse & Healthy Community
- Sustainable Service Delivery & Asset Management
- Community Planning

FINANCIAL IMPLICATIONS

There are no financial implications for the Development Services Department.

OPERATIONAL IMPLICATIONS

Review of development applications are part of the services provided by the Development Services Department.

CLIMATE CHANGE IMPLICATIONS

There are no discernible impacts to climate change resulting from this amendment.

ATTACHMENTS

1. Draft Development Permit
 - a. *Schedule A – Proposed Subdivision Plan, prepared by Wedler Engineering, November 26, 2025*
 - b. *Schedule B - Bio-Inventory- Bevan Road, Prepared by Current Environmental, February 17 2025*
 - c. *Schedule C- Tree Retention Plan, prepared by Wedler Engineering, December 04, 2025*
 - d. *Schedule D – Landscape Directive, Sealed by Lindsay Flawse, February 18, 2026*

2. Draft Development Variance Permit
 - a. *Schedule A – Annotated Lot Layout and Variance Table*

CONCURRENCE

Courtney Simpson, Director of Development and Bylaw Services **CS**

Respectfully submitted,

S. McConville

Seamus McConville RPP MCIP
Planner I

M. Mason

Michelle Mason
Chief Administrative Officer



TO: Acciano Development Inc., Inc. No BC1203206

OF: PO BOX 1060, Cumberland BC. V0R 2V0.

This Development Permit (DP2601) is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as supplemented by this Permit for the purposes of *amending the previously issued development permit (2024-04-DP) to facilitate a Sixteen-Lot Industrial Subdivision.*

1. This Development Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: *LOT A SECTION 34 TOWNSHIP 10 COMOX DISTRICT PLAN
EPP130046*

Folio: 516.29039.536

PID: 032-030-525

Civic Address: *Not Assigned.*

2. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this Permit:

- a) This amendment modifies previously issued development permit (2024-04-DP) by replacing Schedules A through D attached to and forming part of this development permit.
- b) The terms and conditions of the previously issued development permit (2024-04-DP) remain in effect unless modified or removed by this development permit amendment.

3. **Security**

N/A – Not Required

4. **Expiry**

Subject to the terms of the Development Permit, if the Applicant of this Permit does not substantially start any construction with respect to which the Development Permit was issued within 2 years after the date it is issued, the Permit lapses.

5. **Timing and Sequencing of Development**

N/A

6. List of Reports or Plans attached as Schedules

Schedule A – Proposed Subdivision Plan, prepared by Wedler Engineering, November 26, 2025

Schedule B - Bio-Inventory- Bevan Road, Prepared by Current Environmental, February 17 2025

Schedule C- Tree Retention Plan, prepared by Wedler Engineering, December 04, 2025

Schedule D – Landscape Directive, Sealed by Lindsay Flawse, February 18, 2026

7. Contaminated Sites Regulation

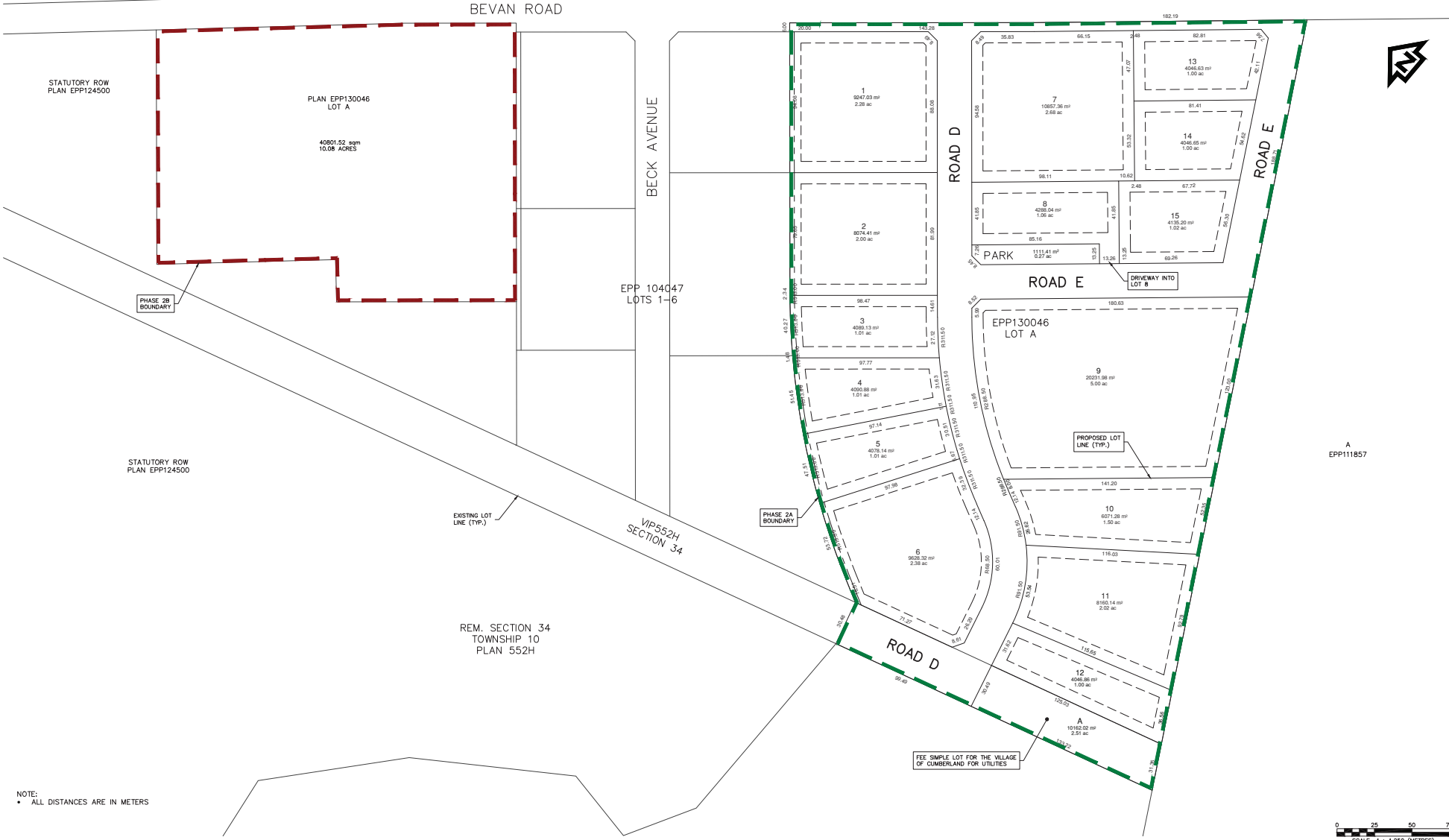
This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Applicant has completed a “Site Declaration” for the subject property.

8. This Permit is **not** a Building Permit.

CERTIFIED as the DEVELOPMENT PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on _____

Corporate Officer

REM. SECTION 34
TOWNSHIP 10
PLAN 552H



NOTE:
• ALL DISTANCES ARE IN METERS

LEGAL: REM. SECTION 34, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H	T	ISSUED FOR REVIEW	2024-07-23	T.D.	M	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2023-11-23	T.D.	PROJ. NBR. ARG DESIGN/DRAWN CNG/MVV PEER REVIEWED BNG HORIZ. SCALE 1:1250 VERT. SCALE -	THE WEDLER GROUP ■ Abbotsford 604-740-0500 ■ Chilliwack 1-800-702-0661 ■ Courtenay 1-250-334-3283 ■ Surrey 1-604-266-7919	ACCIANO DEVELOPMENTS INC.		DRAWING NO.	OF 1
	U	ISSUED FOR REVIEW	2024-10-30	T.D.	N	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2023-12-07	MVV			BEVAN ROAD - PHASE 2 SUBDIVISION		V18-0316/C-02	
	V	ISSUED FOR REVIEW	2025-11-17	T.D.	O	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2024-02-02	MVV			BEVAN ROAD, CUMBERLAND, BC		LOCAL GOVERNMENT FILE	
	D	SHEETS ADDED; RE-ISSUED FOR REVIEW	2021-07-30	DBB	P	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2024-03-21	AGC			PHASE 2 - LOT LAYOUT		PHASE	REVISION
E	PHASE AND LOT REVISIONS; ISSUED FOR REVIEW	2021-09-14	T.D.	Q	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2024-03-22	AGC			2	V			
F	PHASE AND LOT REVISIONS; ISSUED FOR REVIEW	2023-05-03	CNG	R	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2024-04-19	MVV							
L	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2023-05-03	MVV	S	LOT LAYOUT REVISIONS; ISSUED FOR REVIEW	2024-04-24	AGC							
REV	DESCRIPTION	YYYY-MM-DD	BY	REV	DESCRIPTION	YYYY-MM-DD	BY							

2023 - WEDLER ENGINEERING LLP - ALL RIGHTS RESERVED - THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT BY WRITTEN PERMISSION OF COPYRIGHT HOLDER.

PROGRESS PRINT - NOT FOR CONSTRUCTION

4.1.2 Mature Tree Retention11

4.1.3 Planting Plan11

4.2 Habitat Connectivity11

4.2.1 Fencing Requirements12

4.3 Drainage Plan.....12

4.4 Timing Windows12

4.5 Additional Mitigation Measures13

5 Closure 13

6 Photos..... 14

Appendix A: Mitigation Measures During Site Development 17

Appendix B: Village of Cumberland DPA #1 Environmental Protection Guidelines 19

1 INTRODUCTION

This report is intended to fulfill the requirement for a Bio-inventory assessment in support of a development permit application for proposed subdivision and development of a property on Bevan Road with PID: 032-030-525, as required by the Village of Cumberland Bylaw No. 990.¹ This report has been prepared by a Registered Professional Biologist according to procedures described in the BC Ministry of Environment's *Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia*.²

The subject property is a 17.43 Ha lot within the Village of Cumberland (VoC) bearing PID: 032-030-525 and is split into two sections by the Phase 1 subdivision of the original property. The northern section will be developed as part of Phase 2b. The southern section, to be developed during Phase 2a, has industrial zoning (I-2). The property is located just north of the Comox Valley Waste Management Centre and west of Bevan Road (Figure 1).

The subject property is situated within Development Permit Area 1 (Connectivity Area) – designated for environmental protection and Development Permit Area 5 – designated to enhance the visual quality of industrial developments.

1.1 PROPOSED DEVELOPMENT

The proposed development for Phase 2a will involve subdividing the southern parent parcel of the subject property (Figure 2), construction of site servicing (including water mains and services, sanitary mains, bioswales, shallow utilities, and roadworks), lot development for the resulting lots (including installation of on-site wastewater management for each lot), and construction of a 1500 m³ reservoir storage for water supply and firefighting (Figure 3).

¹ Village of Cumberland (2014). *Official Community Plan Bylaw – Section 10.1.5*. Accessed from: <<https://cumberland.ca/wp-content/uploads/2012/05/Part-D-Implementation.pdf>>

² Ministry of Environment. (2014). *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia*. Accessed from: <<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care>>

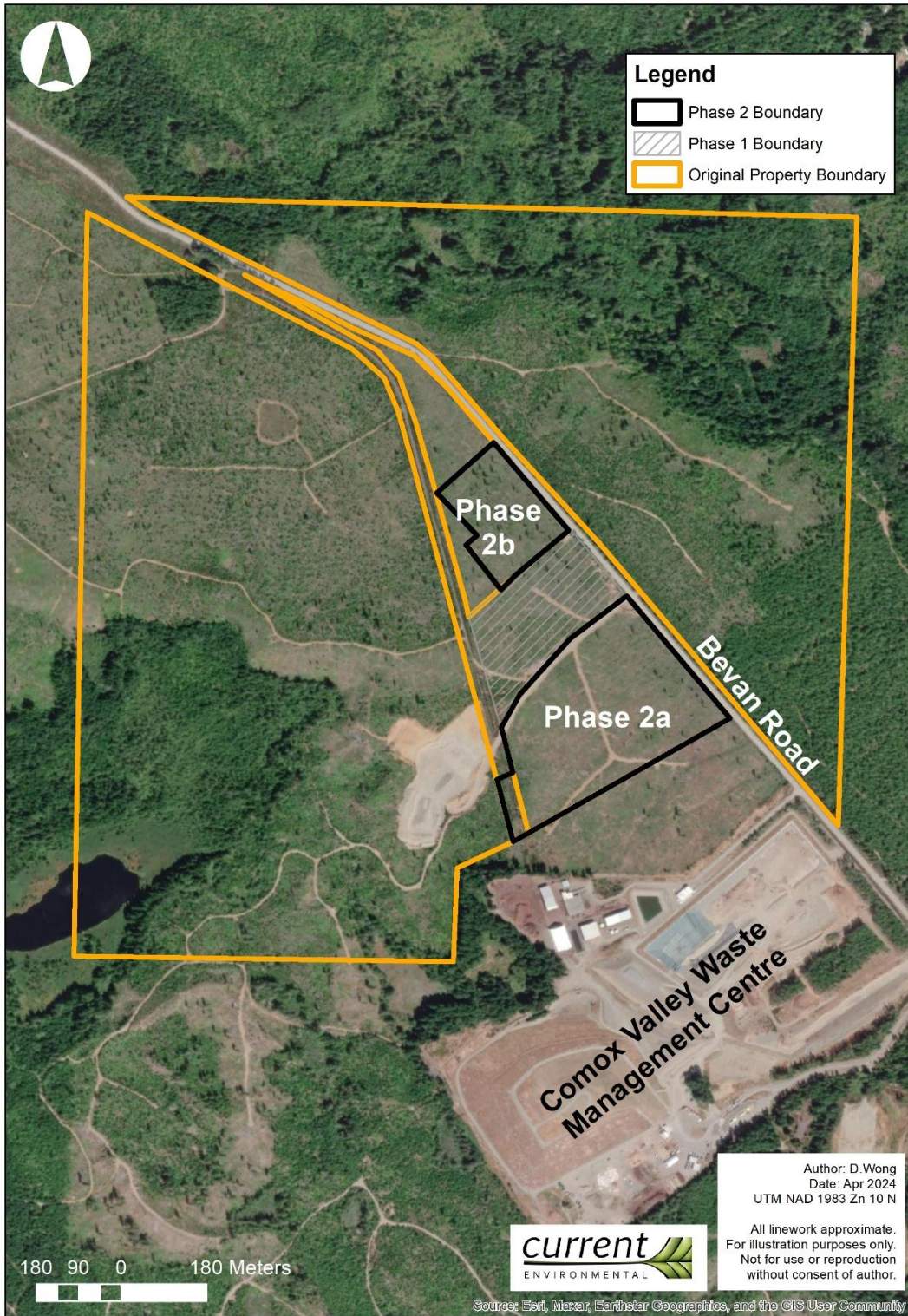


Figure 1. Overview of the subject property (PID: 032-030-525), with identified parent parcels proposed for Phase 2 of the development and the original property prior to Phase 1.

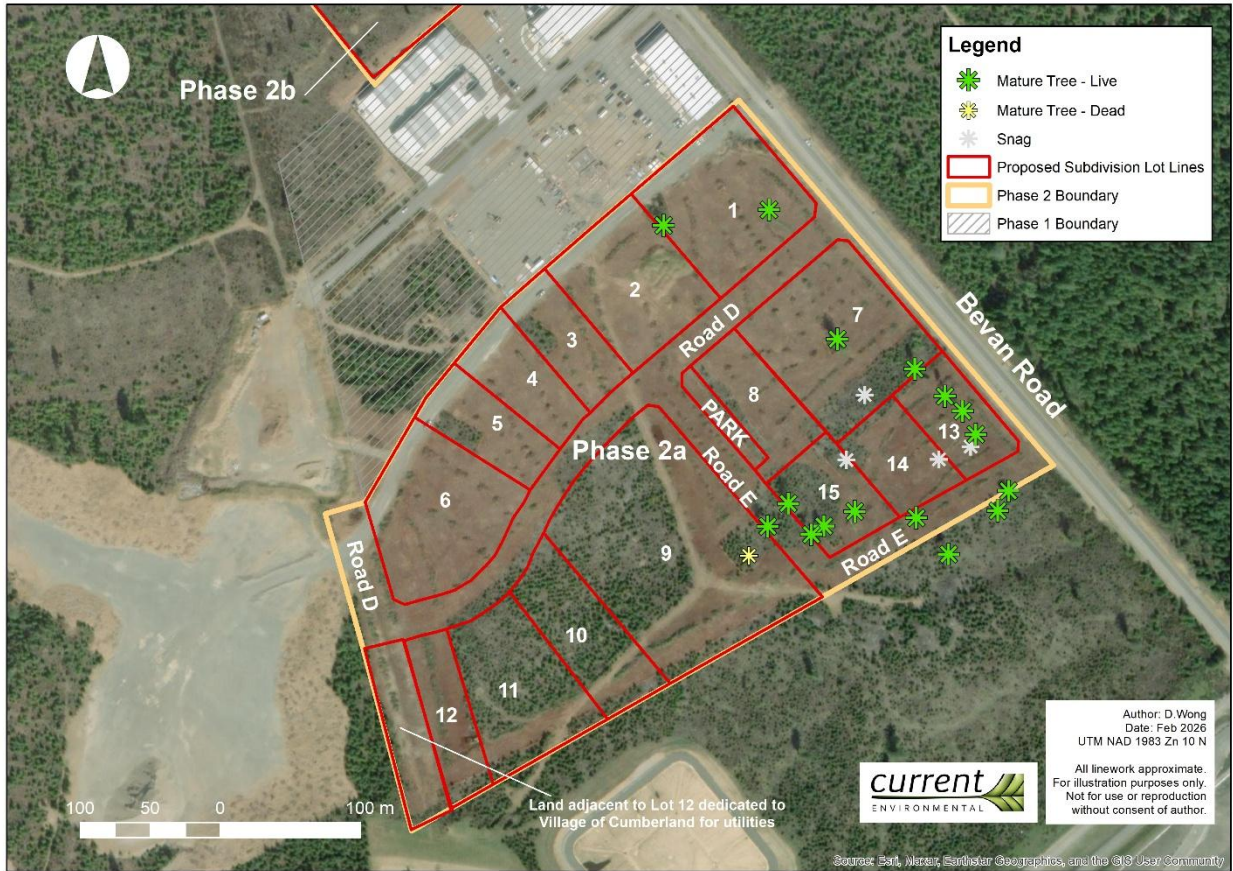


Figure 2. Site plan showing proposed subdivision lot lines for Phase 2a as well as locations of mature trees on the property.

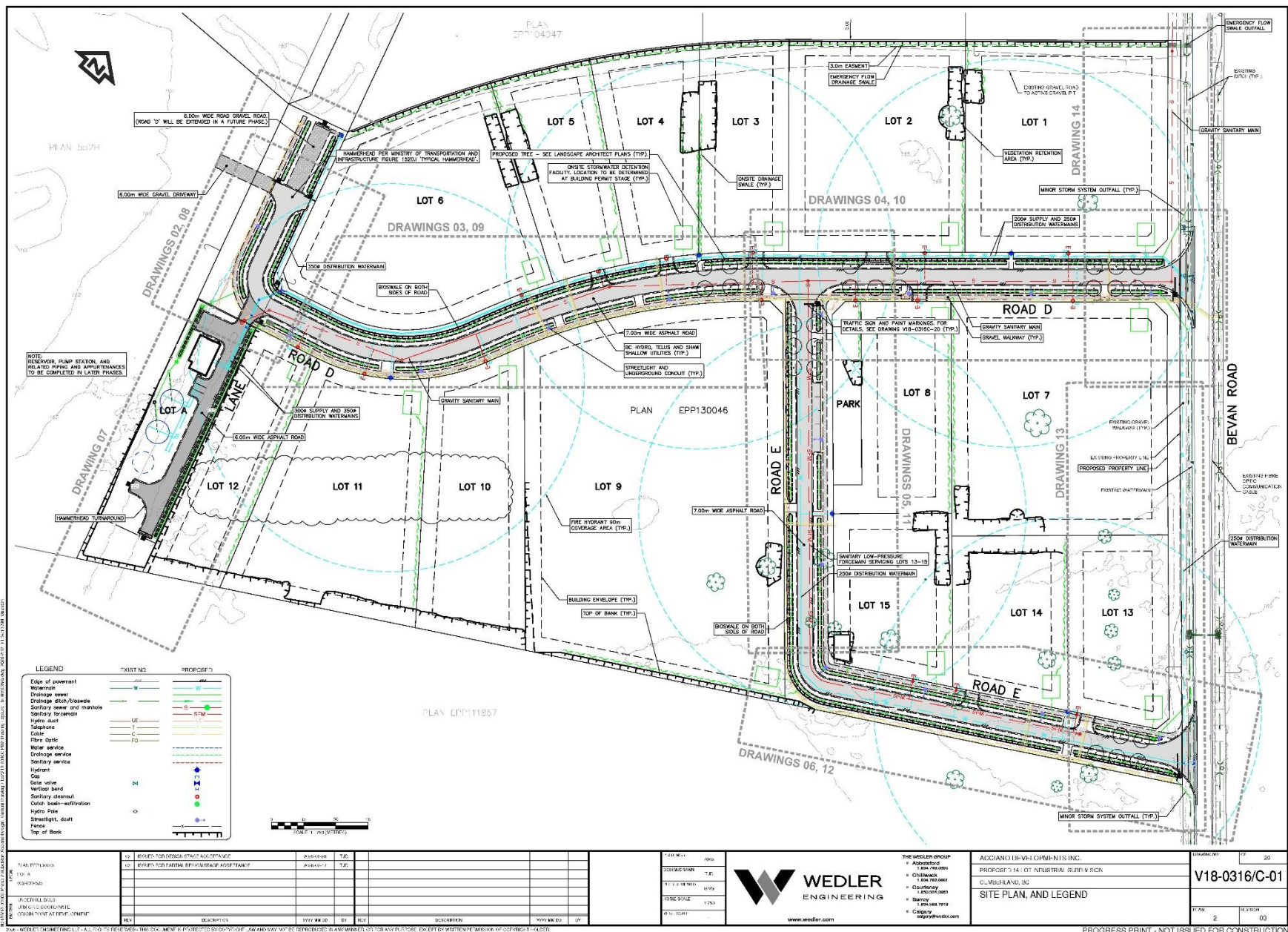


Figure 3. Site plan showing site servicing for Phase 2a. Adapted from Wedler (Phase 2 Industrial Subdivision Site Plan - Revision 3, 17 February 2026).

2 METHODS

Background information on the property was obtained from the following sources:

1. Village of Cumberland iMap.³
2. Habitat Wizard.⁴
3. Wildlife Tree Stewardship Atlas (WiTS).⁵
4. Great Blue Heron (GBHE) Management Team Atlas.⁶
5. BC Conservation Data Centre (CDC).⁷
6. Sensitive Ecosystems Inventory.⁸
7. Satellite imagery.

An initial site survey of aquatic and terrestrial habitats and species was carried out on March 8, 2023. A secondary survey to map locations of mature trees, dead standing trees and snags on the property was undertaken on September 9, 2024. Assessment methodology is further explained in the sections below.

2.1 AQUATIC HABITATS AND SPECIES

No aquatic habitats including streams, wetlands and lakes are present on the subject property. No impacts on aquatic habitats are expected to occur as a result of subdivision and development on the subject property and the development does not fall within the 30 m Riparian Assessment Area (based on Riparian Areas Protection Regulation); therefore, field mapping of aquatic ecosystems was not undertaken on adjacent lots.

2.2 TERRESTRIAL HABITATS AND SPECIES

Survey methods for terrestrial elements or Environmentally Sensitive Areas (ESAs) were directed in part by those outlined in *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia* (with particular attention given to Appendix B – Bio-inventory Terms of Reference),⁹ and the *Field Manual for Describing Terrestrial Ecosystems*.¹⁰ Vegetation was identified with the assistance of *Plants of Coastal British Columbia*¹¹ and *E-Flora BC: Electronic Atlas of the Flora of BC*.¹²

Using the US Forest Service (2007)¹³ “Forest Inventory and Analysis” definition for Pacific Northwest forests, mature trees are classified as those greater than 33 cm diameter at breast height (DBH). Mapping of mature trees was conducted using a preliminary review of recent aerial photographs combined with ground truthing. During the on-

³ Village of Cumberland. (2020). Village of Cumberland iMap. Accessed from <<http://imapcumberland.imaptoo.ca/imageviewer/>>

⁴ Ministry of Environment & Climate Change. (2024). *Habitat Wizard*. Accessed from <<http://maps.gov.bc.ca/ess/hm/habwiz/>>

⁵ Community Mapping Network. (2024). *Wildlife Tree Stewardship (WiTS) Atlas*. Accessed from <<http://www.cmnmaps.ca/wits/>>

⁶ Community Mapping Network. (2024). *Great Blue Heron (GBHE) Management Team Atlas*. Accessed from <<http://cmnmaps.ca/GBHE/>>

⁷ B.C. Conservation Data Centre. (2024). BC Species and Ecosystems Explorer. Accessed from <<http://a100.gov.bc.ca/pub/eswp/>>

⁸ Community Mapping Network. (2024). Sensitive Ecosystems Inventory. Georgia Basin Habitat Atlas. Accessed from <<https://cmnmaps.ca/GBHA/>>

⁹ Ministry of Environment. (2014). *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia* Accessed from: <<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care>>

¹⁰ Ministry of Forests, Lands and Natural Resource Operations (formerly Ministry of Forests and Range) and Ministry of Environment. (2010). *Field Manual for Describing Terrestrial Ecosystems*, 2nd Edition. Accessed from <http://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/conservation-data-centre/field_manual_describing_terrestrial_ecosystems_2nd.pdf>

¹¹ Pojar, J. and A. MacKinnon. (1994). *Plants of Coastal British Columbia (Revised, 2004)*. Lone Pine Publishing.

¹² University of British Columbia. (2022). *E-Flora BC: Electronic Atlas of the Flora of BC*. Accessed from <<https://ibis.geog.ubc.ca/biodiversity/eflora/index.shtml>>.

¹³ USDA Forest Service (2007): Forest Inventory and Analysis National Core Field Guide. Volume I: Field Data collection procedures for Phase 2 plots, Version 4.0. U.S. Department of Agriculture, Forest Service, Forest Inventory and Biodiversity & Ecology 4 2012 231 Analysis Program

site survey, GPS points for all mature trees were gathered and the trees were measured. Locations of dead standing trees and snags were also plotted.

2.1 SPECIES AND ECOSYSTEMS AT RISK

An office-based inquiry of Species at Risk occurrences on and near the property was completed using *Habitat Wizard* and the *CDC BC Species and Ecosystems Explorer*. Raptor and heron nesting sites were researched using the online *WiTS Atlas* and the *GBHE Atlas* and assessed visually during field work. The on-site assessment was completed during the site visit following the guidelines outlined in *Develop With Care*.

3 RESULTS

The property is located in the Coastal Western Hemlock very dry maritime Eastern biogeoclimatic subzone (CWHxm1). The Comox Valley region climate is characterized by warm, dry summers and mild, wet winters.¹⁴ Mean annual precipitation in the CWHxm subzone is 1505 mm, with the warmest month averaging 17.0 °C and the coldest month averaging 1.8 °C.¹⁵

The property was logged in 2014/2015¹⁶ and terrestrial vegetation is currently in an early seral regrowth stage. The proposed subdivision area is relatively flat with hummocky terrain. Abundant coarse and fine woody debris litters the ground. Some access roads exist through the sites, likely previously used for logging operations, although no built structures are present.

Background review and a site survey revealed no ESAs within the area being proposed for subdivision, although vegetation on site is consistent with two at-risk ecological communities (see Section 3.3.2).

3.1 SURFACE AND GROUNDWATER

There are no streams, wetlands or lakes within the subject lot included in Phase 2a, although aquatic habitats do exist within the larger historical property boundary (prior to previous phases of subdivision), at a distance of at least 300 m away from Phase 2 lots. The property lies within the Puntledge River (WC code: 920-553200-94200) and Morrison Creek (WC code: 920-553200-94200-04800) watersheds. Classified as an S1 stream,¹⁷ the Puntledge River is a regionally significant river that drains Comox Lake, flowing northeast before joining the Tsolum River to form the Courtenay River. Fish habitat values in the Puntledge River are high, supporting 14 species of native fish including a number of salmon and trout species. Morrison Creek is a tributary of the Puntledge River, which supports the at-risk Western Brook Lamprey – Morrison Creek Population (*Lampetra richardsoni* pop. 1). This population of lamprey is endemic only to Morrison Creek, being found nowhere else in the world, and is provincially red listed and designated as “Endangered” by COSEWIC and on Schedule 1 of the Species At Risk Act.¹⁸

¹⁴ Ministry of Forests and Range. (1994). [A Field Guide for Site Identification and Interpretation for the Vancouver Forest Region](#). Land Management Handbook Number 28. Pp 63.

¹⁵ BC Ministry of Forests. (1991) [Ecosystems of British Columbia](https://www.for.gov.bc.ca/hfd/pubs/Docs/Srs/Srs06.pdf). Accessed from <<https://www.for.gov.bc.ca/hfd/pubs/Docs/Srs/Srs06.pdf>>.

¹⁶ Ballin, L., Newbury, A., Day, R., and Kurtz, J. 2019. Tree Island Yogurt Facility Bio-inventory of Parcel 006-688-527. Draft V1. Consultant’s report prepared for Tree Island Yogurt by Ecofish Research Ltd., April 16, 2019.

¹⁷ BC Ministry of Environment, BC Forest Service. (1998). Fish-stream identification guidebook 2nd ed. Forest Practices Code of BC. Accessed from <<https://www.for.gov.bc.ca/hfd/library/ffip/BCMoF1998.pdf>>.

¹⁸ BC Species & Ecosystem Explorer. Species Summary – Western Brook Lamprey (Morrison Creek Population). Accessed from: <<https://a100.gov.bc.ca/pub/eswp/speciesSummary.do?id=16338>>.

The BC interactive iMap identifies aquifers 411 and 417 below the site.¹⁹ Aquifer 411 is a fractured sedimentary rock aquifer of low vulnerability. It covers an area of 731.9 km² extending from Union Bay in the south to Campbell River in the north. Aquifer 417 is an unconfined sand and gravel aquifer (late glacial outwash) of high vulnerability. This aquifer covers an area of 37.4 km² extending from Cumberland in the south to the Puntledge River in the north.

3.2 TERRESTRIAL HABITAT

Sixteen mature conifers were retained on the property during logging activity, concentrated in the eastern section of the site (Figure 2). These trees include Western redcedar (*Thuja plicata*) and Western white pine (*Pinus monticola*), ranging in size from 33.5 cm DBH to 84 cm DBH. One dead standing Western redcedar was present as of the September 9, 2024 survey as well as four snags (dead trees with broken off tops). Numerous immature conifers are located along the western property boundary, with those measured ranging from 20.5 cm DBH to 22.5 cm DBH. Douglas-fir and a lesser number of Western white pine and Western redcedar saplings (< 3m tall approx.), either planted or naturally regenerating, are abundant on site. Dominant understory vegetation includes dull Oregon-grape (*Mahonia nervosa*), salal (*Gaultheria shallon*), and invasive Scotch broom (*Cytisus scoparius*).

3.3 SPECIES AND ECOSYSTEMS AT RISK

3.3.1 Species at Risk

There are no Great Blue Heron (*Ardea herodias fannini*) or Bald Eagle (*Haliaeetus leucocephalus*) nests within 1 km of the development areas of the property, although there was copious eagle activity in the area during the site visit due to the site's proximity to the waste management centre. There are no recorded occurrences of at-risk species or critical habitat for at-risk species within 100 m of the proposed development area.

Critical habitat for Western Painted Turtle is present on adjacent property, although it is located at least 120 m away from the Phase 2a area (Figure 3). Preferred habitat features for the Western Painted Turtle include:²⁰

- 1) Slow-moving or stagnant freshwater waterbodies with any of the following attributes:
 - a) emergent vegetation, floating vegetation, vegetative mats
 - b) organic or partially organic silt, sand or mud
 - c) submerged or emergent large woody debris or rocks
 - d) warm shallow water margins
- 2) Open terrestrial habitat types, with any of the following attributes:
 - a) flat or gently sloping ground
 - b) sand, gravel, or silty substrates with low organic content
- 3) Additional types of natural terrestrial habitat features, e.g. forest, shrublands, grasslands, fields.

Western Painted Turtles prefer to nest in open, south-facing sites with minimal vegetation and loose soils. Depending on the availability of suitable habitat, these sites can be up to 150 m away from water bodies. The areas proposed for development in Phase 2a lack the preferred habitat features listed above and are therefore unlikely to

¹⁹ <https://apps.nrs.gov.bc.ca/gwells/aquifers>

²⁰ Environment and Climate Change Canada. (2021). *Recovery Strategy for the Western Painted Turtle (Chrysemys picta bellii) Pacific Coast population in Canada. Species at Risk Act Recovery Strategy Series*. Environment and Climate Change Canada, Ottawa. 2 parts, 31 pp. + 51 pp. Accessed from: <https://wildlife-species.canada.ca/species-risk-registry/virtual_sara/files/plans/rs_western_painted_turtle_pacific_coast_pop_e_final.pdf>.

support Western Painted Turtle nesting. Furthermore, the areas surrounding the proposed subdivision sites closer to streams, wetlands and Comox Lake, provide high quality habitat that is likely to attract this species.

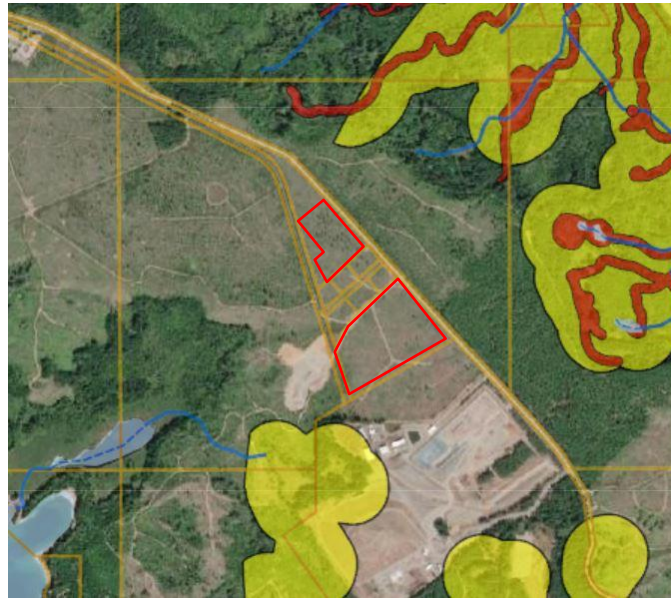


Figure 4. Critical habitat for Western Painted Turtle (yellow) is located approximately 120 m south of the proposed Phase 2a parent parcel (southern red outline).

3.3.2 Ecosystems at Risk

There are no sensitive habitats according to the Sensitive Ecosystem Inventory mapping database on or within close proximity to the proposed development area.

Vegetation in the development area is characteristic of two ecological communities at risk identified by the BC Species and Ecosystem Explorer. The Douglas-fir – western hemlock / salal Dry Maritime ecological community is provincially red listed and can be found within a relatively wide range including extending across eastern Vancouver Island.²¹ The Douglas-fir / dull Oregon-grape ecological community is also provincially red-listed and found across eastern Vancouver Island.²² Both communities are threatened by logging operations, development and climate change. Because the subject property had previously been logged, the ecological value of these communities has already significantly declined compared to an intact state.

²¹ BC Species & Ecosystem Explorer. (2019). Conservation Status Report – Douglas-fir - western hemlock / salal Dry Maritime. Accessed from: <<https://a100.gov.bc.ca/pub/eswp/esr.do?id=20545>>.

²² BC Species & Ecosystem Explorer. (2018). Conservation Status Report – Douglas-fir / dull Oregon-grape. Accessed from: <<https://a100.gov.bc.ca/pub/eswp/esr.do?id=20601>>.

4 DISCUSSION AND RECOMMENDATIONS

4.1 VEGETATION MANAGEMENT

4.1.1 Invasive Species Removal

Invasive plants are any invasive alien plant species that have the potential to pose undesirable or detrimental impacts on humans, animals or ecosystems. Invasive plants have the capacity to establish quickly and easily on both disturbed and un-disturbed sites, causing monocultures that exclude native plants and altering natural landscapes and habitats.²³ Once established, invasive plants can be very difficult to control, and can lead to an array of negative impacts including displacing native vegetation, reducing forage opportunities for wildlife, reducing biodiversity, degrading riparian areas, destabilizing slopes, increasing fire hazards, and threatening species at risk.

As mentioned in Section 3.2, invasive Scotch broom is abundant within the proposed subdivision areas. Scotch broom and other invasive plants found on site should be removed and disposed of according to best management practices and specific guidance for species present.

4.1.2 Mature Tree Retention

While sparse, mature conifers that were left standing following logging activity in 2014 – 2015 provide valuable wildlife habitat and general ecosystem benefits to the site. These mature trees should be retained wherever possible, which will necessitate factoring tree locations into final lot line establishment (see Figure 2). It is recommended that Figure 2 be used as a reference for approximate mature tree locations, but that an official survey conducted by a professional land surveyor be completed for best accuracy. Retaining live mature trees will involve properly protecting trees and their roots during lot preparation (see Section 4.5). In addition to live mature trees, one mature dead standing tree and four shorter snags are present on site as well, which should also be retained wherever possible. The dead standing tree can be topped to a safe height if deemed hazardous. Dead trees and snags on the property support a number of wildlife habitat values such as perching, foraging, roosting and nesting sites for birds and mammals.

4.1.3 Planting Plan

Due to recent logging activity on the subject property, which has led to an abundance of early seral stage vegetation on site, the developer has a unique opportunity to revegetate disturbed areas with native trees and shrubs already located on the property. The developer plans to salvage saplings from newly subdivided areas, prior to lot grading, and use them for revegetating previous phases of subdivision on the property. For example, saplings removed during individual lot preparation in the Phase 2a development will be used in the planting plan for revegetating the six lots that were previously subdivided as part of Phase 1 as building construction is completed on these lots.

4.2 HABITAT CONNECTIVITY

The Phase 2a subdivision parent parcel is directly south of the parcel previously subdivided during Phase 1 and is directly adjacent to Bevan Road (Figure 1). The Comox Valley Waste Management Centre is located directly south of the property. The development area is therefore located next to existing disturbed areas, and its planned location

²³ Coastal Invasive Species Committee of BC. (2016). BMPs for Invasive Plants in Parks and Protected Areas of BC. Accessed from <http://www.env.gov.bc.ca/bcparks/conserve/bcparks-ip-guide.pdf>.

leaves the majority of the original property (prior to Phase 1 subdivision) intact. Other areas of the original and surrounding properties are more likely to attract wildlife due to freshwater availability and presence of intact forest. In addition to having adjacent disturbed areas, the Phase 2a area proposed for subdivision and development is less likely to be used for wildlife migration as it does not encompass any unique or highly valuable wildlife habitat. The proposed Phase 2a development will have minimal effects on habitat connectivity across the larger original property.

4.2.1 Fencing Requirements

Future development on lots resulting from the subdivision in Phase 2a should respect fencing guidelines outlined in A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind (Montana Fish, Wildlife & Parks, 2012), as per Village of Cumberland's OCP. General (non-security type) fencing requirements include:

1. Maximum height of 100 cm.
2. Gap height (under lowest bar) minimum of 45 cm.
3. High visibility (e.g., no fencing made of thin wires only).
4. No spikes or pickets protruding above top bar or below bottom bar.
5. If wires are used, top and bottom wires must be smooth.
6. If wires are used, the wires must be marked using covers, flagging, or a top rail at minimum.
7. No open vertical pipes as fence posts.
8. Any vertical bars should be narrowly spaced such that animals do not become trapped between them.

Assuming lots will be used for industrial purposes, future owners may wish to use security fencing. When required, security fencing, such as chain link fencing, should:

1. Be limited to smaller areas within each property and avoid being used as perimeter fencing wherever possible,
2. Should be set back at least 1 m from any shared property boundary if used as perimeter fencing, such that two adjacent properties do not share the same fencing and space is left between properties/fences, and
3. Have no spikes or pickets protruding above the top bar.

Where any fenced area has a gate open to the outside, it should not be left open unattended to prevent animals from walking in and becoming trapped inside the fenced area. If other types of fences are required (e.g., wire-only, barbed wire, electric), the property owner should consult a Qualified Environmental Professional to review options to remain compliant with the Village's OCP.

4.3 DRAINAGE PLAN

As a part of the Phase 2a development, Wedler has designed on-site wastewater management for each new lot, and bioswales are included in the common/road areas.

4.4 TIMING WINDOWS

Vegetation clearing should occur outside of the breeding bird nesting period (March 1 - August 31) if possible. Any clearing timed during the breeding period will require pre-clearing nest surveys conducted by a QEP prior to vegetation removal. Nest survey results are typically valid for 7 days before a replicate survey is needed.

Earthworks should occur during periods of calm, dry weather. See

Appendix A: Mitigation Measures During Site Development for further details on erosion and sediment control measures.

4.5 ADDITIONAL MITIGATION MEASURES

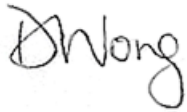
Although no ESAs exist in the development area that require specific protection, general fuel/hazardous material management and sediment and erosion control measures should be implemented during this and future development; these are detailed in Appendix A.

One site-specific mitigation measure recommended is the delineation of Tree Protection Zones (TPZ) surrounding any of the mature conifers that will be retained during lot preparation works. TPZs are established at a distance from the trunk approximately equal with the drip line of the tree, which is an estimate of the space the roots extend into. Highly visible snow fencing or flagged wooden stakes should be used to mark TPZs, and no machinery or stockpiles of material should encroach into these zones.

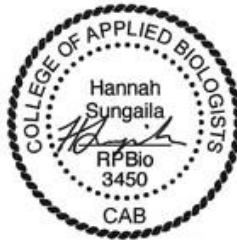
5 CLOSURE

We trust this memorandum meets the requirements for a Bio-inventory of the property at Bevan Road, Cumberland (PID: 032-030-525) where subdivision and development proposed as a part of Phase 2a. Please contact the undersigned with any questions.

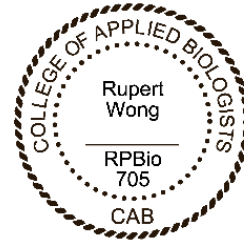
Current Environmental Ltd.



Danika Wong, Tech.



Hannah Sungaila, R.P.Bio.



Rupert Wong, R.P.Bio.

6 PHOTOS



Photo 1. View from the northwest corner of the proposed south parent parcel looking south across the site. The uniform height and even spacing of Douglas-fir saplings in this area suggest they were planted following logging. Photo taken March 8, 2023.



Photo 2. View from the southeast corner of the proposed south parent parcel looking northwest across the site, with several of the mature trees visible in the background. Photo taken March 8, 2023.



Photo 3. View from the northwest corner of the proposed south parent parcel looking south down the property line. The trees in the western portion of the lot are classified as immature (<25 cm DBH). Photo taken September 9, 2024.



Photo 4. View looking east at several of the mature trees in the eastern portion of the lot, including the dead standing Western redcedar. Photo taken September 9, 2024.



Photo 5. Example of one of the snags remaining on the lot, with mature trees in the background. Photo taken September 9, 2024.

APPENDIX A: MITIGATION MEASURES DURING SITE DEVELOPMENT

Fuels and Hazardous Materials

The accidental release of petroleum, oils, hydraulic fluids, lubricants, concrete additives, anti-freeze or other hazardous materials onto land surfaces or into waterbodies is an offence under the Federal *Fisheries Act* and may result in degradation of habitat quality and could be a threat to human health.

Environmental protection procedures for handling and storage of fuels and hazardous materials shall include the following items:

- 1) A spill kit of appropriate capacity will be on hand at all times heavy machinery or gas-powered tools are in use during construction.
- 2) All identified spills will be cleaned up immediately, and contaminated soils and vegetation will be removed for appropriate disposal.
- 3) Refueling of equipment is to occur only at designated fueling stations and located at least 30 m from waterbodies and drainage features.
- 4) All fuel, chemicals, and hazardous materials will be clearly marked.
- 5) Pumps and jerry cans are to be placed on poly sheeting and sorbent pads to contain spills.
- 6) All equipment maintenance with the potential for accidental spills (e.g., oil changes, lubrications) will be done on a designated area at least 30 m from waterbodies. Tarps should be laid down prior to commencement of work to facilitate clean up.
- 7) In the event of a spill, the following guidelines should be followed:
 - a. Spills to the receiving environment are to be reported to Emergency Management BC (1-800-663-3456) if they exceed the reportable limits (e.g., 100 liters of fuel or oil) and deleterious substance spills of any volume into water are to be reported to Fisheries and Oceans Canada (DFO) at 1-800-465-4336.
 - b. Apply sorbent pads and booms as necessary.
 - c. Dispose of all contaminated debris, cleaning materials, and absorbent material by placing in an approved disposal site.

Sediment and Erosion Control

Specific measures to control sediment during site preparation or construction will include:

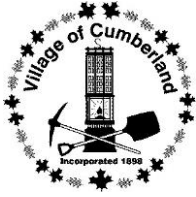
- 1) Where there is a potential for silt runoff in the proximity of existing waterbodies or drainage features, control devices will be installed prior to construction activities commencing.
- 2) Filter fabric dams and silt fencing will be used as needed on a site-specific basis to control erosion. Filtration should be accomplished using filter fabric keyed into substrates and banks, and elevated using stakes or straw bales. Silt fencing is not an acceptable mitigation technique to control erosion in flowing

ditches; however, it is useful for containing slumping areas and for use as baffles to slow water velocities.

- 3) Excavation will be stopped during intense rainfall events or whenever surface erosion occurs affecting nearby waterbodies.
- 4) Soil stockpiles will be placed a minimum of 30 m from any waterbody and in a location where erosion into aquatic environments cannot occur and will not impede any drainage.
- 5) Soil stockpiles with the potential to erode into waterbodies are to be covered with poly sheeting. Other techniques, such as terracing or surface roughening can greatly reduce surface erosion on steeper slopes.
- 6) Permanent exposed soil areas and erosion-prone slopes that may potentially erode into waterbodies are to be seeded or covered with geotextile.
- 7) Clearing will take place immediately prior to excavation and earthworks to minimize the length of time that soils are exposed. Vegetation in adjoining areas will not be disturbed.
- 8) Site re-vegetation measures are required to stabilize disturbed soils and areas where invasive plants have been removed to reduce erosion.

APPENDIX B: VILLAGE OF CUMBERLAND DPA #1 ENVIRONMENTAL PROTECTION GUIDELINES

(Following 10 pages)



Environmental Protection DPA #1 Checklist

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
<p>The primary function of the Environmental Protection Development Permit Area designation is to ensure that natural resources are protected, connectivity restored and maintained, and development impacts mitigated, including by allowing decision makers to have the ability to secure the necessary information and be able to place conditions on development.</p>		
1.	<p>Before any land clearing takes place, and before development design begins, an application for a development permit requires a biological site inventory (bio-inventory) according to the procedures described in <u>Develop with Care 2012–Environmental Guidelines for Urban and Rural Land Development in British Columbia</u>, Appendix B and amendments thereto, prepared by the Ministry of Forest Lands and Natural Resource Operations.</p>	<p>The attached Bio-inventory report has been prepared according to the BC Ministry of Environment's <i>Develop with Care 2014</i>. See Section 1 (pg. 3) for DWC reference.</p>
2.	<p>The bio-inventory should be prepared by a qualified professional biologist together with other professionals of different and relevant expertise, as the project warrants.</p>	<p>RPBio is primary QEP</p>
	<p>If wetlands and riparian areas exist within the development area, hydrologists and hydro-geologists should be consulted to ensure the proper hydrological function is maintained within these ecosystems.</p>	<p>No wetlands or riparian areas exist on or within 100 m of the development area.</p>
	<p>A professional geoscientist should be consulted if there is erosion potential or slope instability.</p>	<p>No erosion potential was observed as the development area is relatively flat with no significant slopes nearby.</p>
	<p>The consultant or team of consultants should have an understanding of wildlife biology—especially for species at risk, geomorphology, environmental assessment, and development planning in British Columbia, specific expertise in the wildlife species, wildlife habitat, and ecosystems of the West Coast region is highly preferred.</p>	<p>The consultant has these expertise</p>
3.	<p>The bio-inventory shall:</p>	
a)	<p>Be in accordance with <u>Develop with Care 2012: Environmental Guidelines for Urban and Rural Land Development in British Columbia</u> (DWC) or most current</p>	<p>The bio-inventory was prepared in accordance with DWC (2014). Appendix B</p>

Please note that this DPA brochure has been created as a convenience only and if there are any discrepancies between this brochure and the DPA contained in Bylaw 990, the Bylaw will prevail.

DP Language		Application content
10.1.5	DPA#1 EP Guidelines—General Requirements	
	edition, and with reference to Appendix B: Bio-inventory Terms of Reference.	of DWC is referenced in Section 2.2 of the Bio-inventory.
b)	Locate the parcel relative to watershed area(s) and describe the hydrological features of the parcel—including water shedding, collecting and conveyance areas.	Description of watersheds are provided in Section 3.1 of the Bio-inventory.
c)	Examine the natural environmental features within the parcel—including 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.	No listed species or critical habitat for listed species were identified during background review or site visits. See Section 3.3.1 of Bio-inventory for nearby critical habitat.
d)	Provide a description and map(s) showing the boundaries of Environmentally Sensitive Areas—including 30.0metres from the natural boundary of terrestrial areas, and 30.0metres from the natural boundary of watercourses, wetlands and lakes, and 30.0metres from the top of the bank of a watercourse, where a bank is within 15.0metres of the natural boundary of the watercourse). Determine the restricted development and buffer zones on the parcel through an explanatory, reference or legal survey plan prepared by a BC Land Surveyor that shows these boundaries (refer to Section 4, Table 4.1 <u>Develop With Care</u> for recommended target buffer distances for biodiversity conservation).	See Bio-inventory maps. No ESAs requiring established boundaries or buffer zones exist within the development area.
e)	Examine the impact of the proposed development on the soils, vegetation, watercourses, wildlife, and hydrology in all restricted development and buffer zones; and provide development pattern and servicing recommendations to minimize these impacts.	No restricted development areas or buffer zones exist in the areas proposed for subdivision.
f)	Examine pre-development water quality and quantity on the site and provide mitigation and enhancement strategies to maintain pre-development water quality and quantity for the restricted development zones and buffer areas.	The subdivision process and lot preparation for some individual lots will have minimal effects on water quality and quantity on the site. A qualified engineer to design a stormwater management and drainage plan.
g)	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.	Development is not expected to result in any direct impacts to the watersheds or habitat connectivity. Potential hydrological impacts resulting from building construction in future phases will be described in an engineer's report as industrial development has the potential to impact groundwater quality.

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
h)	Recommend appropriate timing of works associated with development in order to minimize impacts to wildlife during migration, breeding, birthing, and rearing seasons.	Vegetation clearing should occur outside of the breeding bird nesting window (March 1 - August 31) described in Bio-inventory Section 4.4.

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
4.	The detailed bio-inventory is used to create the site plan. The site plan and development design must include:	
a)	Detailed drawings or plans clearly describing the 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;	This application is in support of subdivision and site servicing, no building construction is planned for Phase 2a. Details of proposed structures will be provided in future applications in preparation for building phases. A site servicing plan (Wedler) is available for this phase.
b)	A detailed description of existing structures near the proposed structure or area of work;	Structures are currently under construction on several of the six lots subdivided during Phase 1; construction is not complete at the time of this report.
c)	A detailed drawing or plan clearly describing any area of the removal of rock, gravel, or soil;	A site grading plan has been created by Wedler and is currently being updated.
d)	The reason and purpose of the work;	Subdivision and site servicing.
e)	The name of the contractor, if any, who will do the work;	To be determined
f)	Time required for completion in calendar days;	Unknown
g)	Any further information required by the Village to ensure compliance with this bylaw, including construction design or structural details of any part of the proposed works;	Not required during subdivision phase. General mitigation measures appended to Bio-inventory.
h)	A description of how environmental protection DPA requirements will be met, and how any issues identified in the bio-inventory will be mitigated, and how recommended mitigation measures will be achieved;	Summary of recommendations provide in Section 4 of the Bio-inventory.
i)	Any replanting prescription for vegetation in disturbed areas that is prescribed by the bio-inventory report;	Invasive species removal and replanting detailed in the attached Bio-inventory report Section 4.1.
j)	A copy of any applicable federal and provincial approvals.	None required
5.	As a condition of the development permit and in accordance with the bio-inventory for the project, the Village may require monitoring of the development by a qualified professional such as a professional engineer or biologist.	Monitoring of invasive plant removal and/or lot preparation including native vegetation clearing and grading may be required by a QEP upon direction from VoC. At minimum, it is recommended that pre-clearing nest surveys be conducted by a QEP prior to any vegetation clearing done during the breeding bird window.
6.	Should damage occur to an environmentally sensitive area during development, the Village shall require, at the developer’s cost:	

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
a)	A Professional assessment and report on the damage incurred along with recommended mitigations;	Risk of damage to ESAs is low.
b)	Full mitigation and rehabilitation of the impacted ESA.	If damage occurs, mitigation and rehabilitation of the impacted ESA will be undertaken.
7.	Development design must reflect the objectives and guidelines of the <u>Standards and Best Practices for Instream Works</u> , <u>Land Development Guidelines for the Protection of Aquatic Habitat</u> , <u>Stormwater Management: A Guidebook for British Columbia</u> , <u>Develop with Care Environmental Guidelines for Urban and Rural Land Development in British Columbia</u> (Section 3 - Guidelines for Ecosystems and Species Protection and Section 4), <u>Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management</u> and other best management practices guides produced by the provincial government.	This application is in support of subdivision and site servicing; no building construction is planned for Phase 2a. Details of proposed structures will be provided in future applications in preparation for building phases.
8.	Plan, design, and implement land development and subdivision in a manner that:	
a)	Supports the maintenance and restoration of natural system functions including watercourse, and groundwater recharge; hydrology	The subdivision process and site servicing for individual lots will have minimal effects on hydrology of the site. On-site wastewater management is designed for each lot as part of Phase 2a.
b)	Preserves natural features including soil, watercourses, groundwater, and native shrubs, groundcover and tree cover;	See above, and Section 4.1 of the Bio-inventory for a discussion of vegetation management.
c)	Maintains connectivity and linkages with adjacent sensitive ecosystems and other habitat areas and minimizes fragmentation;	Habitat connectivity is discussed in Section 4.2 of the Bio-inventory.
d)	Protects 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;	No rare species identified within the development area (Section 3.3.1 of Bio-inventory).
e)	Maintains critical habitat structures such as old trees, snags, trees with cavities, and ephemeral wetlands.	Retention of mature native trees is discussed in Section 4.1.2 of Bio-inventory. No wetlands are present within the development area.
9.	Retain mature vegetation wherever possible and incorporate it into the design of the project.	Retention of mature native trees is discussed in 4.1.2 of Bio-inventory.
10.	Demonstrate that a diligent effort has been made in site design to:	
a)	Preserve both the natural vegetation and trees; or	Measures to preserve natural vegetation is addressed in Section 4.2 of the Bio-inventory.

DP Language		Application content
10.1.5	DPA#1 EP Guidelines—General Requirements	
	b) Restore historical forest densities and hydrological function.	Restoration of historical forest densities will not be possible due to recent logging of the property and plan for industrial development of the site.
11.	Prevent disturbance of nesting sites and breeding areas. Animals must have access to the habitat that supports their reproduction in order to ensure future generations.	Recommendations for working outside breeding bird nesting window or requiring a QEP pre-clearing bird nest assessment within nesting window described in Bio-inventory Section 4.4.
12.	Schedule work during times when impacts to wildlife will be minimal, including:	
	a) Outside of known wildlife migration seasons;	Diurnal mammalian migration anticipated year-round, although the development area is not expected to provide high value wildlife habitat or migration corridors. Migratory bird nesting window described in Bio-inventory Section 4.4.
	b) Outside of breeding, birthing, and rearing seasons (refer to Section 4 of 2012 <u>Develop with Care Manual</u> for breeding season least risk windows).	
13.	Preserve existing and potential connections to adjacent Terrestrial, Aquatic and Connectivity Areas by maintaining native shrub, groundcover and tree cover between habitats.	No Aquatic or Terrestrial Areas exist within the development area. Vegetation management addressed in Bio-inventory Section 4.
14.	Prevent foreign material from entering into any restricted development areas, including—without limitation—greases, oils, gasoline, sediments, and other contaminants during and after the construction phase of the proposed development.	There are no restricted development areas or buffer zones on site.
15.	Design lighting on developments to provide the minimum necessary for safety purposes and to avoid light intrusion throughout the parcel.	This DP is for subdivision and some site servicing only; therefore, no lighting design is available at the time of this report.
16.	Any fencing should be designed according to the guidelines described in <u>A Landowners Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind</u> , Montana Fish Wildlife and Parks.	No fencing is planned for Phase 2a of the subdivision. In future phases, as building proceeds, fencing should be designed according to the stated guidelines.
17.	Manage rainwater in accordance with the Water Balance Model or the most recent integrated watershed management or rainwater policy and design manual. This includes managing rainwater on site and maintaining pre-development drainage flows.	On-site wastewater management is designed for each lot as part of Phase 2a.
18.	Encroachment into the DPA by all development activities will not exceed that indicated in the site plan approved in the development permit. All development activities will avoid or minimize disturbance in the DPA beyond the building footprint. This may mean adjusting conventional practices with respect to locating	Development activities will be limited to those indicated in the site plan included in the Bio-inventory.

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
	machinery and stockpiles relative to excavations, use of hand labour as opposed to machinery, etc.	
19.	Prior to any development activity, the boundaries of restricted development and buffer zones identified in the bio-inventory will be clearly marked with a bright orange or other highly visible temporary fence with a minimum height of 1.2metres and supported by poles a maximum distance of 2.5metres from one another. This fence will remain in place throughout clearing, site preparation, construction, or any other form of disturbance.	There are no restricted development areas or buffer zones on site.
20.	Ensure that the roots of trees are protected during construction. The roots of mature trees typically extend from 1–3 times the height of the tree from the tree’s trunk and are found within 30.5a–38.1centimetres of the soil surface. Damage to these roots (especially in mature trees) can impede the tree’s ability to obtain water and nutrition and can cause it to fall or blow over. Communicate tree protection plans to everyone involved in the project.	Retention and protection of mature trees is described in Section 4.1.2 and Section 4.5 of the Bio-inventory report.
21.	Any trail or pathway development must:	
a)	Minimize the impacts of recreational use on restricted development zones and adjacent natural areas and systems;	n/a
b)	Adhere to the Village’s trail and pathway design and construction practices for ESADP Areas;	
c)	Be designed to prevent motorized vehicle use to the maximum extent possible.	

DP Language		Application content
10.1.5	DPA#1 EP Guidelines–General Requirements	
22.	When establishing watercourse and riparian buffer zones, consider the needs of all species and not just fish. For example, SPEAs established using the Riparian Areas Regulation methodology focus on the needs of salmon and trout and may not adequately protect other species such as amphibians, birds, and small mammals.	No watercourses exist within the development area; therefore, no setbacks or buffers have been prescribed.

DP Language		Application content
10.1.6.3	DPA#1 EP Supplemental Guidelines– Connectivity Areas	
The following requirements apply to all development permit applications in all Connectivity Areas.		
1.	Locate development within the parcel where it will cause the least impact to natural habitat and the movement of native fauna between adjacent areas.	The Phase 2a lot is directly south of the parcel previously subdivided during Phase 1 and is directly adjacent to Bevan Road. It is located next to existing disturbed areas, and its planned location leaves the majority of the original property intact. The proposed Phase 2a development will have minimal effects on connectivity across the larger original property. See Section 4.2 of the Bio-inventory for a discussion of habitat connectivity.
2.	New road development within Connectivity Areas should be avoided to the maximum extent possible.	New road development will be minimal within the newly subdivided parcels. See Wedler site plans.
3.	If new road development cannot be avoided, the length and width of road development must be minimized and:	New road development will be minimal within the newly subdivided parcels. See Wedler site plans.
	a) Appropriate wildlife crossing infrastructure as determined by the mitigation measures described in the bio-inventory must be designed and installed, using best practices for mitigating the effects of roads on local species;	Wildlife crossing infrastructure and Wildlife Traffic Zones are not necessary for the proposed roads as they are minimal in length, are not thoroughfares (only used for access to the lots), and will see minimal vehicle traffic.
	b) Establish Wildlife Traffic Zones with appropriate traffic warning signage and reduced speeds to mitigate dangers to the public and wildlife mortality threats.	
4.	The location of recreational trails and pathways shall be in accordance with current Best Management Practices in British Columbia, including but not limited to <u>Develop with Care 2012–Environmental Guidelines for Urban and Rural Land Developments in British Columbia</u> and <u>Environmental Best Management Practices for Urban and Rural Land Development</u> (Section 3 Site Development and Management and Fact Sheet #5-Parks).	Recreational trails and/or pathways within the subdivision have not been planned at this time.
5.	To the maximum extent possible, the distribution and intensity of native vegetation and cover should be maintained throughout the property.	Minimal vegetation is available on the property and will be removed as part of Phase 2a during individual lot preparation. See Section 4 of the Bio-inventory for discussion of vegetation management.
6.	Conserve trees in communities (groups of trees along with their associated understory) rather than isolating individual specimens. Groups of trees form a larger intact ecosystem	See Section 4 of the Bio-inventory for discussion of vegetation management.

DP Language		Application content
10.1.6.3	DPA#1 EP Supplemental Guidelines– Connectivity Areas	
	and are more likely to maintain the important characteristics of the ecosystem over time than a few scattered trees. However, some ecosystems are characterized by or may contain some isolated trees and their conservation as well is important.	
7.	Restore native vegetation where it has been disturbed. The Village encourages applications that restore and enhance disturbed sensitive ecosystems to a natural condition.	The developer has a re-vegetation plan, which will restore native vegetation in large areas of the subdivision. See Section 4.1.3 of the Bio-inventory for discussion of re-vegetation planting.

P.O. Box 357
Cumberland, BC, V0R 1S0
t: 250-218-1303

February 18, 2026

Village of Cumberland
Attn: Building and Development
Box 340
2673 Dunsmuir Ave.
Cumberland, BC V0R 1S0

Re: Bevan 'A Living Workplace' – Landscape Directive

To whom it may concern:

Please accept this letter as verification that the landscape directive (attached) that was developed for Phase 2 of the above noted industrial development is appropriate to be used as a guide for new purchasers as they develop their individual parcels of land within the subdivision. The instructions within this directive promote the use of natural systems for stormwater management, the reestablishment of the forest (which brings with it many environmental benefits) through the planting of native species, and low water requirements for irrigation through the planting of both native and xeric species (including for lawn areas). The directive was developed through the collaboration of a team of local consulting professionals such as civil engineers, registered professional biologists, and landscape architects.

Should you have any questions please contact the undersigned.

Sincerely,



Lindsay Flawse, **MBCSLA**

Per

Bloom Landscape Architecture



2026-02-19



BEVAN

a living workplace

LANDSCAPE DIRECTIVE

FOR NEW PURCHASERS

bevanbc.com



Bevan – A Living Workplace, is focused on developing a new type of industrial area that enhances healthy working environments for business owners, their workers, and all the interconnected species of local wildlife or native plants that will co-exist with them.

The intent of this landscape directive is to assist new lot owners to create a site plan for their lot that has visual coherence and aligns with the overall subdivision approach.

Individual Lot Site Design

Bevan – A Living Workplace is subject to the Village of Cumberland’s Environmental DPA #1 and Industrial DPA #5.

This new subdivision is encouraged by the Village of Cumberland to collectively create a sense of place with a high standard of development, energy efficient designs, an interconnecting network of landscaping and bike trails, and access to adjacent recreation trails.

While Acciano Development Inc. is responsible for creating a coherent subdivision plan to ensure wildlife and recreation interconnectivity, it is up to each new lot owner to respond appropriately to this landscape directive and what the Village of Cumberland requires for development and building permits.

It is the responsibility of each lot owner to ensure their site is harmonious with neighboring properties and respectful of the environment and its’ habitat.



Phase 2: 14 Lot Subdivision – Bevan Rd, Cumberland, B.C.

NATIVE SPECIES REGENERATION & REFORESTATION

To revitalize the new Bevan industrial area, the subdivision is focused on **xeric native species landscaping and natural regeneration through planting appropriately and active removal of invasive species.**

This commitment from all landowners will ensure that the area becomes a living workplace and a healthy working environment.

Bevan Site Details

Stormwater Drainage

- Site is located on a glacial outwash plain - a deep layer of sand and gravel at least 40-45m (130-145ft) thick, overlain with a very thin layer (<10cm/4”) of topsoil, with exceptional drainage.
- All annual rainfall (60-78”) drains into the soil.
- With no overland drainage the Riparian Area Regulations do not apply.

Ground Water

- The underlying aquifer (No 417) is unconsolidated and therefore is vulnerable to contamination. Developments must take precautions to not allow contaminants to infiltrate the aquifer.

Bio-Geoclimatic Zone

- Zone 5
- Soil Classification: C
- Classified as “Very Dry Maritime Coastal Western Hemlock” (CWHxm1).
 - > Given how extremely well the land drains it is probably an even more xeric (dry) subset of this zone .
 - > The site has been recently logged and is now recolonizing with a few standing young trees, shrubs, herbs, and mosses typical of those found in the CWHxm1. There is also some 40 year old, relatively rare, western white pine (Pinus monticola)

Wildlife

- The site may be frequented by large mammals, including Mule Deer, Roosevelt Elk, Cougar, and Black Bear.



In following what is required by VOC DP requirements, these directives are to be incorporated in each site design by lot owners.

Site Design

- Site design to create overall visual coherence on lot
- Solar and street orientation of primary building
- Appropriate screening of building, site materials, storage, machinery, etc.
- Clear organization of hardscape and vegetated areas that clearly defines public and private spaces on site
- Screen all waste disposal and recycling bins from fronting road with solid wall, bear-proof enclosure, minimum 2.0metres in height
- Screen all shipping and loading areas, outdoor storage areas, shipping containers, transformers, and meters through landscaping, solid fencing and/or appropriate siting
- Provide safe and accessible routes for pedestrians and cyclists on site

Ground Water Protection

Stormwater Drainage

Source Control:

- Replant all areas not needed for development with a native forest cover. This will help mimic the original hydrologic cycle on site as the trees intercept rainwater and provide evapotranspiration.
- Use bio-filtration for stormwater by augmenting in situ soil with organic matter and re-planting landscape strips, the soil will augment filtration of stormwater.
- Ensure that all stormwater is returned to the ground at the source using, for example:
 - > Depression storage; that is, rather than smoothing and mounding landscaped areas, create small, shallow, isolated detention areas that mimic natural depression found in undisturbed forests.
- Use techniques that ensure water returns to the ground as close to the source as possible otherwise focus on reducing, redistributing or slowing the release of water into the ground to prevent run-off using methods such as the ones outlined below:
 - > landscape beds, bio-swales, infiltration strips
 - > dry wells
 - > rain gardens
 - > porous pavers
 - > green roofs
 - > dry wells and percolation swales
 - > reduced roadway surfaces



Water Storage:

- Consider using on-site opportunities to recycle water
- Consider using storage opportunities to hold storm events and release the water at a slower rate
- Incorporate rainfall capture systems for irrigation if possible
- Do not use open water (detention ponds) as they create an ‘ecological trap’ for wildlife

Ditches:

- Use bio swales for rainwater infiltration rather than ditches
- Where possible it is preferred to disconnect ditch systems, do not connect the site stormwater to road ditches and in particular to any Bevan Road ditching
 - > For example, do not install culverts under driveways.
Rather install slight depressions across the driveway in the event of a severe storm event.

Groundwater Contamination and Aquifer (#417) Protection

- Assess contamination risks on the lot
- Direct stormwater to landscaped areas augmented with topsoil to slow infiltration and to provide a higher density of microbes to filter stormwater.
- Meet, or surpass, VIHA and/or BC Ministry of Environment requirements for all septic and process water disposal systems.
- Ensure that septic design is done at the outset of overall site design and prior to any site clearing. This will ensure septic field is not damaged by heavy machinery and will get approval by the relevant approving agencies.
- Provide oil/water separators or a bio-filtration facility for hard surfaces and ensure on going maintenance
- Direct the runoff from hard surfaces into landscaped areas

Wildlife

- Development must consider wildlife when designing site in order to minimize potential conflict, to provide wildlife habitat, and to permit wildlife movement through the site.
- Discourage wildlife inside fenced areas. For example, do not plant food (berry bushes) for bears (in particular) inside fenced areas, and use bear-proof enclosures for waste.
- Consider providing plants (species and density) that will attract birds
- Consider providing other habitat on site, for example, bat houses, raptor platforms, bird houses, etc
- Avoid creating artificial ponds and wetlands that could become an ‘ecological trap’ for amphibians
- Limit fencing to only those areas that absolutely need it in order to permit wildlife access
- Use fencing for controlled access at 2.5 metres in height
- Use “Wildlife Friendly Fencing”; that is page wire or chain link fencing (not barbed wire)



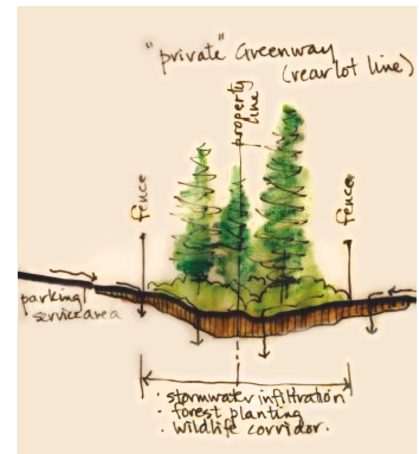
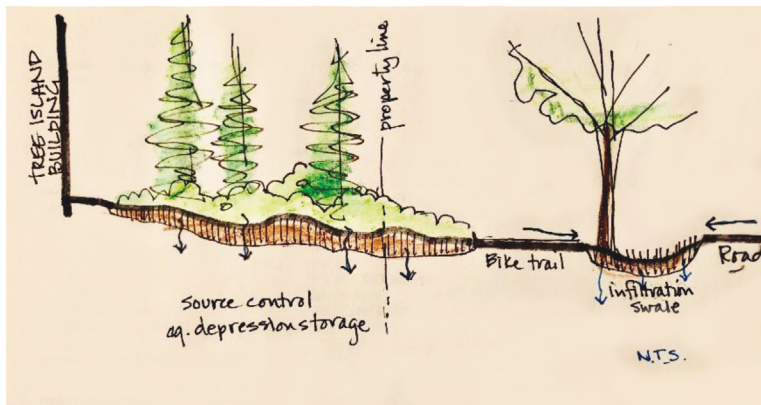
Landscaping

- Xeric native species landscaping
- For lots fronting on Bevan Rd, a landscape buffer is required
- Create continuity of landscaped areas as much as possible with adjacent parcels all areas not developed
- Concentrate planting areas where possible to create more functional spaces, rather than many small areas
- Augment landscaped areas with topsoil (eg a mix of sand and “skyrocket” from adjacent landfill) to encourage growth and to increase stormwater filtration
- Use plants native to the CWHxm for re-forestation: Douglas fir, western hemlock, western cedar, salal, western white pine, dull Oregon-grape, oceanspray, red huckleberry, sword fern, step moss, Oregon beaked moss.
- Restore historical forest cover in appropriate locations
- Use native groundcover, shrub, and tree species for wildlife habitat, aesthetics, stormwater management, and to reduce the need for maintenance, pesticide use, and supplemental irrigation
- Limit non-native planting to non-invasive, xeric plants in contained areas
- Preserve western white pine (*Pinus monticola*) where possible by transplanting and/or re-planting
- Remove invasive species and ensure adequate maintenance keeps out invasive species in future
- Use deciduous trees to provide shade in summer, but allow sunlight in winter for windows and outdoor people spaces
- Plant communities not isolated specimens (ie trees, shrubs and understory; rather than trees and grass)
- Use fescue grass rather than any other type of lawn or grass seed
- Consider providing plants (species and density) that will attract birds
- Consider providing other habitat on site, for example, bat houses, raptor platforms, bird houses, etc

LANDSCAPE DIRECTIVE

Three primary intentions are:

- **Replant all areas not needed for development (building footprint, parking, septic field, service yard, driveway access).** Encouraging a landscaped site design so that eventually your lot will look as though it was carved out of the forest, rather than a foreign entity imposed on the land with little environmental coherence.
- **Return rainwater to ground using: a biofiltration swales next to all paved surfaces (parking, service yard) and 'depression storage' pockets in all other areas to mimic natural forest grading and to encourage water infiltration.** In this way, the existing hydrology of the site will be maintained.



- **Create a site functional 'greenway' along the back lot line that will become part of a larger greenway system as the subdivision is built out.** This will provide wildlife habitat, such as food and cover for birds, and allow larger animals, such as deer, passage through the site.



I, _____ have read the Bevan Landscape Masterplan and Directives.

As owner of _____, I understand that it is my responsibility to ensure that the site design incorporates these directives, to create a harmonious industrial neighbourhood that respects its habitat and environment..

Date _____ Signed _____



Suggested List of Native Plant Species for Bevan Industrial Subdivision

Botanical Name	Common Name	Size
<i>Acer circinatum</i>	VINE MAPLE	# 7 pot
<i>Achillea millefolium</i>	COMMON YARROW	SP4 10cm pot
<i>Achlys triphylla</i>	VANILLA LEAF	SP410-11cm pot
<i>Amelanchier alnifolia</i>	SASKATOON BERRY	# 2 pot
<i>Anaphalis margaritacea</i>	PEARLY EVERLASTING	SP4 10cm pot
<i>Aquilegia formosa</i>	WESTERN COLUMBINE	SP410-11cm pot
<i>Arbutus menziesii</i>	PACIFIC MADRONE TREE	# 1 pot
<i>Arctostaphylos uva-ursi</i>	KINNIKINNICK	SP3 -9cm pot
<i>Asarum canadensis</i>	WILD GINGER	# 1 pot
<i>Chamaecyparis nootkatensis</i> 'Pendula'	WEeping NOOTKA CYPRESS	2.0M B&B
<i>Cornus nuttallii</i>	PACIFIC DOGWOOD	# 5 pot
<i>Dicentra formosa</i>	NATIVE BLEEDING HEART	SP4 - 10cm pot
<i>Gaultheria shallon</i>	SALAL	SP3 - 9cm pot
<i>Ginkgo biloba</i>	GINKGO	5 cm cal
<i>Holodiscus discolor</i>	NATIVE OCEANSPRAY	# 2 pot
<i>Mahonia aquifolium</i>	OREGON GRAPE HOLLY	# 2 pot
<i>Mahonia nervosa</i>	LOW OREGON GRAPE	SP3 pot 9-10cm
<i>Paxistima myrsinites</i>	OREGON BOXLEAF	SP410-11cm pot
<i>Philadelphus lewisii</i> 'gordianus'	COASTAL MOCK ORANGE	# 1 pot
<i>Physocarpus capitatus</i>	PACIFIC NINEBARK -NATIVE	# 2 pot
<i>Pinus monticola</i>	WHITE PINE	# 2 pot
<i>Polystichum munitum</i>	SWORD FERN	# 1 pot
<i>Prunus emarginata</i>	BITTER CHERRY	# 5 pot
<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	# 5 pot
<i>Rhododendron macrophyllum</i>	PACIFIC RHODODENDRON	# 2 pot
<i>Ribes sanguineum</i>	RED FLOWERING CURRANT	# 2 pot
<i>Rosa gymnocarpa</i>	BALDHIP ROSE	# 1 pot
<i>Rosa nutkana</i>	NOOTKA ROSE	# 1 pot
<i>Symphoricarpos albus</i>	NATIVE SNOWBERRY	# 1 pot
<i>Symphoricarpos mollis</i>	CREeping SNOWBERRY	SP10-11cm pot
<i>Thymus praecox pseudolanuginosus</i>	WOOLY THYME	SP39cm pot
<i>Vaccinium ovatum</i>	EVERGREEN HUCKLEBERRY BUSH	# 1 pot
<i>Vaccinium parvifolium</i>	RED HUCKLEBERRY BUSH	# 1 pot



TO: Acciano Development Inc., Inc. No BC1203206

OF: PO BOX 1060, Cumberland BC. V0R 2V0

This Development Variance Permit (*DVP2514*) is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as specifically varied or supplemented by this Permit for the purposes of *the purposes of developing an industrial subdivision of the subject property.*

1. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below, and any and all buildings, structures and other development thereon:

Legal Description: *LOT A SECTION 34 TOWNSHIP 10 COMOX DISTRICT PLAN
EPP130046*

Folio: 516.29039.536 **PID:** 032-030-525

Civic Address: *Not Assigned.*

2. "Zoning Bylaw No. 1027, 2016" is varied as follows:
 - a) S.10.2 3) Reduce the minimum lot area for specific lots created by subdivision within the I-2 Heavy Industrial Zone from 7500m² to as low as 4046m², as identified in the table attached to this permit as Schedule A;

"Subdivision and Development Bylaw No. 948, 2012" is varied as follows:

- a) S 4 a) i) 1) waive the requirement for lots that are less than 1ha in size to connect to a community or municipal system for the collection, treatment and disposal of wastewater, as identified on the site plan attached to this permit as Schedule A.

"Village of Cumberland Zoning Bylaw No. 1238, 2025" is varied as follows:

- a) S.12.5(1) waive the requirement that all Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 meters from all lot lines abutting a Residential, Mixed-Use, or Public Use zone for proposed lots 6 and 12.

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this Permit:

- a) That the development be constructed in accordance with the plans attached as Schedule A.
- b) The terms and conditions and approved variances within previously issued development variance permit (2024-09-DV) remain in effect unless modified or removed by this development variance permit.

4. Security

N/A – No Security Required

5. Expiry

Subject to the terms of the Permit, if the Applicant of this Development Variance Permit does not substantially start any construction with respect to which the Permit was issued within 2 years after the date it is issued, the Permit lapses.

6. Timing and Sequencing of Development

- i) That a covenant restricting further subdivision on proposed Lot 9 be registered at time of final approval of the subdivision.*

7. List of Reports or Plans attached as Schedules

Schedule A – Annotated Lot Layout and Variance Table

8. Contaminated Sites Regulation

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Applicant has completed a “Site Declaration” for the subject property.

9. This Permit is **not** a Building Permit.

CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on Month Day, 2026.

Corporate Officer

Schedule A – Annotated Lot Layout and Variance Table

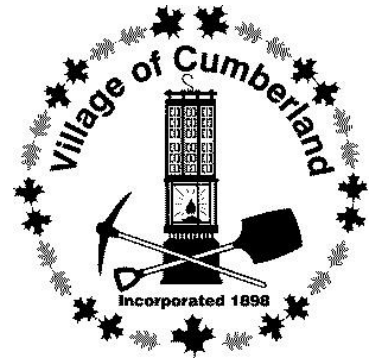
Waive 50m setback for all buildings and structures associated with heavy industrial, natural resource extraction, silviculture, and wrecking yard use from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.



1, 2, 3, 4, 5, 6, 8, 10, 12, 13, 14, 15, Utility Lot A – Waive requirement for specified lots under 1ha in size from the requirement to connect to a municipal or community sewer system.

Lot Number	Requested Variance Minimum Lot area – 7500m ²
3	4089.13m ²
4	4090.88m ²
5	4078.14m ²
8	4288.04m ²
10	6071.28m ²
12	4046.86m ²
13	4046.63m ²
14	4046.65m ²
15	4135.20m ²

COUNCIL REPORT



REPORT DATE: March 23, 2026
MEETING DATE: April 13, 2026

File No. 0530-09

TO: Mayor and Councillors
FROM: Rachel Parker, Corporate Officer
SUBJECT: Committee Meeting Spaces

RECOMMENDATION

THAT Council approve holding advisory committee, Advisory Planning Commission, and Board of Variance meetings at Cumberland Museum and Archives, 2680 Dunsmuir Avenue, in addition to other previously designated meeting spaces until the Council Chamber meeting room is available for use.

PURPOSE

The purpose of this report is to seek Council approval to hold committee meetings at the Cumberland Museum and Archives, in addition to the Masonic Hall, Cumberland Fire Rescue and the Cultural Centre, while the Council Chamber meeting room is being repaired due to the April 2025 fire.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
Oct 6, 2025	<p>THAT Council approve holding Committee of the Whole, advisory committee, commission and Board of Variance meetings at the following spaces until the Council Chamber meeting room is available for use:</p> <ul style="list-style-type: none"> • Masonic Hall at 2687 Dunsmuir Avenue; • Cumberland Fire Rescue at 4724 Cumberland Road;
April 28, 2025	<p>THAT the Council approve holding all Council and committee meetings at the Cultural Centre at 2674 Dunsmuir Avenue until the Council Chamber meeting room at 2675 Dunsmuir is available for use, and hold the May 5, 2025 Committee of the Whole meeting at the Fire Hall.</p>

BACKGROUND

Council’s Procedure Bylaw establishes the Municipal Office, which includes the Council Chamber meeting room building, as the location for Council and committee meetings, unless Council resolves to hold meetings elsewhere.

With the April 24, 2025 fire and water damage in the Council Chamber making that building unusable, Council has approved that Council and committee meetings may be held at the Cultural Centre, Fire Hall, and Masonic Hall. These spaces all have other uses making finding space for some meetings difficult. The acoustics of the Masonic Hall does not lend well for meetings.

Staff is requesting that Council add the Cumberland Museum and Archives to the list of spaces where meetings can be held, particularly for the Heritage Committee. The space is accessible, and has an accessible washroom. A sandwich board would be used to identify the meeting spaces. Once a meeting is underway, the Museum entry door may be locked to secure the building as the meeting space is in the exhibit area – a sign would be placed on the door to knock for entry for those attending late.

FINANCIAL IMPLICATIONS

There is a small fee for using the Museum for a meeting room that may be claimed through insurance.

OPERATIONAL IMPLICATIONS

None.

CLIMATE CHANGE IMPLICATIONS

None.

ALTERNATIVES

1. Committee meetings could be held at the Cultural Centre, however Recreation programs would be impacted and some program times cancelled.
2. If meeting space is not available, advisory committee meetings may have to be delayed or not held.

STRATEGIC OBJECTIVE

- Diverse & Healthy Community
- Sustainable Service Delivery & Asset Management
- Community Planning

ATTACHMENTS

None

CONCURRENCE

None

Respectfully submitted,

R. Parker

Rachel Parker
Corporate Officer

M. Mason

Michelle Mason
Chief Administrative Officer

COUNCIL REPORT



REPORT DATE: 3/24/2026
MEETING DATE: 4/13/2026

File No. 1700

TO: Mayor and Councillors
FROM: Annie Bérard-Ball, Director of Corporate Services
SUBJECT: 2026 Property Tax Rates Additional Information

RECOMMENDATION

THAT Council direct staff to adjust the tax ratios for 2026 from 2025 tax ratios as follows:

Property Classes	2025 Tax Ratios (Multiples of Class 1)	2026 Tax Ratios (Multiples of Class 1)
Class 1 (residential)	1.00	1.00
Class 2 (utilities)	21.67	Capped to 7.2 X Class 6
Class 5 (light industry)	3.01	X.XX
Class 6 (business/other)	3.01	X.XX
Class 7 (managed forest)	25.00	X.XX
Class 8 (rec/non-profit)	1.00	X.XX
Class 9 (farm)	1.00	X.XX

PURPOSE

The purpose of this report is to provide Council with additional information requested about the property tax rates and to request Council’s feedback on tax ratios to include in the 2026 tax rate bylaw.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
January 12, 2026	THAT Council adopt the 2026 - 2030 Financial Plan Bylaw No. 1243, 2025.

BACKGROUND

Council received the 2026 Completed Roll and Preliminary Tax Rates Consideration report for information at the March 23, 2026 Council meeting (page 16: [March 23 2026 Council Agenda](#)). Council requested additional information regarding Class 1 – Residential, Class 5 – Light Industry, Class 6 – Business and Other and Class 7 – Managed Forest.

The following two tables provide 2020 and 2025 taxation regional comparatives for Class 1, Class 5 and Class 6. Courtenay and Comox do not have properties within Class 7. Both tables include the total assessed values and proportion of the total assessed value for the three property classes and municipal tax rate and ratio and municipal tax per \$100,000 of assessed value. For each class, the lowest tax rate is highlighted in green and the highest is highlighted in orange. In 2025, Cumberland rate for residential and light industrial was in between Courtenay and Comox and it had the lowest rate for businesses.

Comox Valley Comparatives - 2020 Tax Rates		Cumberland	Courtenay	Comox
Municipal purpose		2020	2020	2020
Class 1 - Residential	Assessed values (\$M)	\$ 796	\$ 5,379	\$ 3,090
	Assessed values %	90.6%	85.5%	94.8%
	Tax rate	3.2293	3.1931	2.5702
	Tax \$ / 100k of assesement	\$ 323	\$ 319	\$ 257
	<i>Variance vs Cumberland</i>		-1.1%	-25.6%
Class 5 - Light Industrial	Assessed values (\$M)	\$ 8	\$ 8	\$ 6
	Assessed values %	0.9%	0.1%	0.2%
	Tax Ratio	3.15	3.90	3.89
	Tax \$ / 100k of assesement	\$ 1,017	\$ 1,245	\$ 1,001
	<i>Variance vs Cumberland</i>		18.3%	-1.6%
Class 6 - Business and Other	Assessed values (\$M)	\$ 68	\$ 893	\$ 158
	Assessed values %	7.8%	14.2%	4.9%
	Tax Ratio	2.54	3.25	3.89
	Tax \$ / 100k of assesement	\$ 819	\$ 1,038	\$ 1,001
	<i>Variance vs Cumberland</i>		21.1%	18.1%

Comox Valley Comparatives - 2025 Tax Rates		Cumberland	Courtenay	Comox
Municipal purpose		2025	2025	2025
Class 1 - Residential	Assessed values (\$M)	\$ 1,384	\$ 9,026	\$ 5,038
	Assessed values %	91.1%	89.0%	96.1%
	Tax rate	2.7735	2.8513	2.4312
	Tax \$ / 100k of assesement	\$ 277	\$ 285	\$ 243
	<i>Variance vs Cumberland</i>		2.7%	-14.1%
Class 5 - Light Industrial	Assessed values (\$M)	\$ 22	\$ 13	\$ 7
	Assessed values %	1.5%	0.1%	0.1%
	Tax Ratio	3.01	3.59	3.14
	Tax \$ / 100k of assesement	\$ 835	\$ 1,024	\$ 763
	<i>Variance vs Cumberland</i>		18.5%	-9.4%
Class 6 - Business and Other	Assessed values (\$M)	\$ 104	\$ 1,088	\$ 190
	Assessed values %	6.9%	10.7%	3.6%
	Tax Ratio	3.01	4.21	4.28
	Tax \$ / 100k of assesement	\$ 834	\$ 1,200	\$ 1,040
	<i>Variance vs Cumberland</i>		30.5%	19.9%

This next table shows the change in assessed values for the Village of Cumberland Class 1 and Class 7 between 2020 and 2025, total property tax paid and other charges. Council asked for the size of the lots for Class 7 properties; however, this information isn't readily available for previous years.

Total Taxes	Class 1 - Residential (including vacant, single-family, strata and other)		Class 7 - Managed Forest	
	2020	2025	2020	2025
	Total Assessed Value	\$ 795,879,400	\$ 1,383,739,400	\$ 4,229,300
Number of properties	1692	1802	17	15
Change in number of properties		110		-2
Total Tax Rate	6.4517	5.2805	38.3103	82.2746
Total Tax	\$ 5,134,775	\$ 7,306,836	\$ 162,026	\$ 215,782
Increase 2020 to 2025		\$ 2,172,061		\$ 53,756
Total Tax \$ / 100k of assesment	\$ 645	\$ 528	\$ 3,831	\$ 8,227

Other charges not included above (for the year, for an average property)	Class 1 - Residential (average single-family home)		Class 7 - Managed Forest	
	2020	2025	2020	2025
	Water, Sewer, Storm Frontage	\$ 286	\$ 386	\$ -
Storm Frontage	\$ -	\$ -	\$ 130	\$ 192
Water Parcel Tax	\$ -	\$ 45	\$ -	\$ -
Water User Fees	\$ 326	\$ 407	\$ -	\$ -
Sewer User Fees	\$ 418	\$ 476	\$ -	\$ -
Solid Waste User Fees	\$ 98	\$ 266	\$ -	\$ -
Total	\$ 1,127	\$ 1,581	\$ 130	\$ 192
Average annual increase 2020 to 2025		\$ 453		\$ 62

ALTERNATIVES

1. Council can request further information to come back but should make a motion to schedule a special meeting in order to adopt the tax rates bylaw prior to May 15, 2026.

STRATEGIC OBJECTIVE

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

FINANCIAL IMPLICATIONS

The financial implications related to the 2026 tax rates have been discussed in the 2026 Completed Roll and Preliminary Tax Rates Consideration report, presented to Council on March 23, 2026.

OPERATIONAL IMPLICATIONS

Provided Council give some feedback about 2026 tax ratios, staff will bring the proposed 2026 Tax Rate Bylaw for Council's consideration of first, second and third reading at the April 23, 2026 Council meeting. The adoption of the property tax rate bylaw is the last step in the financial planning process and must be adopted after the financial plan bylaw has been adopted and prior to May 15th of each year. Tax levies are expected to be mailed after the May long weekend. Homeowner grants and tax

deferrals are administered by the Province of BC directly. Property owners wanting to use these programs, need to use the provinces website. Links to the applicable website can be found by searching *Property Taxes and Home Owner Grants* on the Village website cumberland.ca.

CLIMATE CHANGE IMPLICATIONS

This report has not climate change implications.

ATTACHMENTS

None

CONCURRENCE

None

Respectfully submitted,

A. Bérard-Ball

Annie Bérard-Ball
Director of Corporate Services

M. Mason

Michelle Mason
Chief Administrative Officer

COUNCIL MEMBER REPORT



DATE: March 31, 2026
 TO: Mayor and Councillors
 FROM: Mayor Brown
 SUBJECT: March Monthly Report

Date	Event	Comments
Mar 3	CVSUS	<p>Comox Valley Substance Use Collaborative Meeting</p> <p>Updates from Action Tables; Seniors work included in larger collaborative meetings until funding is found for coordination – grant expected in March Seniors table will be facilitated by Senior Support North Vancouver Island</p> <p>Health Hub funding was cut along with long term care. Looking at community based model in shared space instead.</p> <p>Ideas for CAUDS (Canadian Alcohol Use Disorder Society) events</p> <p>April 14th rally on Toxic Drug Crisis</p> <p>CAR 64 moved to Action Table 2 for advocacy support to ensure the continuation of the pilot</p> <p>Lack of Detox Beds for stimulant users due to priority use by opioid/alcohol users</p>
	Social Planning	<p>Comox Valley Social Planning Meeting</p> <p>Presentation from Janine Scheffler (she/her), Facilitator for the Pride Society of the Comox Valley,</p> <p>Overview of the Community-Driven Action Plan to support sustainable growth as they evolve from primarily event planning toward a stronger focus on outreach, education, and advocacy.</p>
	Cumberland Businesses	Check in on Cumberland Businesses re business licence renewal process
Mar 6	NISCRCAC	<p>North Island Sunshine Coast Regional Advisory Committee ICET</p> <p>Update on development of legislative changes, advocacy messaging and presentation from staff from Ministry on process for legislative change</p> <p>Update to Strat Plan</p> <p>Plenary for AVICC</p> <p>Alberni Valley Ship Recycling Leadership Group (CEO facilitation)</p>

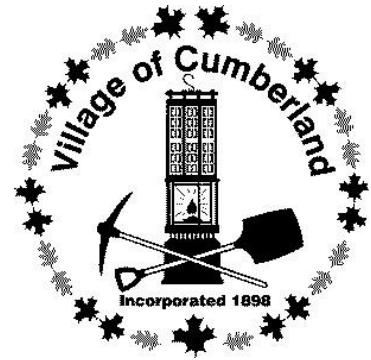
		Project Funding approvals
Mar 9	Council	Committee of the Whole
	Council	Regular Council Meeting
Mar 11-13	LGLA	<p>Local Government Leadership Academy (Richmond)</p> <p>Lead with a Story (Part 1): Turning Your Journey into Impact</p> <p>Stewarding the Finish Line: Legacy, Leadership, and Lasting Value</p> <p>After years of service, roads, facilities, assets, and relationships all tell a story of council's leadership. In this session, two communities shared the steps they've taken toward sustainable financial and asset planning, and how they are preparing for long-term stewardship that extends well beyond any single term of office.</p> <p>LGLA Curriculum Preview Session</p> <p>Share feedback on proposed curriculum themes and online course designs, ensuring the program reflects the real needs and priorities of today's elected officials.</p> <p>Lead with a Story (Part 2)</p> <p>It Seemed Like a Good Idea at the Time... learning from the mistakes, failures and flops along the way.</p>
Mar 12	ACET	Interview – Social Enterprises and community energy transitions
	Village	Agenda Review
	CVRD	Joint meeting with Muni's and CVRD and Minister of Housing and Municipal Affairs staff – regarding concerns around funding for homelessness supports and Connect Centre.
Mar 14	Village	Attended the Annual Firefighters Banquet
Mar 16	Council	Master Transportation Plan Workshop
	Council	Committee of the Whole to provide feedback on Master Transportation Plan
Mar 17	CVRD	<p>Regular Board Meeting</p> <p>PETITIONS AND DELEGATIONS:</p> <p>MODO CARSHARING CO-OP: Sylvain Cellaire and Sandra Phillips, Modo Carsharing, presented information regarding Modo's current initiatives, strategic priorities, and opportunities to establish a carshare program in the Comox Valley</p> <p>BUSINESS ARISING FROM MINUTES:</p> <p>RISE AND REPORT - ADDITION TO RESERVE LETTER OF SUPPORT</p> <p>At its closed meeting of February 10, 2026, the Board passed a motion to provide a letter of support to K'ómoks First Nation for their Addition to Reserve Application to the Government of Canada for one parcel (42.54 acres/17.21</p>

		<p>hectares) of fee-simple land held by the Nation in the Piercy Road area.</p> <p>REPORTS:</p> <p>EVOLVE MICROMOBILITY PROGRAM</p> <p>Carried: THAT the Memorandum of Understanding, between Comox Valley Regional District and member municipalities, to provide a regional shared micro-mobility program within the Comox Valley be renewed for an additional three-year term, ending on May 1, 2029</p> <p>2025 HOMELESSNESS SUPPORTS SERVICE FUNDING RECOMMENDATIONS</p> <p>Carried: THAT the report dated March 11, 2026 regarding the proposed 2025 Homelessness Supports Service (HSS) Grant recommendations for Comox Valley initiatives aimed at supporting immediate needs that address or prevent homelessness be received.</p> <p>Carried: THAT the Board defer consideration of the allocation of unallocated 2025 Homelessness Supports Service Grants to the April 14, 2026 Board meeting</p> <p>Carried: THAT the Comox Valley Regional District Board direct staff to prepare a report that considers allocating additional Homelessness Supports Service funding to the Comox Valley Transition Society to support the Connect Community Hub Services and Supports for Homeless People in the Comox Valley initiative.</p> <p>2026 LOCAL GOVERNMENT ELECTIONS</p> <p>Appointment of election officer, agreement to run election for Islands Trust Local Trustees, and school District Trustees in the areas, approval of voting staffing and remuneration.</p> <p>2026 GOVERNMENT ADVOCACY STRATEGY</p> <p>Carried: THAT the report dated March 10, 2026 regarding proposed actions to be taken for advocacy in 2026 on the topics of Cultural Heritage, Emergency Management, Transportation, Housing and Conflict of Interest be received.</p> <p>Carried: THAT the advocacy topics and implementation actions outlined in Appendix A of the report dated March 10, 2026 be endorsed as the 2026 Government Advocacy Strategy.</p> <p>2026-2030 RECOMMENDED FINANCIAL PLAN</p> <p>Carried: THAT Bylaw No. 910 being “Comox Valley Regional District 2026 to 2030 Financial Plan and Capital Expenditure Program Bylaw No. 910” be given first, second and third readings.</p> <p>COMOX VALLEY SITUATION TABLE - REQUEST FOR SUPPORT</p> <p>Carried: THAT staff is directed to apply for a \$100,000 one-time grant from the Ministry of Public Safety and Solicitor General, provided that a third party is secured to enter into a service agreement with the Comox Valley Regional District (CVRD) to operate the Comox Valley Situation Table</p>
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Mar 18	CVRD	Recreation Commission Agenda Review
	CVRD	K'omoks Estuary Flood Resilience Project Wrap up and info session Presentation from CVRD staff about the project and how they approached a challenge with multiple complexities and landed on green infrastructure to adapt to them.
Mar 19	Village	Mayor/CAO check-in
	Strong Cities	Online Harm prevention and community cohesion Peer Dialogue Discussion topics: Code of conduct for elected officials using social media The Phoenix – tool Level of service survey Structured Town Halls
Mar 20	ICET	Island Coastal Economic Trust Updates from Crown-Indigenous Legislation Co-Development Conversation with JEG staff on legislative change process and funding Work plan approval, Impact report content and timeline approval, communications report, website development RFP decision, grants management system RFP decision, Independent Legislative Review final report Funding Decisions
Mar 23	Village	Waste Water Treatment Plant Ribbon Cutting Lunch with MLA
	Council	Committee of the Whole
	Council	Regular Council Meeting
	Museum	Stolen Bases exhibit opening
Mar 24	CVRD	Recreation Commission DELEGATIONS: AQUATIC FACILITIES - COMOX VALLEY Darcy Walters and Tyler Lewall presented information regarding feedback on the pool survey and strategy results to help ensure the most efficient use of aquatic infrastructure funds for practical and functional use in the community CLOSED MEETING: 90(1)(c) Labour relations or employee negotiations.
	CVRD	Board Meeting Approval of minutes, Adoption of Bylaws: Rural Comox Valley Zoning Bylaw No. 520, 2019, Amendment No. 9", Flood Hazard Area Land Use Management Bylaw No. 890,

		2026", Comox Valley Regional District Remuneration and Expenses Bylaw 2012, Amendment No. 4, Comox Valley Regional District 2026 to 2030 Financial Plan and Capital Expenditure Program Bylaw No. 910
Mar 25	CVFPC	Comox Valley Food Policy Committee Municipal Policy Subcommittee Pollinator Working Group – to consult with local gov’t staff and publish a toolkit Town of Comox Tree Bylaw Development in process CVFPC received \$10,000 from CVRD EASC CVFPC is interested in providing feedback as an advisory body for local gov policy development that impacts food/food security/agriculture/food supply
	CVRD	Regional leaders meeting with Minister Boyle, Minister Osborne and staff Advocacy for Connect Centre supports for unhoused
Mar 26	Village	Mayor/CAO catch up
	TLA	Truck Loggers Association Networking event and screening of BC is Burning – opportunity to speak with Deputy Minister of Forests about PMFLA and Forestry reform
Mar 27	Village	Financial Audit meeting with auditor
	Climate Caucus	Zach and I Presented Cumberland’s geo exchange research with ACET, Summerland presented on their solar field/battery energy project and District of Mackenzie’s arena and solar energy project.
	PACE	Meeting with Councillor Cole Hamilton and local Solar company looking to advance a PACE (Property Assessed Clean Energy) program in the Valley More info on PACE here: https://greenmunicipalfund.ca/PACereport
Mar 30	AVICC	Meeting with AVICC staff, student delegates and their sponsors to familiarize and answer any questions.
Mar 31	Village	Agenda Review for April 13 Council Meetings
	Rogers	Community News Interview about Wastewater and Housing

COUNCIL MONTHLY REPORT



DATE: 1 Apr, 2025
 TO: Mayor and Councillors
 FROM: Nick Ward
 SUBJECT: March 2026 Monthly Report

Please accept this monthly report for information.

Date	Organization	Meeting/Event Comments
Mon 9	Council	Committee of the Whole Meeting
Mon 9	Council	Council Meeting
Sat 14	Firefighters Society	Annual Firefighters Banquet
Mon 16	Council	Transportation Masterplan Workshop
Mon 16	Council	Committee of the Whole Meeting
Mon 23	Council	Ribbon Cutting celebration for the Waste Water Treatment Plant
Mon 23	Council	Committee of the Whole Meeting
Mon 23	Council	Council Meeting