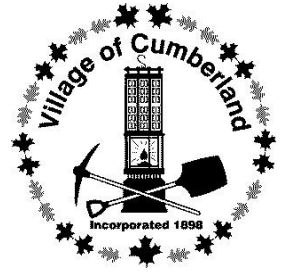


The Corporation of the Village of Cumberland  
**Advisory Planning Commission - Agenda**

May 14, 2026 at 4:00 p.m.  
Cumberland Fire Hall, 4724 Cumberland Rd



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.

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- 1. Approval of the Agenda**
- 2. Selection of Chair and Secretary**  
A Chair and Secretary are to be selected on the first meeting of the year.
- 3. Minutes**  
Adoption of Minutes of Oct 9, 2025
- 4. Unfinished Business**  
None
- 5. New Business**  
5.1 - Rezoning Application – Lot A Maple Street
- 6. Next Meeting**  
The next meeting of the Advisory Planning Commission will be held on Thursday, June 11, 2026 at 4:00 p.m.
- 7. Adjournment**

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

**Oct 9, 2025 at 4:00 p.m.**

**Masonic Hall, 2687 Dunsmuir Ave, Cumberland, BC**



**Members Present:**

Sherry Westrop  
Jason Ross  
Matt Ishoy

**Regrets:**

Ryan Camp  
Genevieve Burdett

**Staff:**

Courtney Simpson  
Karin Albert

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The chair called the meeting to order at 16:03

**1. Approval of Agenda**

Moved by: Sherry Westrop  
Seconded by: Matt Ishoy

THAT the agenda for the Oct 9, 2025 meeting be approved

**Carried Unanimously**

**2. Minutes**

Moved by: Sherry Westrop  
Seconded by: Matt Ishoy

THAT the minutes of the Sept 11, 2025 meeting be adopted.

**Carried Unanimously**

**3. Unfinished Business**

None

**4. New Business**

**4.1 - Draft Official Community Plan  
APC Comments**

- Urban Containment Boundary
  - Question raised about getting feedback on why Urban Containment Boundary (UCB) does not include residential properties around Cumberland Road entering north end of town. What are Council's comments on UCB?
    - Members felt it would be better to include area in UCB and land use designations changed to reflect growth opportunities (see note on changing R1 zoning lot development in zoning bylaw update).
- Transportation and Connectivity
  - Question raised about the future plans to connect Bevan Industrial lands to the new wastewater system. Was the new system sized to include the Bevan Industrial properties?

#### 4.2 - Zoning Bylaw Update

##### - APC Comments

- **Landscaping**
  - Comment that landscaping bylaw should include reference to FireSmart guidelines and encourage FireSmart landscaping in design.
- **EV Infrastructure**
  - Comment that bylaw should include requirement that EV infrastructure (panel sizing, running wires, etc) be required in Multi-family developments
- **Vacation Rental Accommodation Area**
  - Comment that maybe vacation rental accommodation area could be extended in certain circumstances. For example, if someone builds 3 or more units and lives and long term rents a min of 1 unit, they could then short term rent 1 unit. This could encourage people to add long term rental units and to get a short term rental license.
- **MU-2 Zoning**
  - Background - The APC has supported the Mixed Use designation of Penrith and Derwent on the sides close to Dunsmuir in the updated OCP.
    - The idea was to give additional commercial opportunities to those properties to expand downtown commercial zone

- There is strong concern with pre-zoning MU-2 as proposed. Pre-zoning those properties would exclude them from SSMUH legislation. Most of these properties are currently residential and should not lose out on the benefits of their current zoning. Owners of these properties would no longer be able to build an ADU and would not be able to build 4 units.
  - Clarification that density in MU-2 is expressed in Floor Area Ratio (FAR) and comparable or higher than the SSMUH density. Village will review the FAR in light of the comments.
- Properties should have the same residential rights as surrounding residential zones with additional commercial rights. (Maybe this should be a new residential zone vs a new mixed use zone).
- Or maybe properties should not be pre-zoned and interested owners could apply for MU-2 zoning if they desire.
  - MU-2 zoning should also allow for multi building option with residence behind (ADU) and commercial in front or commercial behind and residential in front.

**FSG Zoning**

- Has density in FSG been reduced to ensure can't have large lot subdivisions and create estate properties? Came up during build-out analysis for OCP.

**Landscaping, p. 44:**

- Include drought resistant and fire resistant plantings, native species.
- For FireSmarting, Village could require a metal strip at the bottom of wood fencing to prevent ground fire from spreading.
- Identify trigger for landscaping requirements, e.g. when adding a new dwelling unit or an addition of no more than 20% of existing GFA.

**Parking**

- Ensure there is a default calculation if use of a commercial unit in a new build is not known. Suggested default is “retail”.

**5. Next Meeting**

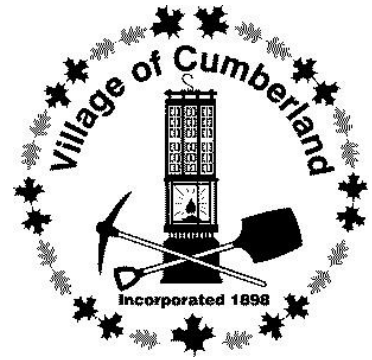
The next meeting of the Advisory Planning Commission will be held on Thursday, Nov 13, 2025 at 4:00 p.m.

**6. Adjournment**

The meeting was adjourned at 6 p.m.

DRAFT

# ADVISORY PLANNING COMMISSION REPORT



REPORT DATE: 4/21/2026  
MEETING DATE: 5/14/2026

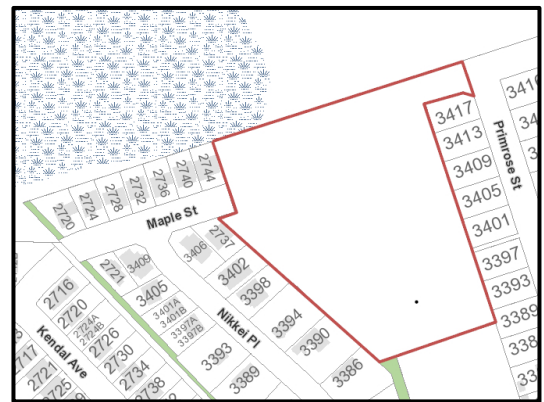
File No. RZ2601

TO: Advisory Planning Commission  
FROM: Seamus McConville, Planner I  
SUBJECT: Rezoning Application – Lot A Maple Street

## PURPOSE

The applicant wishes to rezone the subject property from the R-1 Infill Residential Zone to the R-MU Multi-Unit Residential Zone to facilitate a townhouse complex of up to 95 units.

The Advisory Planning Commission (APC) is requested to provide comments and recommendations to the applicant with the above noted application.



Subject Property

Following are possible resolutions for convenience:

1. THAT the Advisory Planning Commission recommends approval of the rezoning application for Lot A Maple Street.
2. THAT the Advisory Planning Commission recommends approval of the rezoning application for Lot A Maple Street with the following changes to the development concept.
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

**PREVIOUS COUNCIL DIRECTION**

<b>Date</b>	<b>Resolution</b>
January 12, 2026	THAT Council direct staff to proceed with rezoning application OCP-RZ2501 (Lot A- Maple Street) to facilitate a proposed apartment and townhouse development.  THAT Council refer the rezoning application OCP-RZ2501 (Lot A- Maple Street) to the Homelessness and Housing Committee.

**BACKGROUND**

The subject property is 2.3ha in area and was created in 2022 as a remainder parcel upon completion of the Maple Street Subdivision to the west.

In January 2026, staff presented an early concept of the application to Council to request direction to proceed. At that time, the proposal was to rezone the property to facilitate a 71-unit apartment and 54-unit townhouse complex. At this meeting, Council expressed support for the proposal with comments regarding height of the apartment and overall density on the site, with the understanding the proposal would bring affordable housing options to the community. Additional comments, including design and traffic impacts were raised as well. While Council gave staff direction to proceed with this proposal, the applicant elected to revise to a townhouse-only concept.

As the previous Official Community Plan (OCP) designated the property for low density residential, an OCP amendment was required by the initial application. As the recently adopted OCP designates the subject property as multi-family, amending the OCP is no longer required.

***Proposed Development***

The applicant wishes to rezone the subject property from the R-1 Infill Residential Zone to the R-MU Multi-Unit Residential zone to facilitate a townhouse complex of up to 95 units.

A development permit application for form and character will be required before construction.

After this APC meeting, staff will compile internal review comments, external agency responses and APC comments into a comprehensive letter and forward to the developer to incorporate in their next round of submissions.

***Regional Growth Strategy***

The proposed rezoning is supported by the following Regional Growth Strategy objectives and policies that promote:

- locating housing close to existing services and focus higher density developments within municipal areas; and,

- residential multi-unit or multi-lot developments that contribute to affordable housing options.

## ***Official Community Plan (OCP)***

### Land Use Designation

Under *Official Community Plan Bylaw No. 1230, 2025*, the subject property is designated *Multi-Unit Residential*, intended to allow for a variety of multi-unit residential uses including townhouses, multi-plexes, and apartment buildings with densities up to 160 units per hectare.

### OCP Policies

The proposed development is supported by the following objectives and policies, in Official Community Plan Bylaw No. 1230, 2025:

#### *7.3.2 Housing Objectives:*

7.3.2 3. Provide a greater diversity of housing types to respond to residents' needs at all stages of their lives, in particular housing types currently in short supply such as residential infill and multifamily housing

#### *7.3.3 Housing Policies:*

7.3.3 1. Support opportunities for attainable housing through:

- a. New multi-residential development
- b. Residential infill development, including secondary suites, accessory dwelling units and multi-plexes in addition to single residential dwellings
- c. Rental apartments

### Development Permit Area (DPA)

The property is located within the DPA 6 Multi-Unit Residential and Mixed Use. The goal of DPA 6 is to promote a high standard of design for standalone multi-unit residential developments. While this DPA considers design of mixed commercial and residential uses, please note that commercial uses are not proposed.

A portion of the property is mapped within DPA 1 Environmental Protection owing to the wetland on the property to the north. The applicant provided a memo from a registered biologist identifying that the 30m buffer for the wetland is not located on the subject property. As such, the project may be exempt from requiring a DPA 1.

As the project is adjacent to forested lands, the northern half of the subject property is subject to DPA 4 Wildland Urban Interface. This DPA is to reduce the potential for damage to private property in the event of a wildfire and reduce the potential for wildfire spreading into the Village. This development permit application is to be considered concurrently with the DPA 6 application.

### ***Community Benefits***

As an apartment was proposed under the initial concept, staff planned to recommend that some of the apartment units would be affordable as a community amenity contribution. As the apartment has been removed from the proposal, staff will examine the possibility to obtain units in the development for affordable housing, or a contribution to the affordable housing reserve.

Historically, the Village has negotiated additional amenity benefits, including financial contributions to amenity projects at time of rezoning. The Village is developing an Amenity Cost

Charge Bylaw which may change how staff obtain community amenity contributions as part of this application.

### **Zoning Bylaw**

The property is zoned R-1 Infill Residential. This zone permits a maximum of four dwelling units on lots with a minimum size of 650m<sup>2</sup>. Dwellings in the R-1 Zone are permitted a maximum height of 11m.

## **ANALYSIS**

### **OCP Policies**

#### Land Use Designation

As the lot is approximately 2.3ha in area, the maximum density envisioned in OCP policy for the entire project is 368 units. As 95 units are proposed, the application is consistent with this density policy. Furthermore, the built form of townhouses complies with the type of housing envisioned for this land use designation.

#### Housing Policies

The proposal includes 95 multifamily units, aligning with housing policies to encourage additional multi family dwellings. Considering most housing in the Village are single dwellings, the proposal adds townhouses which are found in limited numbers in the Village.

#### Housing Needs Report

The most recent housing needs report, completed September 2024, shows an anticipated need for approximately 358 housing units total by 2026, and 1,350 by 2041. If approved as presented, the application could provide 27% of the identified 2026 need, and 7% of the identified need by 2041.

While floor plans have not been finalized and this information is not required for rezoning, it is expected that the townhouse units will be two- and three-bedroom units. It is possible that individual owners may choose to rent townhouse units to tenants; while not dedicated rental stock, inclusion of such units into the rental market would address a noted shortage of two-and three-bedroom units.

#### View Scapes

The proposal is located within a view scape of forested parkland to the southwest, as outlined in s6.2 of the proposed Official Community Plan.

Development permit area criteria require new buildings to consider views from neighboring properties when sited in a view corridor; as such this detail will be reviewed at time of development permit, should the rezoning be successful.

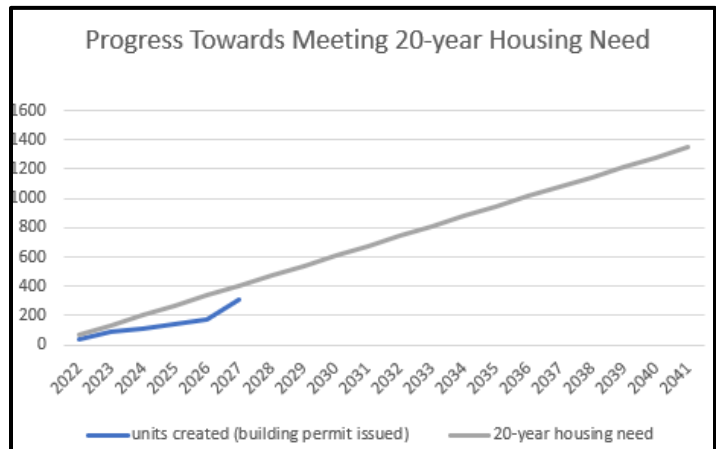


Figure 1 Projected impact of the proposal on meeting housing needs, assuming all 95 units receive permits in 2027 alongside the four-year average of annual dwelling-unit permits.

### Amenity Area

A 1202m<sup>2</sup> amenity area is proposed to service the complex. Programming details of this area have not been confirmed and will be addressed at time of development permit. The emergency access lane which cuts through the amenity area also acts as a pedestrian pathway, however concerns with how this route may impact the functionality of the amenity have been raised and will need to be addressed by the applicant. Please note that the final size and location of the amenity area is subject to change as the layout is finalized.

### **Zoning Bylaw**

#### R-MU Zone

The R-MU zone in the proposed Zoning Bylaw is intended to support multi-unit residential development in the form of low-rise apartments and ground-oriented or stacked townhouses.

The townhouses are planned to be three stories in height, or approximately 10m tall. For reference, the maximum height permitted by the R-1 Zone adjacent to the property is 11m or three stories.

Development standards in the R-MU zone are similar to the RM-3 – Comprehensive Residential Multi-Family Zone in the previous Zoning Bylaw, meaning townhouse development would be built to similar standards to pre-existing townhouses in the Village. While a full zoning analysis will be completed later in the process, an initial review of the drawings suggests that the townhouses will comply with other development standards including setbacks, lot coverage and parking without the need for variances. Please note compliance with Zoning Bylaw standards may change as the layout evolves.

#### Vehicle and Bicycle Parking

When three or more dwelling units are attached, 0.9 spaces per dwelling unit must be provided; based on 95 townhouse units, 86 parking spaces are required. As each townhouse unit provides at least one parking space, there are no concerns with parking compliance. Nine visitor parking spaces are required by bylaw and are provided. A loading space to facilitate delivery vehicles is required, and the applicant will be required to provide this on site.

As townhouse units will have garages, specific long-term bicycle parking spaces are not required by Zoning Bylaw; however, some townhouse units are presented in a fourplex format, without a garage. As such, the applicant has provided secure bicycle parking rooms for these units. Compliance with bicycle parking standards will be confirmed before the rezoning proceeds to Council. A minimum of 24 short-term bicycle parking spaces is required but were not accounted for on the plans; the applicant must demonstrate the location of these spaces in the next round of submissions.

#### Landscaping Requirements

Zoning Bylaw landscaping requirements, which include tree planting and screening requirements will apply to this development and will be addressed at time of development permit. These requirements will build upon development permit guidelines for landscaping.

### **Technical Review**

#### Layout And Access

The current proposal has one vehicle access off Primrose Street. Staff are not supportive of one access, as it will complicate vehicle flow in the surrounding neighbourhood, and limit emergency response. While a pathway leading from Maple Street at the west property line intends to provide an additional, emergency access, this was deemed to be not supportable by the Village's Fire Department owing to the width and turning radius into the access lane from the hammerhead.

Drive aisles must be a minimum of 7m for two-way traffic as per the new Zoning Bylaw; a 6.1m drive aisle, compliant with the old Zoning Bylaw is proposed. Initial reviews by the Village Fire Department have identified concerns on the width of the aisle being suitable for fire apparatus.

The proposed layout is in response to issues of traffic control to avoid flow through the development from Kendal Avenue to Bevan Road, as well as addressing nuisance behaviour, specifically dirt bike traffic. A traffic impact assessment will be required and is to include analysis of impacts to the intersections of Third and Fourth Street, as well as Cumberland and Bevan Roads.

A public pedestrian and cycle scheme is proposed where these users may transit the strata roads on the property without restriction; however, the specifics of how this program would work is unclear. Staff are weighing options for pedestrian pathways through the property, including from Nikkei Place Park and from an access point off Primrose Street. As the pathway leading from Nikkei Place is to be paved, the portion of pathway extending off this connection through the development is to be paved.

#### Utility Servicing

A Village water line runs across the property; the water line followed a previously proposed public road alignment. The current concept has buildings over the water line. Village Operations staff have identified the need for the watermain to remain in place as it sits currently and not be realigned. As such, adjustments to the layout will be required.

A site servicing report, identifying water, sanitary sewer, storm sewer requirements, with an analysis of existing infrastructure capacity in the area will be required prior to the rezoning proceeding.

### **PUBLIC NOTIFICATION AND CONSULTATION**

Pursuant to the Village's Development Application Procedures Bylaw No. 1187, 2023 the following notifications were undertaken:

- October 15, 2025: The applicant posted development notification signage on the subject property.

In accordance with the requirement in the Village's Development Applications Procedures Bylaw No. 1187, 2023, the applicant is to host a public information meeting (PIM). As of the date of this report, the meeting has not occurred and is to be scheduled later in 2026.

A notice of first reading is required to be sent to surrounding properties, once draft bylaws are ready to be considered by Council. Please note that as the proposal aligns with the OCP and the use is residential, the Village is prohibited from holding a public hearing as per provincial legislation. However, the public will have opportunities to provide written submissions closer to Council consideration of the adoption of the bylaw, and at the PIM.

### Public Correspondence

Village staff received some enquiries from the public regarding the proposal looking for information on potential impacts to neighboring properties. While these enquiries expressed concerns including traffic and design impacts, staff advised these interested parties that more information will be available later in the development process to help answer these concerns.

It is anticipated that once further public notification and consultation occur, additional comments will be received.

### Homelessness and Housing Committee

While Council approved a resolution to forward the proposal to the *Homelessness and Housing Committee*, this committee was dissolved by Council on March 9, 2026.

### **AGENCY REFERRALS**

Staff have completed referrals to external agencies, including K'omox First Nation, School District 71, BC Transit and utilities including BC Hydro. Any comments received will be forward to the applicant for action.

### **CLIMATE CHANGE IMPLICATIONS**

The proposal offers diverse housing options close to the Village Core and other services like the Cumberland Health Centre and Cumberland Community School. By increasing density in areas close to Village services, it can reduce carbon emissions as residents are able to walk or cycle to services with ease as opposed to driving. Having additional rental stock in the Village may allow for workers in Cumberland to reside in the community as opposed to commuting from Courtenay, lessening carbon emissions further.

### **ATTACHMENTS**

1. Site Plan, Prepared D. Bell Designs, February 10 2026.

Respectfully submitted,

**S.McConville**

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Seamus McConville, RPP MCIP  
Planner I



**OPTION # 1**  
 75-3 STOREY TOWNHOUSE UNITS  
 16-2 STOREY UNITS (UP TO 8 ADAPTABLE)  
 91 TOTAL UNITS

**OPTION # 2**  
 71-3 STOREY TOWNHOUSE UNITS  
 24-2 STOREY UNITS (UP TO 12 ADAPTABLE)  
 95 TOTAL UNITS

**OPTIONAL UNIT LAYOUT**  
 1:32 = 1'-0"

**SITE PLAN**  
 1:32 = 1'-0"



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PHONE: (250) 338-2748  
 EMAIL: darin.bell@shaw.ca

CLIENT:

**MAPLE STREET  
 MULTIFAMILY  
 DEVELOPMENT**

DATE	DWN.	DWG. NO.
FEB. 10, 2026	DLB	