



Comments on OCP and Zoning Amendment Bylaws 1265 and 1266

[REDACTED]
Date Thu 7/2/2026 3:51 PM

To Karin Albert <kalbert@cumberland.ca>

Hi Karin,

I am writing with a few comments on the upcoming public hearing for the OCP and Zoning Amendment Bylaws.

First, I noticed what appears to be a typo in the public notice. The notice refers to the public hearing date as July 13, 2025, but I assume this should be July 13, 2026.

Second, I have a question about the proposed zoning language regarding “water and beverage bottling where the source is the municipal water supply supplied directly to the property on which the bottling is taking place.” I understand and support the intent to prevent bulk water bottling using Cumberland’s municipal water supply. However, the wording also refers to “beverage bottling,” and Cumberland already has local beverage producers, including breweries (Cumberland Brewing Company). I assume the intent is not to affect existing breweries or small local beverage producers, but I think it may be worth clarifying the language before adoption so there is no unintended consequence or confusion.

Third, regarding the OCP language for recreation and play areas in multi-unit and mixed-use developments, I understand why the wording changed to allow flexibility between a playground, recreation area, or other amenity depending on the development. That makes sense. However, I still wonder whether “should be provided” is strong enough, especially as Cumberland continues to see more family-oriented townhouse and multi-unit developments.

For example, Stoneleigh Station appears to have provided a fairly minimal playground area, essentially a slide and swings, and I do not recall Steam Engine Estates having a playground or meaningful recreation area. Looking ahead, I would expect a larger development, such as the proposed Maple Street townhouse development, to include something reasonable and proportional to its size, particularly since the nearest public playground is roughly 2,000 feet away at Cumberland Community School.

To be clear, this comment addresses the proposed OCP playground/recreation language generally, not a site-specific comment on the Maple Street development. I understand there will be a separate opportunity to comment on that application later in the process.

Overall, I think the proposed housekeeping amendments make sense, but I would appreciate clarification on the bottling language and would encourage Council and staff to consider whether the recreation/play area language should be strengthened.

Thank you,

[REDACTED]

July 13, 2026 - Written submission via voicemail

Re Zoning Amendment Bylaw, section 3(a)

- Change the proposed language on “water and beverage bottling where the source is the municipal water supply supplied directly to the property on which the bottling is taking place”. I am concerned that while this would prevent bulk water bottling using Cumberland’s municipal water supply, it would also affect local beverage producers such as the Cumberland Brewing Company. This needs to be reworded so that it does not affect existing breweries or small local beverage producers. Add the word “except” to this prohibited use to read: “water and beverage bottling, except where the source is the municipal water supply...” as in the previous Zoning Bylaw.
- Add the bulk production of water in bottles from any water source within the Village of Cumberland as another use that’s prohibited in all zones. This would include someone filling up a watering truck with municipal water for the purpose of for example dumping it into a well.
- Add a definition for bulk production into the bylaw