The Corporation of the Village of Cumberland

Committee of the Whole Meeting Agenda

Monday, November 23, 2026, 3:00 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 Committee of the Whole meeting, November 23, 2026

Recommendation:
THAT the Committee approve the Agenda for the November 23, 2026 Committee of the Whole Meeting.

3. Delegations

4. Reports

4.1	Accelerating Community Energy Transition (ACET) – Interim Report Prepared by Kevin McPhedran, Director of Community Services	3
4.2	Financial Performance Report, July to October 2026 Prepared by Annie Berard-Ball, Director of Corporate Services/Chief Financial Officer	6
4.3	Strategic Priorities, Third Quarter Report, July to September 2026 Prepared by Michelle Mason, Chief Administrative Officer	16

5. 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.

6. Closed Portion

Recommendation:
THAT Council close the meeting to the public pursuant to Section 90 (1) of the *Community Charter* to consider:

(c)labour relations or other employee relations;

(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;

(f)law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(g) litigation or potential litigation affecting the municipality.

7. Adjournment

COMMITTEE OF THE WHOLE REPORT

REPORT DATE: November 9 2026
MEETING DATE: November 23, 2026

File No. 0400-63

TO: Mayor and Councillors

FROM: Kevin McPhedran, Director of Community Services

SUBJECT: Accelerating Community Energy Transition (ACET) – Interim Report

PURPOSE

The purpose of this report is to introduce the attached letter and a corresponding presentation from the University of Victoria's Accelerating Community Energy Transition (ACET) research group to provide an interim update on the work they are doing funded by the Village's $10,000 grant.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
February 22, 2026	THAT Council grant $10,000 to the University of Victoria – Accelerating Community Energy Transformation (ACET) research group for the purpose of an engineering scoping study on a Bevan Industrial area / No 4 Mine site mine water geothermal district energy system; AND THAT Council, as a condition of the grant, require that ACET submit a reporting compiling the results of the study to the Village at the completion of the project; AND THAT Council delegate to staff the entering of a Letter of Offer and completion of an application form for the purpose of exempting University of Victoria overhead so that the full grant amount can be expended on the engineering scoping study.

BACKGROUND

Earlier this year, Council granted ACET $10,000 for the purposing of conducting a preliminary engineering study to explore using mine water for district geothermal energy system. In a meeting with staff and Mayor Brown earlier this fall, an opportunity was discussed for ACET to provide an interim update to Council on work to date prior to Council upcoming Strategic Priorities workshop, with the final report scheduled for 2027. This report introduces this interim update.

FINANCIAL IMPLICATIONS

There are no financial implications of receiving the ACET interim project update.

OPERATIONAL IMPLICATIONS

None.

CLIMATE CHANGE IMPLICATIONS

Investigations may lead to opportunities to reduce green house gas emissions through energy savings, amongst other benefits.

ALTERNATIVES

Not receiving the interim update report from ACET.

STRATEGIC OBJECTIVE

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

ATTACHMENTS

ACET Interim Update Letter. November 9, 2026

CONCURRENCE

None.

Respectfully submitted,

Kevin McPhedran

_____
Kevin McPhedran
Director of Community Services

Michelle Mason

_____
Michelle Mason
Chief Administrative Officer

UNIVERSITY OF VICTORIA
ACET
ACCELERATING COMMUNITY ENERGY TRANSFORMATION

MAC D202 - 3800 Finnerty Rd. Victoria BC. V8W 2Y2 Canada
contactacet@uvic.ca | acet.uvic.ca

November 6, 2026
The Corporation of the Village of Cumberland
2763 Dunsmuir Avenue
Cumberland, BC V0R 1S0

Dear Council,

This letter summarizes the updates included in our upcoming presentation to Council on November 23rd, 2026. The presentation will include a brief project background for any new members of Council and staff in attendance, an overview of ongoing community engagement activities in partnership with the Lake Park Society and the Cumberland Museum and Archives, and a brief update on the progress of the Falcon Engineering scoping study that was funded by the Village of Cumberland on March 3rd, 2026 and is being managed by ACET.

This project was initiated by Mayor Brown, Village staff, and a group of Cumberland geologists in early 2024. Early work included collaborating with local geologists to process existing archival borehole data and assemble it into mine sections and a 3D map of the three mines closest to zones of current and future development in the Village (Mine No. 4, No. 5, and No. 6). Ongoing community engagement includes the Energy Rangers youth education program developed in partnership with the Lake Park Society and a digital exhibit and 3D-printed model developed in partnership with the Cumberland Museum and Archives. The Energy Rangers program completed its first season and led eleven classes and over two hundred students through a hands-on, nature-based, energy curriculum that explores Cumberland's history in coal and introduces fundamental lessons about where different forms of renewable energy come from. The digital exhibit in the Cumberland Museum and Archives is currently under development and will include historical and geological context uncovered through early project progress, a 3D-printed model of the mines, and a video of the 3D mine geometry developed with local Cumberland geologists and their collaborators.

Falcon Engineering has progressed on validating our initial mapping efforts including the production of novel map overlays detailing the No. 4 mine geometry below the Bevan Rd. industrial zone. The intention of these exercises is generally to help reduce uncertainty in selecting test well drilling locations for a future pilot demonstration project. They are also exploring the possibility of mine*shaft* geo-exchange to determine if the standing column of water just in the abandoned shaft below No. 6 Mine park could heat and cool at least part of the proposed thriving civic precinct and generate operational data without drilling to further de-risk future resource exploration of larger district energy opportunities. Falcon Engineering is preparing a concise report intended to provide brief and practical guidance around the assessment, development, and operation of a minewater geo-exchange system in the Cumberland area. This report is anticipated for delivery in early 2027.

Please do not hesitate to reach out to me at gould@uvic.ca with any questions or concerns.

Sincerely,



Dr. Zachary Gould
Community Planning Lead in Integrated Energy Systems
Accelerating Community Energy Transformation (ACET)

FINANCIAL PERFORMANCE QUARTERLY REPORT

MEETING DATE: November 23, 2026

REPORT PERIOD: July to October 2026

FROM: Annie Bérard-Ball, Director of Corporate Services / Chief Financial Officer

---

QUARTERLY SUMMARY

This report presents a financial update as of October 31, 2026 for the Village of Cumberland. This quarterly update would have been typically prepared as of September 30, 2026, however with the cancellation of both Council meetings in October, October actuals are now available and included in the report. The report also includes a summary of the procurement activities for the same period.

Attached to the report are financial summaries as of October 31, 2026 with comparisons to the 2026 financial plan and 2025 audited amounts. The figures presented for 2026 are not complete or audited and do not meet all accounting standards which would otherwise be applied for final year-end financial statement purposes. Amortization on assets, funding entries, year-end adjusting entries and final expense accruals are not included. The summaries are intended for internal use only.

The following statements are attached:

- *Attachment 1:* ***Statement of Financial Position***
  Provides a summary of the Village's assets and liabilities.
- *Attachment 2:* ***Statement of Operations and Accumulated Surplus***
  Provides information about revenues and expenses that have impacted the accumulated surplus since the beginning of the year.
- *Attachment 3:* ***Statement of Change in Net Financial Assets***
  Provides a summary of the difference between the annual surplus or deficit and the change in net financial assets.

- *Attachment 4:* ***Reconciliation of Financial Statement Surplus to Financial Plan Surplus***
  Provides a list of adjustments to reconcile surplus for financial statement reporting purposes (as per accounting rules) to surplus for financial plan purposes to ensures we remain within budget.

As of October, we can expect an approximate 80% use of the budget for operating expenses. Grants, transfers from reserves and other revenues are expected to reflect similar timing to related project expenses. Brief variance explanations are included in Attachment 2 and 4.

Attachment 1: Statement of Financial Position

Key variances are highlighted below:

Financial Assets

Cash, Equivalents and Investments; and Property Taxes Receivable:

- Lower due to 2026 capital spending (mainly Wastewater Treatment Plant (WWTP), Roads and Utilities Replacement (R&U) and residential property purchase).

Accounts receivable:

- Higher due to grants receivable from the Province and Federal for the WWTP (FCM - Green Municipal Fund and Investing in Canada Infrastructure Program (ICIP)).

Liabilities

Accounts payable and accrued liabilities:

- Lower due to less payable at the end of October (December 2026 included a large amount payable for the WWTP).

Service and other deposits:

- Lower due to large deposit returned to developers for Royston Road and Beck Avenue developments.

Debenture and long-term debt:

- Higher due to new short-term debt secured to fund the WWTP.

Non-Financial Assets

Tangible Capital Assets:

- Higher due to 2026 capital spending (mainly WWTP, R&U and residential property purchase)

Equity in Capital Assets:

- Higher due to 2026 capital spending.

Attachment 2: Statement of Operations and Accumulated Surplus

Key variances are highlighted below:

Revenues

- Property tax levied in May
- Transfer from other governments – conditional: Grant funding recognized with project expenditures (not much spent to date for WWTP Phase 2 and Dam #2).
- Development Cost Charges (DCC): timing with projects (mainly Water and Storm Master Plans and sewer-storm separation project)

Operating Expenses

- Lower for some departments than expected 80% year-to-date October, mostly due to operating projects starting later in the year or delayed.
- Included in Environmental Health Services: Sewer Treatment operating expenses are trending higher than budget. The WWTP operating budget was a high level estimate provided by the consulting team during project design. Staff is analyzing the expenses to ensure any project-related expenses are properly accounted for within the project budget. Savings in other areas will help reduce the anticipated overage (including less interest paid on the short term loan for the WWTP). 12 months of steady operations once the project is completed will be required to properly estimate operating expenses for the WWTP (not in time for the 2027 budget).

Attachment 3: Statement of Change in Net Financial Assets

The Village's financial assets are greater than its liabilities.

Attachment 4: Reconciliation of Financial Statement Surplus to Financial Plan Surplus

This statement shows the Village is currently in a surplus position. Property tax, the main source of revenue, is levied in May of each year and fund expenses throughout the year.

Procurement

Spending Commitments between $50,000 and $200,000 as per the Purchasing Management Services Policy

Appendix A of the Purchasing Management Services policy requires a summary to be provided to Council quarterly for commitments that have been made between $50,000 and $200,000. Council approves commitments in excess of $200,000.

A summary of commitments made above $50,000 between July 1 and October 31, 2026 are included below.

Vendor	Description	Commitment Date	Commitment Total
Peter Moore Projects Inc.	CRI Gym Wall replacement (Insurance claim, contract value $96,690.50, Village responsible for $2500 deductible and GST – recoverable / Awarded by MIA)	July 10, 2026	$2,500.00
StandingBear Construction Ltd.	No 1 Japanese Town Shelter Design-Built and Landscape Improvements (funded by the Japanese Canadian Legacy Society Grant and awarded following the April 2026 request for proposals)	July 21, 2026	$148,410.93
Urban Systems	Subdivision and Development Bylaw (funded by the UBCM – Local Government Development Approvals Program Grant and awarded as part of the 2024 General Land Use Planning Services Agreement with Urban Systems)	July 31, 2026	$200,000
Milestone Equipment Contracting Inc.	High Performance Lagoon Upgrades Phase 2 Construction (awarded following the June 2026 competitive tender)	Base scope: August 12, 2026 Optional work: October 9, 2026	$1,074,903.00
David Stalker Excavating Ltd.	2026 Sewer Storm Separation Project (awarded following the July 2026 competitive tender)	October 2026	$1,057,132.50

Social Procurement

Each competitive procurement initiated by the Village includes a consideration for social procurement. This section demonstrates how proponents considered social procurement in their proposal submitted between July and October 2026.

June 2026 - Invitation To Tender 2601 – High Performance Lagoon Upgrades – Phase 2

Two compliant bids were received in response to this tender. The two envelopes system was used to ensure social procurement was included in all the bids. Reference to social procurement was included for both proposals. The successful proponent identified the following benefits:

1. Education and progression of local workforce.
2. Inclusion of systems to reduce, reuse, recycle, rejuvenate.
3. Supporting local charities and non-profits.
4. Offering over and above the current living wage of the Comox Valley.
5. Meaningful engagement and employment of Indigenous peoples.
6. Indicated established First Nations partnerships.
7. Value added community contributions.
8. Local hiring and community support.

July 2026 - Invitation To Tender 2602 – 2026 Sewer Separation Package

Five bids were received in response to the tender. The two envelopes system was also used to ensure social procurement was included in all the bids. The successful tender identified the following community and environmental benefits:

1. Meet or exceed wage rates for Comox Valley region living wage values.
2. Increasing the number of local jobs with opportunities for 1-4 local positions with industry experience and potentially 1-2 positions for inexperienced positions.
3. Provide financial support to local community businesses by purchases of construction materials, food and drinks, supplies.
4. Providing in-kind support by donation of company equipment and labour force that may be used for designated community projects during time of project duration.
5. Equipment fleet is of a newer series with environmentally friendly features to reduce emissions and security feature to ensure of situational awareness and supervision.

September 2026 - Request for Proposals 2604 – No. 2 Dam Replacement Design and Engineering Consultant

Three compliant proposals were received in response to this request for proposals. Reference to social procurement was included in every proposal. The successful proponent included the following:

1. Project team with strong local and regional representation, supported by Comox Valley-based specialists, and a commitment to prioritize local suppliers, accommodations, and subcontractors where practical so that project spending remains in Cumberland and the Comox Valley.
2. Opportunities to engage the K'ómoks Guardian Watchmen as a subconsultant in field activities, monitoring, and knowledge sharing where appropriate, supporting Indigenous participation and local stewardship capacity.
3. Mentorship and employment opportunities for early-career professionals, fair employment and inclusive workplace practices, and support for supplier diversity.
4. Acknowledging the project itself contributes to long-term community benefit by improving the reliability and safety of the drinking water system and supporting watershed health.

ATTACHMENTS

- 1 - Statement of Financial and Municipal Position as at October 31, 2026;
- 2 - Statement of Operations and Accumulated Surplus as at October 31, 2026;
- 3 - Statement of Change in Net Financial Assets as at October 31, 2026; and
- 4 - Reconciliation of Financial Statement Surplus to Financial Plan Surplus as at October 31, 2026.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Financial Position
Interim Statement as at
October 31, 2026
UNAUDITED

	2026 *(Note 1)*	2025
FINANCIAL ASSETS		
Cash, equivalents and investments	21,325,270	23,392,778
Property taxes receivable	319,604	367,727
Accounts receivable	3,220,038	2,667,245
	24,864,912	26,427,750
LIABILITIES		
Accounts payable and accrued liabilities	(1,813,494)	(3,778,035)
Asset retirement obligation liabilities	(264,448)	(264,448)
Service and other deposits	(879,516)	(1,179,190)
Deferred revenue	(5,129,700)	(5,135,833)
Debenture and long term-debt	(11,830,601)	(10,526,330)
	(19,917,759)	(20,883,836)
NET FINANCIAL ASSETS / (DEBT)	**4,947,153**	**5,543,914**
NON-FINANCIAL ASSETS		
Tangible Capital Assets	92,714,293	87,694,085
Inventories	177,410	177,410
Prepaid expenses	23,342	101,350
	92,915,045	**87,972,845**
ACCUMULATED SURPLUS	**$ 97,862,198**	**$ 93,516,759**
MUNICIPAL POSITION		
Operating funds	(2,561,288)	(2,520,731)
Statutory/Bylaw Authorized Reserves	(14,417,217)	(14,092,721)
Equity in capital assets	(80,883,693)	(76,903,307)
	$ (97,862,198)	**$ (93,516,759)**

Note 1:

These statements are not audited and do not comply with all applicable accounting standards.

They are intended for internal management purposes only.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Operations and Accumulated Surplus
Interim Statement as at
October 31, 2026
Unaudited

	2026 Amended Financial Plan	Remove Amortization	2026 Adjusted Financial Plan	2026 Actual-YTD	% Use Of Financial Plan	Variance	2025 Actual	Comments
								***Revenue: no all the funding allocation done for 2026 projects*
Revenue			*(Note)*	*(Note)*				
Property taxes and P.I.L.	$ 5,134,220	$ -	$ 5,134,220	$ 5,127,355	100%	$ 6,865	$ 4,943,214	*Property Taxes levied in May each year*
Parcel taxes	905,530	-	905,530	$ 866,980	96%	38,550	827,473	*Parcel Taxes levied in May each year (2026 budget includes water parcel tax at $65/parcel, readjusted to $50.87/parcel based on interest rate, difference of $32,430)*
Sale of services & fees	3,195,610	-	3,195,610	$ 2,430,587	76%	765,023	3,087,087	*Utility billings, service connections and sales for other municipal services (Recreation / Cemetery)*
Sale of services to other governments	516,190	-	516,190	$ 515,189	100%	1,001	597,327	*Qtrly Bulk water / Fire Protection District (paid in August)*
Transfer from other govts-unconditional	530,000	-	530,000	$ 529,000	100%	1,000	525,000	*Small Community Grant received in July*
Transfer from other govt's-conditional	6,076,540	-	6,076,540	$ 1,463,752	24%	4,612,788	2,865,488	*Grants (variance due to timing of projects and carry forwards) / Host Amenity & Community Works Funds*
Other revenue	1,037,550	-	1,037,550	$ 1,040,002	100%	(2,452)	1,674,702	*Permits & Licensing / Donations / Interest & Penalties / Proceed from sale of assets / Miscellaneous*
Development cost charges	421,370	-	421,370	$ 278,900	66%	142,470	91,393	*Variance due to timing of projects*
Contributed Assets	-	-	-	$ -		-	-	
Parking in Lieu	6,000	-	6,000	$ -	0%	6,000	-	
	17,823,010	-	17,823,010	$ 12,251,765	69%	5,571,246	14,611,684	
								***Operating Expenses: includes prior year operating projects carried-forward*
Operating Expenses								
General government services	1,645,070	(59,330)	1,585,740	$ 1,059,326	67%	526,414	1,489,189	
Transportation services	2,419,160	(871,000)	1,548,160	$ 1,141,865	74%	406,295	2,389,920	
Protective services	1,254,390	(259,400)	994,990	$ 679,988	68%	315,002	1,127,940	
Environmental health services	4,162,520	(654,410)	3,508,110	$ 2,545,864	73%	962,246	3,493,500	*Include Sewer Treatment Operating Expenses trending over budget*
Cemetery Services	62,280	(3,300)	58,980	$ 43,757	74%	15,223	32,050	
Planning, development & environment	930,630	-	930,630	$ 773,256	83%	157,374	1,232,324	
Recreation services	1,186,370	(16,030)	1,170,340	$ 972,760	83%	197,580	1,132,172	
Cultural and community events	165,440	-	165,440	$ 151,904	92%	13,536	168,908	*Community grants*
Parks Services	838,510	(76,000)	762,510	$ 537,606	71%	224,904	668,596	
	12,664,370	(1,939,470)	10,724,900	$ 7,906,326	74%	2,818,574	11,734,599	
Annual Surplus	5,158,640	1,939,470	7,098,110	$ 4,345,439		2,752,672	2,877,085	
Accumulated Surplus, Beginning of Year	93,516,759	-	93,516,759	$ 93,516,759			90,639,674	
Accumulated Surplus, End of Year	**$ 98,675,399**	**$ 1,939,470**	**$ 100,614,869**	**$ 97,862,198**	**97%**	**$ 2,752,672**	**$ 93,516,759**	

Note:
These statements are not audited and do not comply with all applicable accounting standards. They are intended for internal management purposes only.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Statement of Change in Net Financial Assets / (Debt)
Interim Statement as at
October 31, 2026
Unaudited

	2026 Approved Financial Plan	Remove Amortization	2026 Adjusted Financial Plan *(Note)*	2026 Actual-YTD *(Note)*	% Use Of Financial Plan	Variance	2025 Actual
Annual Surplus	5,158,640	1,939,470	7,098,110	4,345,439	61%	2,752,672	2,877,085
Amortization	1,939,470	(1,939,470)	-	-		-	2,055,847
Change in supplies inventories	-	-	-	-		-	(3,692)
Change in prepaid expenses	-	-	-	78,006		(78,006)	(14,930)
Gain on sale of tangible capital assets	-	-	-	-		-	39,382
Acquisition of tangible capital assets	(14,077,910)	-	(14,077,910)	(5,020,207)	36%	(9,057,703)	(9,239,466)
Change in Net Financial Assets / (Debt)	(6,979,800)	-	(6,979,800)	(596,762)	9%	(6,383,038)	(4,285,774)
Net Financial Assets, Beginning of the Year	5,543,914	-	5,543,914	5,543,914		0	9,829,688
Net Financial Assets, End of the Year	**$ (1,435,886)**	**$ -**	**$ (1,435,886)**	**$ 4,947,152**	**(345%)**	**$ (6,383,038)**	**$ 5,543,914**

Note:
These statements are not audited and do not comply with all applicable accounting standards. They are intended for internal management purposes only.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND
Reconciliation of Financial Statement Surplus to Financial Plan Surplus
Interim Statement as at
October 31, 2026
Unaudited

	2026 Approved Financial Plan	Remove Amortization	2026 Adjusted Financial Plan	2026 Actual-YTD	% Use Of Financial Plan	Variance	2025 Actual	Comments
Annual Surplus	5,158,640	1,939,470	7,098,110	4,345,439	61%	2,752,671	2,877,085	
Adjustments as per Financial Plan								
Acquisition of tangible capital assets	(14,077,910)	-	(14,077,910)	(5,020,207)	36%	(9,057,703)	(9,239,466)	*Delay in projects*
Add back amortization expenses	1,939,470	(1,939,470)	-	-		-	2,055,847	
Proceeds on borrowing	3,342,020	-	3,342,020	1,767,405	53%	1,574,615	1,534,000	*Delay in projects*
Principal payments on debt	(544,900)	-	(544,900)	(463,134)	85%	(81,766)	(514,947)	*Paid in April and October / Timing with WWTP debt*
Add Non-cash adjustments	-	-	-	-		-	39,382	
Change in Consolidated Balances	(4,182,680)	-	(4,182,680)	629,503	(15%)	(4,812,183)	(3,248,099)	
Transfer (To) / From Reserves								
To reserves	(4,037,650)	-	(4,037,650)	(3,562,161)	88%	(475,489)	(4,977,932)	
From reserves	8,220,330	-	8,220,330	3,579,354	44%	4,640,976	9,230,037	
Transfer (To) / From Reserves	4,182,680	-	4,182,680	17,193	0%	4,165,487	4,252,105	
Surplus / (Deficit) Per Financial Plan	**-**	**-**	**-**	**646,696**		**$ (646,696)**	**1,004,006**	

Note:
These statements are not audited and do not comply with all applicable accounting standards. They are intended for internal management purposes only.



QUARTERLY REPORT
TO COUNCIL

July to September 2026

THE VILLAGE OF
CUMBERLAND

250.336.2291
info@cumberland.ca
cumberland.ca

2673 Dunsmuir Avenue
Box 340, Cumberland, BC
V0R 1S0

Contents

1. Strategic Priorities 2023 - 2027 Update 1
2. Fire Services.....46
3. Police Services.....48
4. Development Services 54
5. Permits, Licensing and Bylaw Services.....58
6. Legislative Services (Council Actions) 63

STRATEGIC PRIORITIES QUARTERLY REPORT

MEETING DATE: November 23, 2026

REPORT PERIOD: July to September 2026

FROM: Michelle Mason, Chief Administrative Officer

The following are attached to this report for Council information for the period July to September 2026 (some updates to October 31st due to elections). The Strategic Priorities & Emerging Items Updates provide an update to Council on progress towards their Strategic priorities and emerging items that have been added. The other reports provide statistical information to Council. The Financial reporting is now a separate presentation to Council from the reports below.

- 2023-2027 Strategic Priorities & Emerging Items Update – All Initiatives
- 2023-2027 Strategic Priorities & Emerging Items Update – Completed
- 2023-2027 Strategic Priorities & Emerging Items Update – In Progress
- Protective Services
- RCMP
- Development Services
- Permits, Licencing and Bylaw Services
- Legislative Services (Council Action Items)

QUARTERLY SUMMARY

A highlight of the quarter is that the LWMP was approved by the Minister and phase two of the Wastewater treatment upgrades is well underway. The Village received $2.7m in additional grants for the No. 2 Dam reconstruction which allowed for design and project management to proceed. Council Chamber's fire recovery construction is now in progress. Staff continue to work to resolve EcoGift land challenges which has delayed the Village Park Master Plan. While internal housekeeping update to the Recreation and Parks fees bylaw, the comprehensive update has been deferred to 2028. Asset Management continues to be behind schedule while the temporary project management position focuses on implementing the automatic cart solid waste system. Engagement (engagecomoxvalley.ca) site has been set up with upcoming community engagement on use of surplus land at Union Road. Recreation gym hazardous material abatement is now completed. Staff continue to work

through the response to the Perseverance Creek Flood event from January. Staff will bring information to Council in 2027 regarding the Allen Reservoir Algal Bloom challenges.

The Village continues to be given the opportunity to present to K'ómoks First Nation Chief and Council every second month. Staff presented an update on No. 2 Dam construction and the Wastewater treatment upgrades at the September 3, 2026 meeting. Staff will provide an update on the Cumberland Forest Land strategy at the December 4, 2026 meeting.

The following is a summary of grant activities that took place between July and September 2026.

Grants Applied for:

$993,578	Build Communities Strong Fund (BCSF) Direct Delivery Stream (DDS) – Storm and Sewer Separation projects
$5,000	Heritage Legacy Fund - Heritage Conservation Area Guidelines for Adaptive Re-Use and New Construction on Residential Properties
$6,120	BC Hydro Business Energy Savings Incentives – Buchanan Hall Lighting upgrades
$10,956	Canada Summer Jobs – summer student/youth positions subsidies

Grants Approved:

$5,000	Heritage Legacy Fund - Heritage Conservation Area Guidelines for Adaptive Re-Use and New Construction on Residential Properties
$6,120	BC Hydro Business Energy Savings Incentives – Buchanan Hall Lighting upgrades
$5,000	BC Hydro Community Regreening Grant (applied for Jan 2026) – Cumberland Restoration sites and street tree planting and enhancement project

Grants Not Approved: None in Q3

Outstanding Grant Applications:

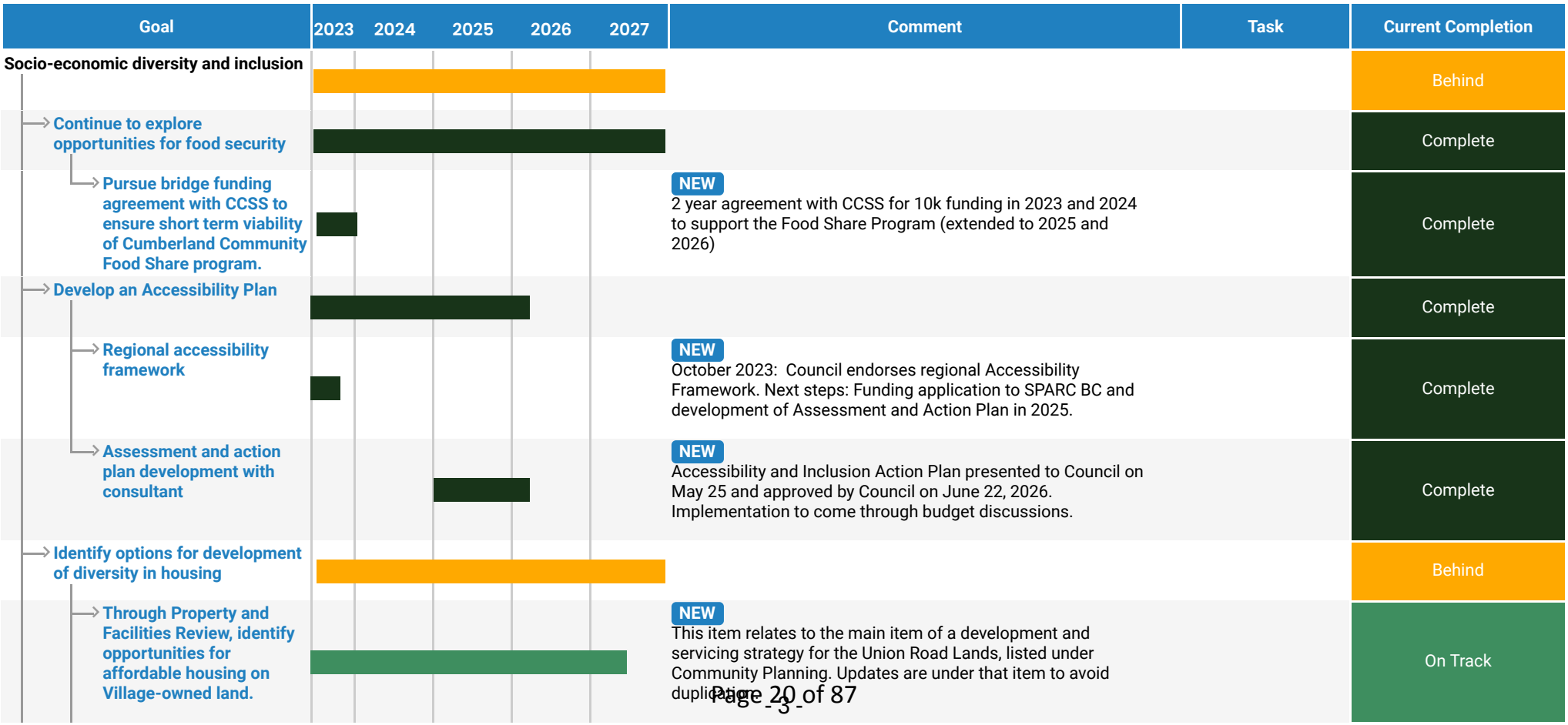
$5,297,796	Canada Active Transportation Fund (Multi-use paths, complete streets and sidewalk projects applied February 10, 2025)
$993,578	Build Communities Strong Fund (BCSF) Direct Delivery Stream (DDS) – Storm and Sewer Separation projects
$10,956	Canada Summer Jobs – summer student/youth positions subsidies

133 GOALS

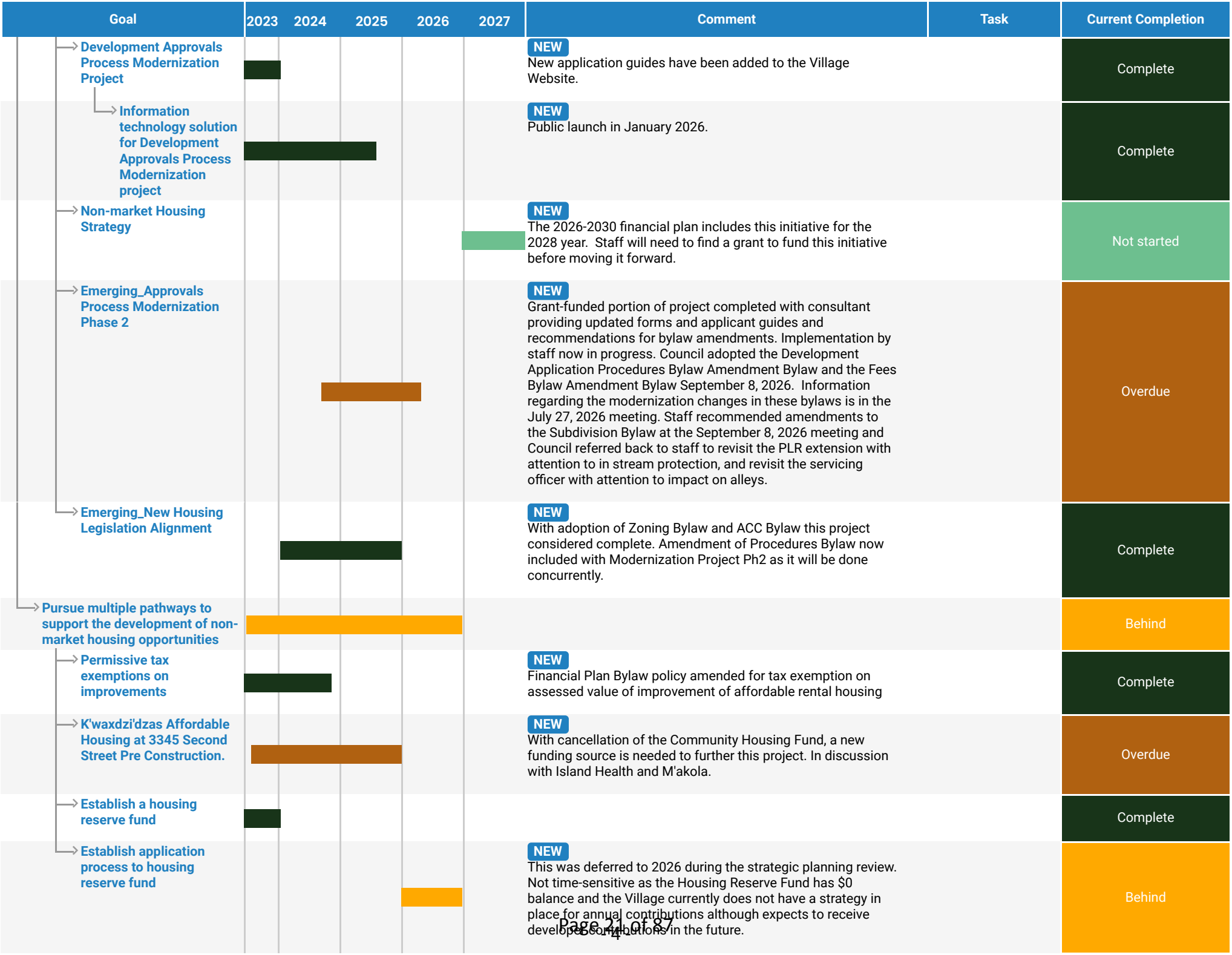
76% GOAL COMPLETION

STRATEGIC PLAN 2023-2027 PLAN

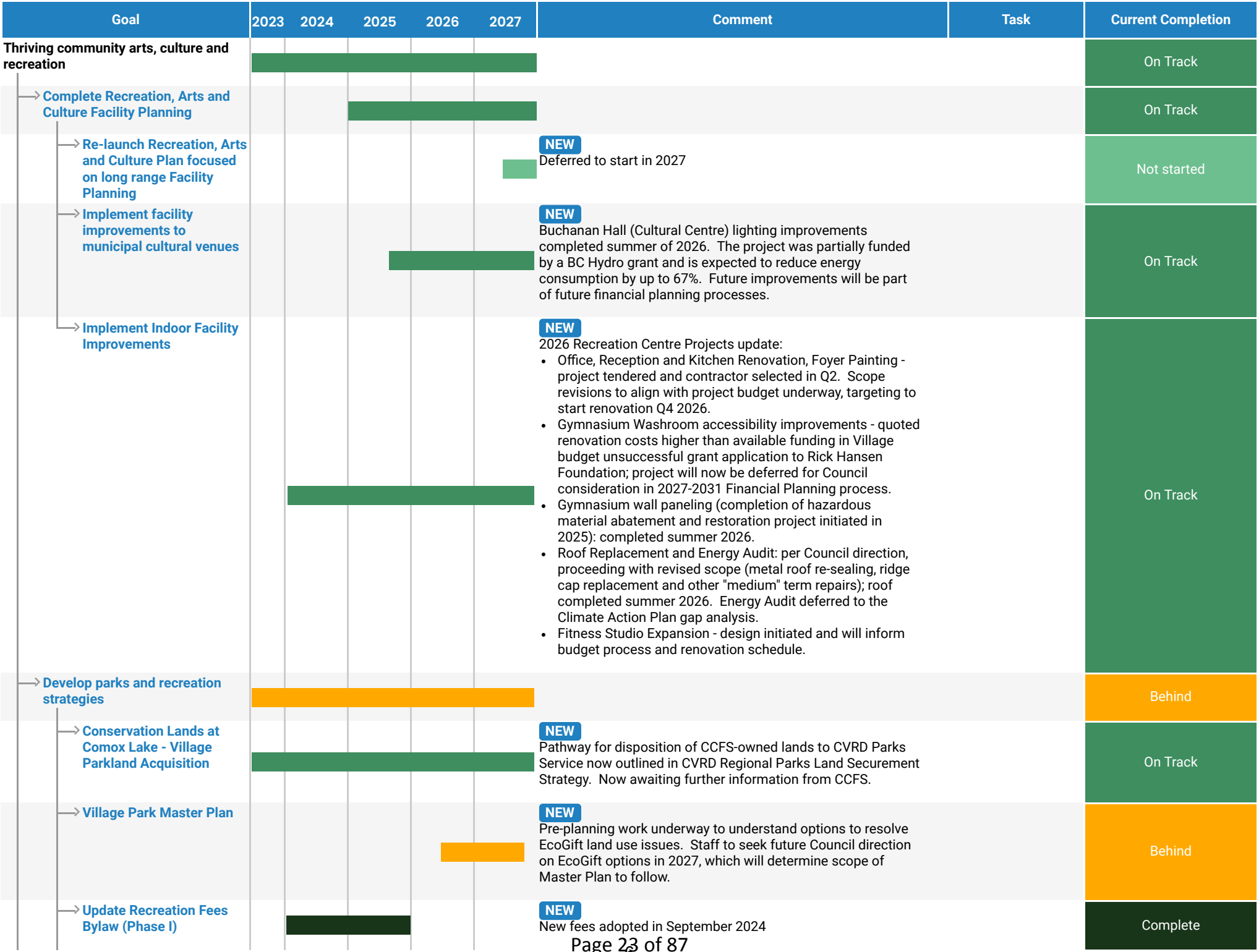
DIVERSE AND HEALTHY COMMUNITY



Goal	Comment	Task	Current Completion
Socio-economic diversity and inclusion			Behind
→ Continue to explore opportunities for food security			Complete
→ Pursue bridge funding agreement with CCSS to ensure short term viability of Cumberland Community Food Share program.	NEW 2 year agreement with CCSS for 10k funding in 2023 and 2024 to support the Food Share Program (extended to 2025 and 2026)		Complete
→ Develop an Accessibility Plan			Complete
→ Regional accessibility framework	NEW October 2023: Council endorses regional Accessibility Framework. Next steps: Funding application to SPARC BC and development of Assessment and Action Plan in 2025.		Complete
→ Assessment and action plan development with consultant	NEW Accessibility and Inclusion Action Plan presented to Council on May 25 and approved by Council on June 22, 2026. Implementation to come through budget discussions.		Complete
→ Identify options for development of diversity in housing			Behind
→ Through Property and Facilities Review, identify opportunities for affordable housing on Village-owned land.	NEW This item relates to the main item of a development and servicing strategy for the Union Road Lands, listed under Community Planning. Updates are under that item to avoid duplication.		On Track


Goal
2023
2024
2025
2026
2027
Comment
Task
Current Completion
Development Approvals Process Modernization Project
NEW
New application guides have been added to the Village Website.
Complete
Information technology solution for Development Approvals Process Modernization project
NEW
Public launch in January 2026.
Complete
Non-market Housing Strategy
NEW
The 2026-2030 financial plan includes this initiative for the 2028 year. Staff will need to find a grant to fund this initiative before moving it forward.
Not started
Emerging_Approvals Process Modernization Phase 2
NEW
Grant-funded portion of project completed with consultant providing updated forms and applicant guides and recommendations for bylaw amendments. Implementation by staff now in progress. Council adopted the Development Application Procedures Bylaw Amendment Bylaw and the Fees Bylaw Amendment Bylaw September 8, 2026. Information regarding the modernization changes in these bylaws is in the July 27, 2026 meeting. Staff recommended amendments to the Subdivision Bylaw at the September 8, 2026 meeting and Council referred back to staff to revisit the PLR extension with attention to in stream protection, and revisit the servicing officer with attention to impact on alleys.
Overdue
Emerging_New Housing Legislation Alignment
NEW
With adoption of Zoning Bylaw and ACC Bylaw this project considered complete. Amendment of Procedures Bylaw now included with Modernization Project Ph2 as it will be done concurrently.
Complete
Pursue multiple pathways to support the development of non-market housing opportunities
Behind
Permissive tax exemptions on improvements
NEW
Financial Plan Bylaw policy amended for tax exemption on assessed value of improvement of affordable rental housing
Complete
K'waxdzi'dzas Affordable Housing at 3345 Second Street Pre Construction.
NEW
With cancellation of the Community Housing Fund, a new funding source is needed to further this project. In discussion with Island Health and M'akola.
Overdue
Establish a housing reserve fund
Complete
Establish application process to housing reserve fund
NEW
This was deferred to 2026 during the strategic planning review. Not time-sensitive as the Housing Reserve Fund has $0 balance and the Village currently does not have a strategy in place for annual contributions although expects to receive developer contributions in the future.
Behind

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Effective community engagement and communication				On Track
Implement the Communications Strategy				On Track
Complete the communications and implementation strategy		**NEW** Communication Strategy Revised October 2024.		Complete
Hire a permanent part-time communications coordinator		**NEW** Position development and original recruitement of position completed in September 2024.		Complete
Communications Strategy Implementation		**NEW** Implementation of the strategy is in progress with a review expected to take place in the future given growth and changes that have occured since approved.		On Track
Encourage stronger community engagement		**NEW** "Community Engagement and Projects" has been added as a new main menu on the Village website, as well as a "Feature Topics" menu on the website home page to feature projects and opportunities for community engagement. Engagement opportunities are also featured on the Village's social media channels. Community engagement is project-based and funded by project budgets. Current and upcoming engagement includes the Penrith Avenue project, Official Community Plan review, Zoning Bylaw update, Amenity Cost Charges development.		Complete
Include community engagement in the Communications Strategy implementation plan		**NEW** • The Communications Strategy that includes community engagement strategies was presented to Council March 18, 2024 • Progress on community engagement will be tracked with the Communication Strategy implementation above		Complete
Develop a Bylaw Enforcement Strategy		**NEW** Bylaw Enforcement Strategy completed in 2024, implementation of the strategy outlined below.		Complete
Update the Bylaw Enforcement Policy		**NEW** Approved by Council in May 2024		Complete
Good Neighbour Bylaw		**NEW** Adopted by Council in June 2024. Bylaw renamed to "Community Nuisance Abatement Bylaw"		Complete
Bylaw Dispute Adjudication System Implementation		**NEW** This project is now planned for 2027 due to competing priorities in 2026. Budget to be carried forward.		Behind
Bylaw enforcement service review		**NEW** Report to Council on completion of the project September 9, 2024.		Complete


Goal
2023
2024
2025
2026
2027
Comment
Task
Current Completion
Thriving community arts, culture and recreation
On Track
Complete Recreation, Arts and Culture Facility Planning
On Track
Re-launch Recreation, Arts and Culture Plan focused on long range Facility Planning
NEW
Deferred to start in 2027
Not started
Implement facility improvements to municipal cultural venues
NEW
Buchanan Hall (Cultural Centre) lighting improvements completed summer of 2026. The project was partially funded by a BC Hydro grant and is expected to reduce energy consumption by up to 67%. Future improvements will be part of future financial planning processes.
On Track
Implement Indoor Facility Improvements
NEW
2026 Recreation Centre Projects update:
• Office, Reception and Kitchen Renovation, Foyer Painting - project tendered and contractor selected in Q2. Scope revisions to align with project budget underway, targeting to start renovation Q4 2026.
• Gymnasium Washroom accessibility improvements - quoted renovation costs higher than available funding in Village budget unsuccessful grant application to Rick Hansen Foundation; project will now be deferred for Council consideration in 2027-2031 Financial Planning process.
• Gymnasium wall paneling (completion of hazardous material abatement and restoration project initiated in 2025): completed summer 2026.
• Roof Replacement and Energy Audit: per Council direction, proceeding with revised scope (metal roof re-sealing, ridge cap replacement and other "medium" term repairs); roof completed summer 2026. Energy Audit deferred to the Climate Action Plan gap analysis.
• Fitness Studio Expansion - design initiated and will inform budget process and renovation schedule.
On Track
Develop parks and recreation strategies
Behind
Conservation Lands at Comox Lake - Village Parkland Acquisition
NEW
Pathway for disposition of CCFS-owned lands to CVRD Parks Service now outlined in CVRD Regional Parks Land Securement Strategy. Now awaiting further information from CCFS.
On Track
Village Park Master Plan
NEW
Pre-planning work underway to understand options to resolve EcoGift land use issues. Staff to seek future Council direction on EcoGift options in 2027, which will determine scope of Master Plan to follow.
Behind
Update Recreation Fees Bylaw (Phase I)
NEW
New fees adopted in September 2024
Complete

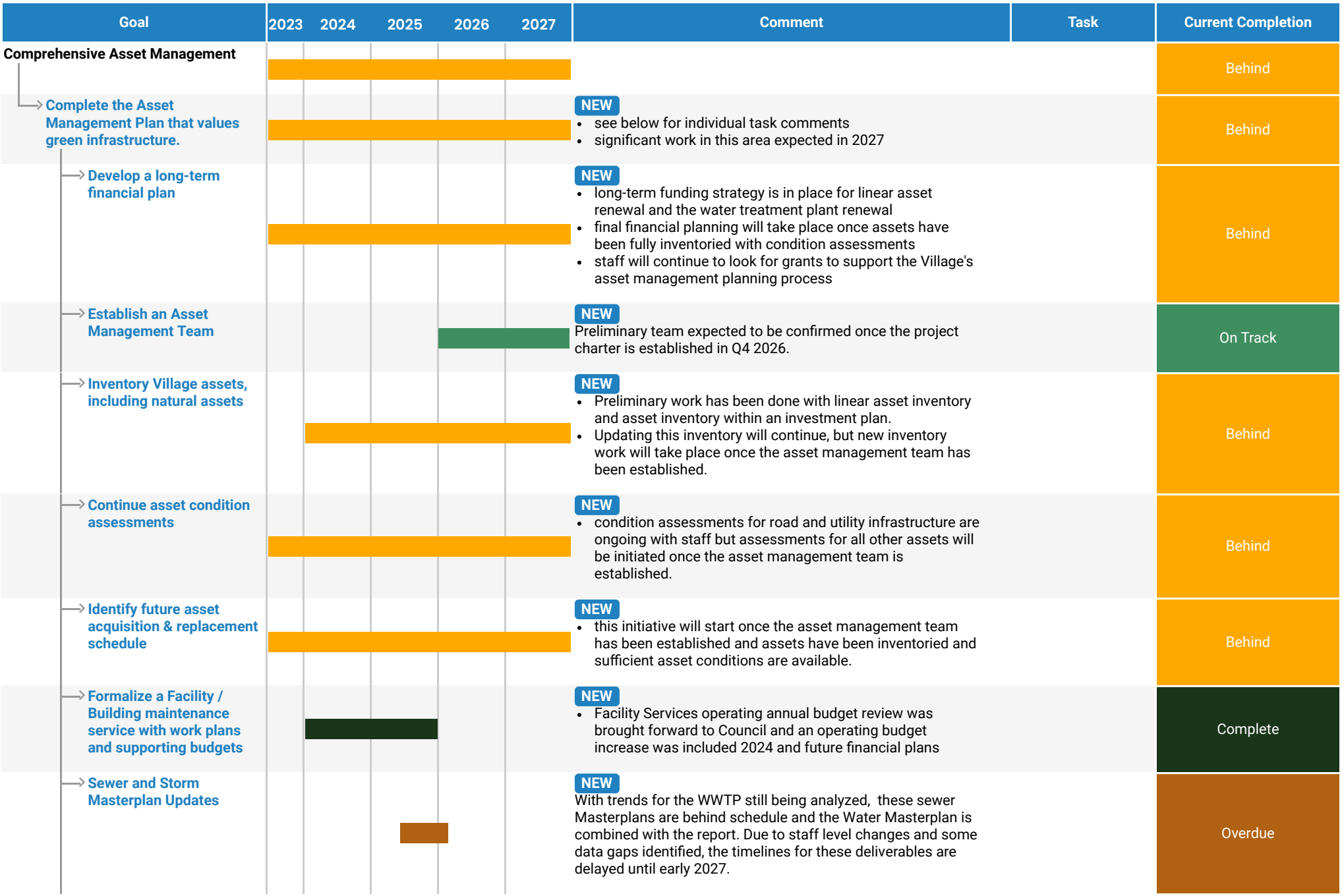
Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Solport Park Playground		NEW Project scheduled to commence in 2027.		Not started
Cumberland Community Forest Park Management Plan		NEW Project re-named "Cumberland Forest Land Strategy (CFLS)", and will include Management Plan for Cumberland Community Forest Park as well as adjacent lands of interests. Partner workshops ongoing in support of a draft plan for public engagement prior to consideration by Council for final adoption in 2027. Response to January 30 Perseverance Creek Flood also being considered by CFLS partners, while preliminary engagement with the Comox Valley Disc Golf Club also underway. Funding for next steps in the flood response to be presented to Council in upcoming budget process.		On Track
Implement Lake Park Master Plan Projects		NEW 2025/26 projects now complete: • Underground utility service mapping. • Decommissioning of picnic shelter at end-of-life in campground area, conversion to campsite • Day Use Area expansion by conversion of two waterfront RV sites • Swim raft replacement with larger dock Water System Study (led by Engineering and Public Works) - not yet initiated		On Track
Cumberland Community Forest Park Projects		NEW Future projects (2026>) to be scoped and prioritized as part of ongoing park management planning process. (See emerging projects for January 30th flood event response)		On Track
Update Recreation and Parks Fees Bylaw (Phase II)		NEW Internal housekeeping update in 2027 with the comprehensive review and update deferred to 2028.		Behind
Cumberland Lake Park - 10 Year Operating Agreement with Lake Park Society		NEW Amendment to Operating Agreement to facility campground operating early opening/fall extension complete, with the campground opening in March 2026 this year.		Complete
Encourage Village culture through existing and emerging community events				Complete

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
→ Expand Community Service Partnership Agreement with local non-profit event providers						NEW Community Service Partnership Agreements in place to the end of 2027 with the following partner organizations: • Cumberland Community Schools Society (amendment to agreement approved by Council in Q4 2025 to enable temporary CCSS access to Village facilities in support of youth center services during the ongoing construction project at the Cumberland Community School) • Cumberland Events Society • United Riders of Cumberland • Cumberland Museum and Archives • Elevate the Arts Society		Complete
→ Draft a Special Event Policy and modernize of Special Event Applications process						NEW Council Policy adopted fall 2024; staff working to develop and implement modernized special event application, review and approval procedures (ongoing).		Complete
Meaningful Reconciliation with Indigenous Peoples								On Track
→ Respond to and prioritize requests and engagement with K'ómoks First Nation						NEW • Annual financial contribution and volunteering for community celebration of National Indigenous Peoples' Day • Facilite volunteer work by Village staff at KFN events upon request • Statements of solidarity with KFN, feedback for provincial feedback process to include KFN, and letters of support for KFN upon request • KFN engagement are included into grant project budgets with applicable applications • Projects use KFN Guardians in applicable projects	**Investigate possible regional approach for KFN engagement support** ☐ **Include KFN engagement project budgets and work plans** ☑	On Track
→ Develop an Indigenous relations framework						NEW Community to Community event which included protocol work was cancelled due to capacity. Staff will continue to work with KFN towards understanding how the Village and KFN can collaborate on future initiatives, including development of a framework.	**Develop an Indigenous Relations Framework** ☐ **Indigenous relations framework groundwork/education** ☐	Not started
→ Staff and Council education on the UNDRIP and Indigenous relations						NEW • Training opportunities took place during 2024 with the majority of Village staff in attendance. • An annual Village wide Indigenous cultural sensitivy awareness program has been funded • This is now operational as education programs will be held every year with operational budgets.	**Organization wide Indigenous Awareness Training/Education program** ☑	Complete

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Work with Indigenous Peoples to further the goals of the UNDRIP		NEW • Maintain a collaborative and supportive relationship with K'ómoks First Nation (KFN) throughout the treaty process • Regular attendance at the Comox Valley Regional District (CVRD) Reconciliation Advisory Table meetings (3-4 per year) • Bring forward Village initiatives to the CVRD Reconciliation Advisory Table meetings for feedback on engagement plans • Coninuous education on UNDRIP then include into the annual education program (currently provide education offered by CVRD but plan to further education of UNDRIP in future) • Request development to apply for a Cultural Heritage Investigation Permit (CHIP) from KFN if in KFN's land area of interest • Apply for Cultural Heritage Investigation Permit (CHIP) from KFN for all projects in KFN's land area of interest • Presentations to update KFN Chief and Council on significant projects within the Village • Acknowledgement of the KFN Unceded Traditional Territory at the start of public and internal gatherings	**Continue to participate in the CVRD Reconciliation Advisory Table Engagement Framework** ☑ **Develop staff knowledge base of UNDRIP** ☐	On Track
Work with Indigenous Peoples on mutually beneficial partnerships		NEW The Village has been given the opportunity to present to KFN Chief and Council every second month. Staff will use these meetings to understand where collaborative opportunities exist.	**Explore watershed land management partnership with KFN** ☐ **Explore hydro generation partnership with KFN** ☐ **Explore inclusion of Indigenous values into procurement** ☐ **Regular meetings with KFN administration** ☐	On Track
Effective Regional Partnerships				On Track

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Participate in regional services that maximize community benefit						NEW • Regular attendance by Village staff at regional committee meetings • Regional Parks Service Strategic Plan adopted in fall 2024 and presented to Village Council in January 2025. Regional Parks Land Securement Strategy adopted in September 2026 and scheduled to be presented to Council in early 2027. Work of Technical Staff Working Group now complete. • Regional Fields Service - complete: Q3 2025 Council decision to become a service participant. • Regional Fields Bookings and Allocation (collaborative project with CVRD, Courtney, Comox and SD 71): policy endorsed by Council in Q3 2027; service funding proposal and fee revision bylaw now under development, forecasted to be presented to Council in 2027 • Regional Tourism Strategic Plan approved in Q4 2025. • Municipal and Regional District Tax (accommodation tax on short term rentals, hotels and B&B's): Cumberland decision to join completed in Q2.	**Regional Active Transportation Network Plan Implementation** ☐ **Regional Climate Action Plan** ☐ **Regional Growth Strategy Review** ☑ **Regional Airshed Roundtable** ☑ **Regional Recreation Pass and Regional Fields Centralized Booking Feasibility project** ☐ **Inform Council decision on CVRD invitation to become participant in Regional Recreation Fields Service** ☑ **Regional Emergency Program service** ☑ **CVRD Tourism Service Strategic Planning** ☑ **Staff participation on CVRD Regional Parks and Trails Advisory Committee to inform Strategic Plan (complete) and cquisition strategy** ☐	On Track

SUSTAINABLE SERVICE DELIVERY & ASSET MANAGEMENT



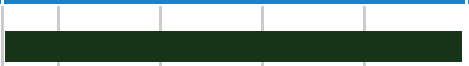
Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Water Masterplan Update		NEW Water Masterplan is combined with the sewer Masterplan report. Due to staff level changes and some data gaps identified, the timelines for these deliverables are delayed until early 2027.		Overdue
Sustainable Public Utilities				On Track
Complete the construction of upgrades to the wastewater treatment facility				On Track
Construction phase 1		NEW Ribbon cutting ceromony completed in March 23, 2026 and now the maintenance period for the facility will progress.		Complete
Wastewater Treatment Facility Maintenance Period		NEW • The WWTP Operations is still ongoing with new equipment and treatment using screen bins, suspended air filters and disc filters along with UV and tertiary. A number of treatment challenges have been emerging and corrective action to mitigate has been successful, but further adjustments and improvements are needed. · All known Deficiency repairs have been completed to date. Any deficiencies that arise will be reported by Maintenance Period expiry on January 1 2027. · Training for Village staff is ongoing as needed to support new operational demands.		On Track
Design and construction phase 2		NEW All in-stream and wetland work is now complete. The team is going to be doing some final grading and dirt work on the old creek then progressing through the other key parts of Phase 2, focusing on the Excess Wet Weather system to prepare the facility for winter.		On Track
Plan for future wastewater treatment approval				Complete
Launch Stage 3 Liquid Waste Management Plan (LWMP)		NEW Report submitted to the Ministry of Environment.		Complete
Submit Stage 3 Liquid Waste Management Plan to Ministry of Environment for final approval		NEW LWMP approved in summer 2026.		Complete
Review the solid waste collection system		NEW • timeline has changed to 2026 for this initiative		Complete

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Review options and costs for an automated collection system with service to ICI customer analysis.		NEW Staff presented options on the Solid Waste collection changes using an automated cart system. Staff are working with the CVRD on efforts to review collection streams for a term contract with a vendor. Contract details are expected shortly and require review and recommendations will be submitted in a future report.		Complete
Council consideration of direction of an automated collection system service.		NEW April 27, 2026 Council motion: THAT Council give formal written notice to the City of Courtenay that the Village intends to join their existing contract with Emterra Environmental in the automated collection of garbage, recycling, and organics waste spring 2027; and, THAT Council direct Staff to proceed with the communication as early as summer 2026, aligned with the Comox Valley Regional District for the Royston area; and, THAT Council confirm the cart selection option allowing residents to choose their cart size with possible physical examples prior to the transition to the automated waste collection service; and, THAT Council confirm the option allowing the Village to provide additional cart when requested by residents in some specific instances, to be identified and approved by the Director of Public Works and Engineering; and, THAT Council direct staff to maintain the current manual collection service with Emterra Environmental until the transition has been implemented; and, THAT Council authorize staff to subsequently enter into good faith negotiations on automated waste collection with Emterra Environmental; and, THAT Council direct staff to bring forward an amendment to the "Solid Waste Bylaw No. 1003, 2014" to include automated collection of solid waste.		Complete
Solid Waste collection service procurement		NEW • procurement for manual collection was completed October 2022		Complete
Reconstruct the dam at the No. 2 drinking water reservoir		NEW Grants totalling $7,175,000 has been received from senior levels of government for this project		On Track

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Engagement with the K'omoks First Nation		**NEW** • Provided a summary of the risks and rewards of the No. 2 Dam project to KFN Chief and Council • Presented updates to KFN Chief and Council throughout the process • Although KFN CHIP guidelines and KFN feedback did not require the Village to perform any additional archaeology assessments, this will continue to be monitored • Design team expected to engage KFN Guardian Watchmen as a subconsultant in field activities, monitoring, and knowledge sharing		On Track
Design and Engineering - No 2 Dam and Henderson Lake Dam		**NEW** Contract award for the deisgn and engineering for the project will be recommended to Council at the Nov 9, 2026 meeting.		On Track
Construction - No 2 Dam and Henderson Lake Dam				Not started
Protect the community water supply through the Perseverance Watershed Initiative				On Track
Advocate province for funding for land protection from Watershed Security Strategy		**NEW** • work continues with advocacy when opportunities are available while the Perseverance Watershed Initiative (PWI) work continues		On Track
Watershed Science: collect and synthesize data to deepen understanding of watershed hydrologic function		**NEW** Provincial Disaster Resilience Innovation Fund (DRIF grant) projects: • Three year hydrometric study in process (fall 2023 to fall 2026) to collect streamflow data for primary tributaries to Allen Lake and Stevens Lake; • Hydrologist engaged and schedule to report out in Q4 • Soils and terrain study - phase 1 completed in Q2 2026. Phase 2 scheduled for Q4		On Track
Land Use planning : Define area of interest for protection of hydrologically sensitive / important private lands		**NEW** Data collected via hydrometric and soils studies (targeted for completion end 2026) will inform a report on watershed land protection priorities (target report date: 2027). Engagement with landowners ongoing guided by PWI Terms of Reference		On Track
Continue to support Cumberland Community Forest Society partnership work in community watershed education		**NEW** Village supported the CCFS's Wildfire and Watershed Protection Symposium in Cumberland in January 2025. Future opportunities to support TBD.		On Track
Update the water conservation bylaw		**NEW** Council adopted an updated water conservation bylaw that delegates water restrictions to the CAO.		Complete
Multi-Modal Transportation Management				On Track

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Complete the Transportation Master Plan that includes active transportation		NEW • Transportation Master Plan (TMP) presented to and approved by Council July 8 2024 • Emerging Item from the 2025 strategic plan review has been added to revisit the TMP for speed limit and arterial road design and laneway classification designation		Complete
Pursue an active travel route to the City of Courtenay		NEW Staff continue to have further dialog in working groups on this initiative. Regional transportation groups are actively enegaed on this item and other transportation safetly realted areas for improvement. Council directed staff to engage with the Ministry of Transportation and Transit regarding trail development for a safe cycling route east of the Comox Valley Parkway, from the Highway 19 interchange to the Cumberland Road intersection. Staff met with ministry staff in October and will report back to Council Nov 9, 2026.	**Participate in the Regional Active Transportation Network Planning** ☑	On Track

COMMUNITY PLANNING

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Effective Response to Climate Change				Complete
→ Develop a community climate action plan to reduce greenhouse gas emissions to increase climate resiliency and that incorporates the Green New Deal		**NEW** Climate Action Plan approved on June 24, 2024		Complete
→ Work with the Comox Valley Regional District to understand scope of Regional Climate Action Plan.		**NEW** • completed with the Village's Climate Action Plan		Complete
→ Community Climate Action Plan for Cumberland with Official Community Plan Review that will complement regional plan.		**NEW** Approved on June 24, 2024		Complete
→ Update the Corporate Climate Action Plan		**NEW** Climate Action Plan approved June 24, 2024		Complete
Ecologically, Socially, and Financially Sustainable Land Use Planning				On Track
→ Complete the Official Community Plan update and review priorities such as		**NEW** OCP Bylaw adopted on January 12, 2026		Complete
→ Public engagement and bylaw development		**NEW** Draft presented to Council and public engagement complete.		Complete
→ Bevan Industrial Servicing Strategy		**NEW** Received by Council on February 26, 2024		Complete
→ Development and servicing strategy for Union Road lands		**NEW** Next phase for these lands to be reviewed during next financial planning process.		On Track
→ Community Engagement Planning		**NEW** • Engagement (engagecomoxvalley.ca) site set up • Upcoming - Community engagement on use of surplus land at Union Rd		On Track
→ Commercial Opportunity and Residential Market Analysis		**NEW** REDIP grant deliverable completed July 2026.		Complete
→ Review land use regulations that are supportive of the Official Community Plan				On Track

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Tree Protection Bylaw		NEW Project on hold due to competing priorities. Draft prepared, needing further review. Implementation plan and internal procedures to be developed. To be re-started January 2027. DPA 1 Environmental protection includes standards for subdivision design and development including tree and vegetation retention and replanting.	Bylaw Development ☐ Community Engagement ☑	On Track
Zoning Bylaw update to implement the Official Community Plan		NEW Zoning Bylaw adopted on February 9, 2026.	Bylaw Development ☐ Community Engagement ☑	Complete
Fiscal impact analysis on new or potential development, including industrial, commercial and investment inventory assessment		NEW Received by Committee of the Whole on March 24, 2025.		Complete

2025-2026 EMERGING ITEMS PLAN

COMMUNITY SERVICES

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Geo-Exchange Energy-Lead by Accelerating Community Energy Transformation (ACET)		**NEW** Per Council direction in Q1 2026, $10,000 has been granted to the ACE-T team to facilitate conceptual engineering work in support of the project.		On Track
Roof replacement for Public Works building		**NEW** Project complete. However, new project also inadvertently created (see "Council Chambers Fire Recovery", added below).		Complete
No. 6 Mine Park Climbing Boulder		**NEW** Completed in 2025		Complete
Saito House Heritage Protection through land tenure and covenant		**NEW** Work continues to meet all conditions required for subdivision including completion of Development Permit reports (on track to be completed Q4 2026), and with current house owner on agreeing to a heritage covenant to protect heritage values of the privately owned house (including referral to Heritage Committee). Next Council reporting on the project to come from Development Services regarding approvals required to meet subdivision requirements.		Overdue
Municipal Office Planning		**NEW** Project planning completed in 2025 via Council approval of Recreation Renovation scope and budget Project scope. Project now being reported out above.		Complete
Beaufort Family Health Society - Bridge Funding Agreement		**NEW** Bridge agreement extension (2025, 2026, 2027) complete.		Complete
Cumberland Community Schools Society Food Share - Bridge Funding Agreement		**NEW** Amendment to agreement to extend service funding to end of 2026 completed Q3 2025.		Complete

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Japanese Canadian Legacies Project		**NEW** Revised Scope now being implemented and construction works have commenced at select sites: • Nikkei No Haka: headstone restoration works and fence replacement completed Q3 2026. Interpretive signage installation to follow (Q4). • No 1 Japanese Town shelter (baseball "dugout" theme), landscape improvements and expanded interpretive infrastructure: Design-build RFP issued Q2; engineering completed in Q3 (minor delays); construction now scheduled to commence Q4 2026. • Nikkei Park as the tertiary node with minor interpretive signage - Q4 2026/2027 Project is a partnership with the Cumberland Museum and Archives , funded by the Japanese Canadian Legacies Society, and per grant agreement is required to be completed by March 2027.		On Track
UROC New Trail on Village Forest Lands		**NEW** Trail construction of a segment of UROC's "Epic 979" project now complete.		Complete
Peace Park Welcome Poles		**NEW** Capital project complete. Operational maintenance plan included in 2026-2030 financial plan.		Complete
Souther House (Coal Creek Historic Park) Demolition				Complete
First Street House Acquisition and Renovations				Complete
Wellington Colliery Trail Perseverance Pedestrian Bridge (Coal Beach access) – partnership with Cumberland Community Forest Society				Complete
Recreation Facilities Code of Conduct and Cameras				Complete
Nikkei Park / Maple Street Boulevard Landscape Installation		**NEW** Project emerged as the developer of the Maple Street Subdivision (Nikkei Place) forfeited in their security deposit for landscaping as they did not complete the work in the required time (they were required to plant boulevards and Nikkei Park before December 30, 2023.) Work continues on project planning and development of tender ready drawings with support from Engineering and Public Works and Development Services. Boulevard and Park landscape installation scheduled for 2027.		Overdue

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Council Chambers Fire Recovery		NEW • design and permitting complete • Staff report Nov 9, 2026 requesting additional budget for portion of the roof not covered by insurance and other functional additions to the interior • construction expected to proceed one final insurance and scope decisions are confirmed • Staff will come to Council to request further budget to replace the current audio-Video system and some furniture		Overdue
Recreation Gymnasium Hazardous Material Abatement		NEW project completed summer 2026		Complete
Cumberland Community Schools Society: Community Service Partnership Agreement Amendment		NEW In Q4 2025, Council approved an amendment to the 2024-27 CCSS-Village Community Services Partnership Agreement to facilitate CCSS use of the Cultural Centre for youth centre programming during Cumberland Community School renovations.		Complete
Regional Fields Service - application for funding in support of Village Park Field Operations		NEW New Regional Field Amenity and Improvements Investment Policy adopted by the Recreation Commission in Q3 2026. Regional funding for field amenities to be considered as a funding source in Village Park Master Planning, while opportunities for operational funding support for field maintenance under consideration by staff.		Overdue
Village Park Misting Station		NEW Installation completed in Q2 2026.		Complete
January 30th Perseverance Creek Flood Response		NEW In response to January 30th Perseverance Creek Flood event: • Construction of a temporary trail crossing ("ford") of Perseverance Creek in the Cumberland Community Forest to access China Creek Trail and other trail connections completed in Q2. • Provincially funded via the Regional Emergency Operations Center activated for the event, a risk assessment was presented to Council in September 2026. Lead by technical experts in hydrology, geomorphology, ecology and landscape design, and KFN Guardians, the assessment focused on risk to critical infrastructure (such as the drinking water supply well in the floodplain), while also consider park amenities. Via information gained from the Risk Assessment, planning work for longer-term holistic solutions for supporting the environmental systems in the area and future parks and trails infrastructure will be considered in the Cumberland Forest Land Strategy, with additional funding for site planning requested in the upcoming budget process		Overdue

DEVELOPMENT AND BYLAW SERVICES

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Business Licence Bylaw amendments						NEW New Business Licensing and Regulation Bylaw adopted Q4 2025.		Complete

ENGINEERING AND PUBLIC WORKS

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Allen Reservoir Algal Bloom Analysis						**NEW** Staff have the received the subject matter experts recommendations which will require design and staff will bring this information back to Council in 2027.		Behind
Camp Road and Kendal Avenue traffic safety quick fixes						**NEW** • Gateway treatment for Camp Road installed • Kendal Avenue four way stop and traffic calming curbs installed		Complete
Revisit Transportation Master Plan (TMP) for speed zones, arterial road design for multi-use and laneways						**NEW** Council Walkshop completed March 16th. Staff Directed to submit report(s) of action items including Village wide Speed Reduction and shared street strategy.		Complete
Village Wide Speed Reduction Initiative						**NEW** Village Speed reduction report submitted and outcomes are to be implemented in 2027 with budget request.		On Track

63 GOALS

100% GOAL COMPLETION

STRATEGIC PLAN 2023-2027 PLAN

DIVERSE AND HEALTHY COMMUNITY

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Continue to explore opportunities for food security				Complete
Pursue bridge funding agreement with CCSS to ensure short term viability of Cumberland Community Food Share program.		**NEW** 2 year agreement with CCSS for 10k funding in 2023 and 2024 to support the Food Share Program (extended to 2025 and 2026)		Complete
Develop an Accessibility Plan				Complete
Regional accessibility framework		**NEW** October 2023: Council endorses regional Accessibility Framework. Next steps: Funding application to SPARC BC and development of Assessment and Action Plan in 2025.		Complete
Assessment and action plan development with consultant		**NEW** Accessibility and Inclusion Action Plan presented to Council on May 25 and approved by Council on June 22, 2026. Implementation to come through budget discussions.		Complete
Encourage stronger community engagement		**NEW** "Community Engagement and Projects" has been added as a new main menu on the Village website, as well as a "Feature Topics" menu on the website home page to feature projects and opportunities for community engagement. Engagement opportunities are also featured on the Village's social media channels. Community engagement is project-based and funded by project budgets. Current and upcoming engagement includes the Penrith Avenue project, Official Community Plan review, Zoning Bylaw update, Amenity Cost Charges development.		Complete

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Include community engagement in the Communications Strategy implementation plan		NEW • The Communications Strategy that includes community engagement strategies was presented to Council March 18, 2024 • Progress on community engagement will be tracked with the Communication Strategy implementation above		Complete
Develop a Bylaw Enforcement Strategy		NEW Bylaw Enforcement Strategy completed in 2024, implementation of the strategy outlined below.		Complete
Update the Bylaw Enforcement Policy		NEW Approved by Council in May 2024		Complete
Good Neighbour Bylaw		NEW Adopted by Council in June 2024. Bylaw renamed to "Community Nuisance Abatement Bylaw"		Complete
Bylaw enforcement service review		NEW Report to Council on completion of the project September 9, 2024.		Complete
Encourage Village culture through existing and emerging community events				Complete
Expand Community Service Partnership Agreement with local non-profit event providers		NEW Community Service Partnership Agreements in place to the end of 2027 with the following partner organizations: • Cumberland Community Schools Society (amendment to agreement approved by Council in Q4 2025 to enable temporary CCSS access to Village facilities in support of youth center services during the ongoing construction project at the Cumberland Community School) • Cumberland Events Society • United Riders of Cumberland • Cumberland Museum and Archives • Elevate the Arts Society		Complete
Draft a Special Event Policy and modernize of Special Event Applications process		NEW Council Policy adopted fall 2024; staff working to develop and implement modernized special event application, review and approval procedures (ongoing).		Complete
Staff and Council education on the UNDRIP and Indigenous relations		NEW • Training opportunities took place during 2024 with the majority of Village staff in attendance. • An annual Village wide Indigenous cultural sensitivy awareness program has been funded • This is now operational as education programs will be held every year with operational budgets.	**Organization wide Indigenous Awareness Training/Education program** ☑	Complete
Development Approvals Process Modernization Project		NEW New application guides have been added to the Village Website.		Complete

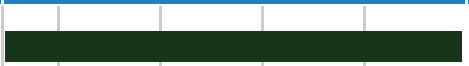
Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Information technology solution for Development Approvals Process Modernization project		NEW Public launch in January 2026.		Complete
Emerging_New Housing Legislation Alignment		NEW With adoption of Zoning Bylaw and ACC Bylaw this project considered complete. Amendment of Procedures Bylaw now included with Modernization Project Ph2 as it will be done concurrently.		Complete
Permissive tax exemptions on improvements		NEW Financial Plan Bylaw policy amended for tax exemption on assessed value of improvement of affordable rental housing		Complete
Establish a housing reserve fund				Complete
Complete the communications and implementation strategy		NEW Communication Strategy Revised October 2024.		Complete
Hire a permanent part-time communications coordinator		NEW Position development and original recruitement of position completed in September 2024.		Complete
Update Recreation Fees Bylaw (Phase I)		NEW New fees adopted in September 2024		Complete
Cumberland Lake Park - 10 Year Operating Agreement with Lake Park Society		NEW Amendment to Operating Agreement to facility campground operating early opening/fall extension complete, with the campground opening in March 2026 this year.		Complete

SUSTAINABLE SERVICE DELIVERY & ASSET MANAGEMENT

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Construction phase 1		NEW Ribbon cutting ceromony completed in March 23, 2026 and now the maintenance period for the facility will progress.		Complete
Plan for future wastewater treatment approval				Complete
→ **Launch Stage 3 Liquid Waste Management Plan (LWMP)**		NEW Report submitted to the Ministry of Environment.		Complete
→ **Submit Stage 3 Liquid Waste Management Plan to Ministry of Environment for final approval**		NEW LWMP approved in summer 2026.		Complete
Review the solid waste collection system		NEW • timeline has changed to 2026 for this initiative		Complete
→ **Review options and costs for an automated collection system with service to ICI customer analysis.**		NEW Staff presented options on the Solid Waste collection changes using an automated cart system. Staff are working with the CVRD on efforts to review collection streams for a term contract with a vendor. Contract details are expected shortly and require review and recommendations will be submitted in a future report.		Complete

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Council consideration of direction of an automated collection system service.						NEW April 27, 2026 Council motion: THAT Council give formal written notice to the City of Courtenay that the Village intends to join their existing contract with Emterra Environmental in the automated collection of garbage, recycling, and organics waste spring 2027; and, THAT Council direct Staff to proceed with the communication as early as summer 2026, aligned with the Comox Valley Regional District for the Royston area; and, THAT Council confirm the cart selection option allowing residents to choose their cart size with possible physical examples prior to the transition to the automated waste collection service; and, THAT Council confirm the option allowing the Village to provide additional cart when requested by residents in some specific instances, to be identified and approved by the Director of Public Works and Engineering; and, THAT Council direct staff to maintain the current manual collection service with Emterra Environmental until the transition has been implemented; and, THAT Council authorize staff to subsequently enter into good faith negotiations on automated waste collection with Emterra Environmental; and, THAT Council direct staff to bring forward an amendment to the "Solid Waste Bylaw No. 1003, 2014" to include automated collection of solid waste.		Complete
Solid Waste collection service procurement						NEW • procurement for manual collection was completed October 2022		Complete
Complete the Transportation Master Plan that includes active transportation						NEW • Transportation Master Plan (TMP) presented to and approved by Council July 8 2024 • Emerging Item from the 2025 strategic plan review has been added to revisit the TMP for speed limit and arterial road design and laneway classification designation		Complete
Formalize a Facility / Building maintenance service with work plans and supporting budgets						NEW • Facility Services operating annual budget review was brought forward to Council and an operating budget increase was included 2024 and future financial plans		Complete
Update the water conservation bylaw						NEW Council adopted an updated water conservation bylaw that delegates water restrictions to the CAO.		Complete

COMMUNITY PLANNING

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Effective Response to Climate Change				Complete
Develop a community climate action plan to reduce greenhouse gas emissions to increase climate resiliency and that incorporates the Green New Deal		**NEW** Climate Action Plan approved on June 24, 2024		Complete
Work with the Comox Valley Regional District to understand scope of Regional Climate Action Plan.		**NEW** • completed with the Village's Climate Action Plan		Complete
Community Climate Action Plan for Cumberland with Official Community Plan Review that will complement regional plan.		**NEW** Approved on June 24, 2024		Complete
Update the Corporate Climate Action Plan		**NEW** Climate Action Plan approved June 24, 2024		Complete
Complete the Official Community Plan update and review priorities such as		**NEW** OCP Bylaw adopted on January 12, 2026		Complete
Public engagement and bylaw development		**NEW** Draft presented to Council and public engagement complete.		Complete
Bevan Industrial Servicing Strategy		**NEW** Received by Council on February 26, 2024		Complete
Fiscal impact analysis on new or potential development, including industrial, commercial and investment inventory assessment		**NEW** Received by Committee of the Whole on March 24, 2025.		Complete
Commercial Opportunity and Residential Market Analysis		**NEW** REDIP grant deliverable completed July 2026.		Complete
Zoning Bylaw update to implement the Official Community Plan		**NEW** Zoning Bylaw adopted on February 9, 2026.	**Bylaw Development** ☐ **Community Engagement** ☑	Complete

2025-2026 EMERGING ITEMS PLAN

COMMUNITY SERVICES

Goal	2023 2024 2025 2026 2027	Comment	Task	Current Completion
Roof replacement for Public Works building		NEW Project complete. However, new project also inadvertently created (see "Council Chambers Fire Recovery", added below).		Complete
No. 6 Mine Park Climbing Boulder		NEW Completed in 2025		Complete
Municipal Office Planning		NEW Project planning completed in 2025 via Council approval of Recreation Renovation scope and budget Project scope. Project now being reported out above.		Complete
Beaufort Family Health Society - Bridge Funding Agreement		NEW Bridge agreement extension (2025, 2026, 2027) complete.		Complete
Cumberland Community Schools Society Food Share - Bridge Funding Agreement		NEW Amendment to agreement to extend service funding to end of 2026 completed Q3 2025.		Complete
UROC New Trail on Village Forest Lands		NEW Trail construction of a segment of UROC's "Epic 979" project now complete.		Complete
Peace Park Welcome Poles		NEW Capital project complete. Operational maintenance plan included in 2026-2030 financial plan.		Complete
Souther House (Coal Creek Historic Park) Demolition				Complete
First Street House Acquisition and Renovations				Complete
Wellington Colliery Trail Perseverance Pedestrian Bridge (Coal Beach access) – partnership with Cumberland Community Forest Society				Complete
Recreation Facilities Code of Conduct and Cameras				Complete
Recreation Gymnasium Hazardous Material Abatement		NEW project completed summer 2026		Complete
Cumberland Community Schools Society: Community Service Partnership Agreement Amendment		NEW In Q4 2025, Council approved an amendment to the 2024-27 CCSS-Village Community Services Partnership Agreement to facilitate CCSS use of the Cultural Centre for youth centre programming during Cumberland Community School renovations.		Complete

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Village Park Misting Station						NEW Installation completed in Q2 2026.		Complete

DEVELOPMENT AND BYLAW SERVICES

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Business Licence Bylaw amendments						NEW New Business Licensing and Regulation Bylaw adopted Q4 2025.		Complete

ENGINEERING AND PUBLIC WORKS

Goal	2023	2024	2025	2026	2027	Comment	Task	Current Completion
Camp Road and Kendal Avenue traffic safety quick fixes						**NEW** • Gateway treatment for Camp Road installed • Kendal Avenue four way stop and traffic calming curbs installed		Complete
Revisit Transportation Master Plan (TMP) for speed zones, arterial road design for multi-use and laneways						**NEW** Council Walkshop completed March 16th. Staff Directed to submit report(s) of action items including Village wide Speed Reduction and shared street strategy.		Complete

70
GOALS

54%
GOAL COMPLETION

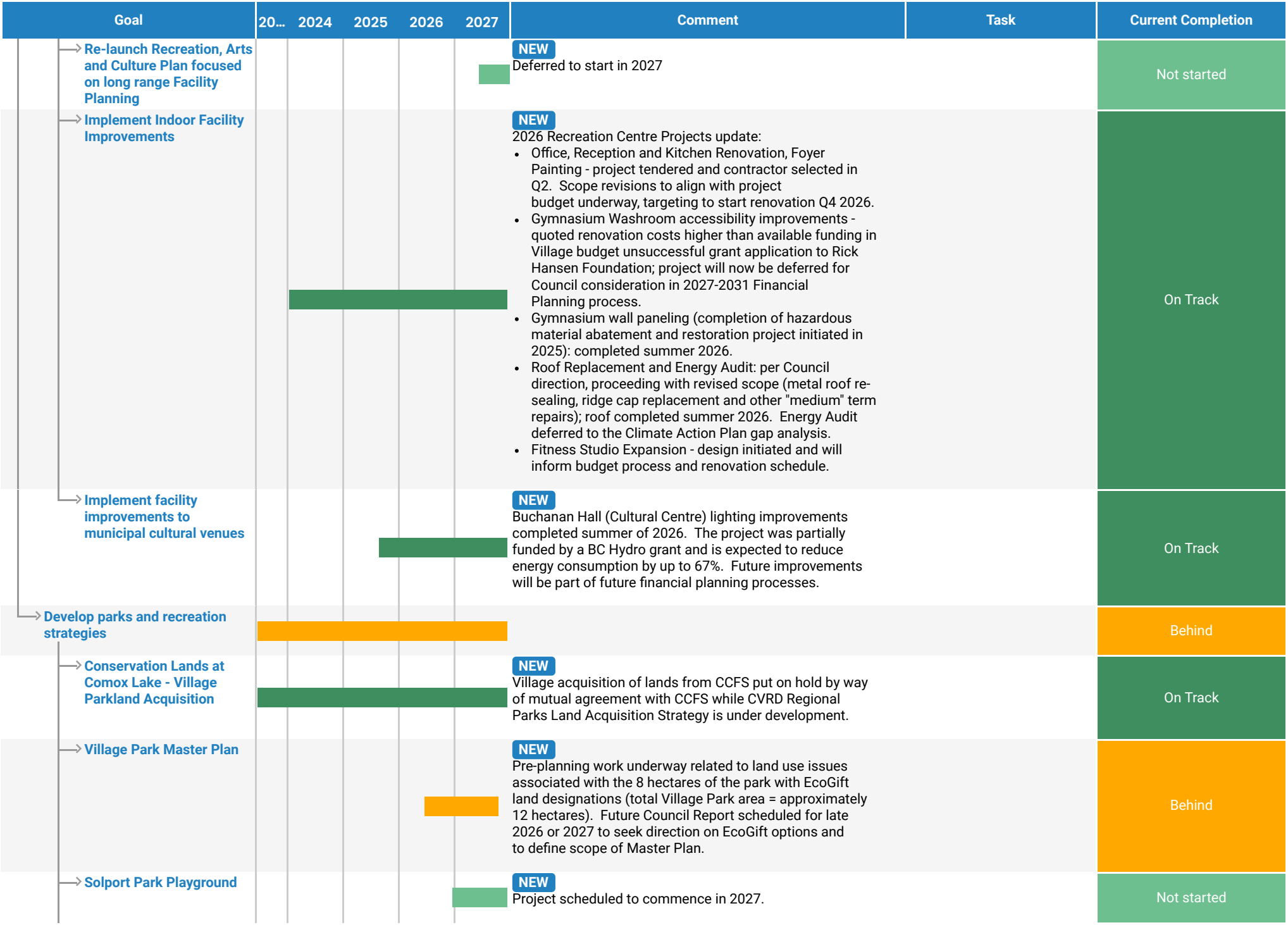
STRATEGIC PLAN 2023-2027 PLAN

DIVERSE AND HEALTHY COMMUNITY

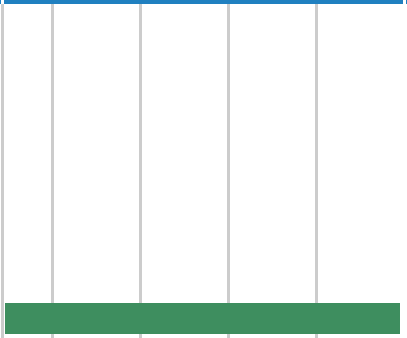


Goal	20... 2024 2025 2026 2027	Comment	Task	Current Completion
Socio-economic diversity and inclusion				Behind
→ Identify options for development of diversity in housing				Behind
→ Through Property and Facilities Review, identify opportunities for affordable housing on Village-owned land.		NEW This item relates to the main item of a development and servicing strategy for the Union Road Lands, listed under Community Planning. Updates are under that item to avoid duplication.		On Track
→ Non-market Housing Strategy		NEW The 2026-2030 financial plan includes this initiative for the 2028 year. Staff will need to find a grant to fund this initiative before moving it forward.		Not started

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Emerging_Approvals Process Modernization Phase 2		NEW Updated forms to assist with application review, as well as guides to communicate application requirements and standards to the public. Council adopted the Development Application Procedures Bylaw Amendment Bylaw and the Fees Bylaw Amendment Bylaw September 8, 2026. Information regarding the modernization changes in these bylaws is in the July 27, 2026 meeting. Council rescinded Cannabis Retail Sales policy at the September 8, 2026 meeting to remove the redundancy with the updated zoning bylaw. Staff brought forward an amendment to the subdivision bylaw at the September 8, 2026 meeting and Council directed staff to revisit the PLR extension with attention to in stream protection, and revisit the servicing officer with attention to impact on alleys, and bring a report back to Council on the proposed amendment to the subdivision bylaw.		Overdue
Pursue multiple pathways to support the development of non-market housing opportunities				Behind
K'waxdzi'dzas Affordable Housing at 3345 Second Street Pre Construction.		NEW With cancellation of the Community Housing Fund, a new funding source is needed to further this project. In discussion with Island Health and M'akola.		Overdue
Establish application process to housing reserve fund		NEW This was deferred to 2026 during the strategic planning review. Not time-sensitive as the Housing Reserve Fund has $0 balance and the Village currently does not have a strategy in place for annual contributions although expects to receive developer contributions in the future.		Behind
Effective community engagement and communication				On Track
Implement the Communications Strategy				On Track
Communications Strategy Implementation		NEW Implementation of the strategy is in progress with a review expected to take place in the future given growth and changes that have occured since approved.		On Track
Bylaw Dispute Adjudication System Implementation		NEW This project is now planned for 2027 due to competing priorities in 2026. Budget to be carried forward.		Behind
Thriving community arts, culture and recreation				On Track
Complete Recreation, Arts and Culture Facility Planning				On Track

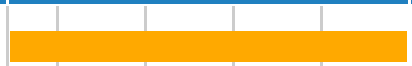

Goal
20...
2024
2025
2026
2027
Comment
Task
Current Completion
Re-launch Recreation, Arts and Culture Plan focused on long range Facility Planning
NEW
Deferred to start in 2027
Not started
Implement Indoor Facility Improvements
NEW
2026 Recreation Centre Projects update:
Office, Reception and Kitchen Renovation, Foyer Painting - project tendered and contractor selected in Q2. Scope revisions to align with project budget underway, targeting to start renovation Q4 2026.
Gymnasium Washroom accessibility improvements - quoted renovation costs higher than available funding in Village budget unsuccessful grant application to Rick Hansen Foundation; project will now be deferred for Council consideration in 2027-2031 Financial Planning process.
Gymnasium wall paneling (completion of hazardous material abatement and restoration project initiated in 2025): completed summer 2026.
Roof Replacement and Energy Audit: per Council direction, proceeding with revised scope (metal roof re-sealing, ridge cap replacement and other "medium" term repairs); roof completed summer 2026. Energy Audit deferred to the Climate Action Plan gap analysis.
Fitness Studio Expansion - design initiated and will inform budget process and renovation schedule.
On Track
Implement facility improvements to municipal cultural venues
NEW
Buchanan Hall (Cultural Centre) lighting improvements completed summer of 2026. The project was partially funded by a BC Hydro grant and is expected to reduce energy consumption by up to 67%. Future improvements will be part of future financial planning processes.
On Track
Develop parks and recreation strategies
Behind
Conservation Lands at Comox Lake - Village Parkland Acquisition
NEW
Village acquisition of lands from CCFS put on hold by way of mutual agreement with CCFS while CVRD Regional Parks Land Acquisition Strategy is under development.
On Track
Village Park Master Plan
NEW
Pre-planning work underway related to land use issues associated with the 8 hectares of the park with EcoGift land designations (total Village Park area = approximately 12 hectares). Future Council Report scheduled for late 2026 or 2027 to seek direction on EcoGift options and to define scope of Master Plan.
Behind
Solport Park Playground
NEW
Project scheduled to commence in 2027.
Not started

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Cumberland Community Forest Park Management Plan		NEW Project re-named "Cumberland Forest Land Strategy", and will include Management Plan for Cumberland Community Forest Park as well as adjacent lands of interests. Plan development underway with project partners, including response to January 30 Perseverance Creek Flood. Next update to Council scheduled for late 2026 or 2027.		On Track
Implement Lake Park Master Plan Projects		NEW 2025/26 projects now complete: • Underground utility service mapping. • Decommissioning of picnic shelter at end-of-life in campground area, conversion to campsite • Day Use Area expansion by conversion of two waterfront RV sites • Swim raft replacement with larger dock Water System Study (led by Engineering and Public Works) - not yet initiated		On Track
Cumberland Community Forest Park Projects		NEW Future projects (2026>) to be scoped and prioritized as part of ongoing park management planning process. (See emerging projects for January 30th flood event response)		On Track
Update Recreation and Parks Fees Bylaw (Phase II)		NEW Internal housekeeping update in 2027 with the comprehensive review and update deferred to 2028.		Behind
Meaningful Reconciliation with Indigenous Peoples				On Track
Respond to and prioritize requests and engagement with K'ómoks First Nation		NEW • Annual financial contribution and volunteering for community celebration of National Indigenous Peoples' Day • Facilite volunteer work by Village staff at KFN events upon request • Statements of solidarity with KFN, feedback for provincial feedback process to include KFN, and letters of support for KFN upon request • KFN engagement are included into grant project budgets with applicable applications • Projects use KFN Guardians in applicable projects	**Investigate possible regional approach for KFN engagement support** ☐ **Include KFN engagement project budgets and work plans** ☑	On Track
Develop an Indigenous relations framework		NEW Community to Community event which included protocol work was cancelled due to capacity. Staff will continue to work with KFN towards understanding how the Village and KFN can collaborate on future initiatives, including development of a framework.	**Develop an Indigenous Relations Framework** ☐ **Indigenous relations framework groundwork/education** ☐	Not started

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Work with Indigenous Peoples to further the goals of the UNDRIP		NEW • Maintain a collaborative and supportive relationship with K'ómoks First Nation (KFN) throughout the treaty process • Regular attendance at the Comox Valley Regional District (CVRD) Reconciliation Advisory Table meetings (3-4 per year) • Bring forward Village initiatives to the CVRD Reconciliation Advisory Table meetings for feedback on engagement plans • Coninuous education on UNDRIP then include into the annual education program (currently provide education offered by CVRD but plan to further education of UNDRIP in future) • Request development to apply for a Cultural Heritage Investigation Permit (CHIP) from KFN if in KFN's land area of interest • Apply for Cultural Heritage Investigation Permit (CHIP) from KFN for all projects in KFN's land area of interest • Presentations to update KFN Chief and Council on significant projects within the Village • Acknowledgement of the KFN Unceded Traditional Territory at the start of public and internal gatherings	**Continue to participate in the CVRD Reconciliation Advisory Table Engagement Framework** ☑ **Develop staff knowledge base of UNDRIP** ☐	On Track
Work with Indigenous Peoples on mutually beneficial partnerships		NEW The Village has been given the opportunity to present to KFN Chief and Council every second month. Staff will use these meetings to understand where collaborative opportunities exist.	**Explore watershed land management partnership with KFN** ☐ **Explore hydro generation partnership with KFN** ☐ **Explore inclusion of Indigenous values into procurement** ☐ **Regular meetings with KFN administration** ☐	On Track
Effective Regional Partnerships				On Track

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Participate in regional services that maximize community benefit		NEW • Regular attendance by Village staff at regional committee meetings • Regional Parks Service Strategic Plan adopted in fall 2024 and presented to Village Council in January 2025. Staff now engaging in Regional Parks Land Acquisition Strategy as part of the Technical Staff Working Group • Regional Fields Service - complete: Q3 2025 Council decision to become a service participant. • Regional Fields Bookings and Allocation (collaborative project with CVRD, Courtney, Comox and SD 71): draft policy and fee revision bylaw behind schedule, now forecasted to be presented to Council in late 2026 or 2027 • Regional Tourism Strategic Plan approved in Q4 2025. • Municipal and Regional District Tax (accommodation tax on short term rentals, hotels and B&B's): Cumberland decision to join completed in Q2.	**Regional Active Transportation Network Plan Implementation** ☐ **Regional Climate Action Plan** ☐ **Regional Growth Strategy Review** ☑ **Regional Airshed Roundtable** ☑ **Regional Recreation Pass and Regional Fields Centralized Booking Feasibility project** ☐ **Inform Council decision on CVRD invitation to become participant in Regional Recreation Fields Service** ☑ **Regional Emergency Program service** ☑ **CVRD Tourism Service Strategic Planning** ☑ **Staff participation on CVRD Regional Parks and Trails Advisory Committee to inform Strategic Plan (complete) and cquisition strategy** ☐	On Track

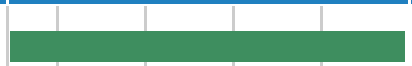
SUSTAINABLE SERVICE DELIVERY & ASSET MANAGEMENT

Goal	20... 2024 2025 2026 2027	Comment	Task	Current Completion
Comprehensive Asset Management				Behind
Complete the Asset Management Plan that values green infrastructure.		NEW • see below for individual task comments • significant work in this area expected in 2027		Behind
Establish an Asset Management Team		NEW Preliminary team expected to be confirmed once the project charter is established in Q4 2026.		On Track
Inventory Village assets, including natural assets		NEW • Preliminary work has been done with linear asset inventory and asset inventory within an investment plan. • Updating this inventory will continue, but new inventory work will take place once the asset management team has been established.		Behind
Continue asset condition assessments		NEW • condition assessments for road and utility infrastructure are ongoing with staff but assessments for all other assets will be initiated once the asset management team is established.		Behind
Identify future asset acquisition & replacement schedule		NEW • this initiative will start once the asset management team has been established and assets have been inventoried and sufficient asset conditions are available.		Behind
Develop a long-term financial plan		NEW • long-term funding strategy is in place for linear asset renewal and the water treatment plant renewal • final financial planning will take place once assets have been fully inventoried with condition assessments • staff will continue to look for grants to support the Village's asset management planning process		Behind
Sewer and Storm Masterplan Updates		NEW With trends for the WWTP still being analyzed, these sewer Masterplans are behind schedule and the Water Masterplan is combined with the report. Due to staff level changes and some data gaps identified, the deliverables timelines are currently unknown at this point.		Overdue
Water Masterplan Update		NEW Water Masterplan is combined with the sewer Masterplan report. Due to staff level changes and some data gaps identified, the deliverables timelines are currently unknown at this point.		Overdue

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Sustainable Public Utilities				On Track
Complete the construction of upgrades to the wastewater treatment facility				On Track
Wastewater Treatment Facility Maintenance Period		**NEW** Phase 1: • The WWTP Operations is still ongoing with new equipment and treatment using screen bins, suspended air filters and disc filters along with UV and tertiary. A number of treatment challenges have been emerging and corrective action to mitigate has been successful, but further adjustments and improvements are needed. • Deficiency repairs being completed as parts and labour allow during maintenance period till end of year. • Some training for Village staff as needed to support new operational demands.		On Track
Design and construction phase 2		**NEW** All in-stream and wetland work is now complete. The team is going to be doing some final grading and dirt work on the old creek then progressing through the other key parts of Phase 2, focusing on the Excess Wet Weather system to prepare the facility for winter.		On Track
Protect the community water supply through the Perseverance Watershed Initiative				On Track
Advocate province for funding for land protection from Watershed Security Strategy		**NEW** • work continues with advocacy when opportunities are available while the Perseverance Watershed Initiative (PWI) work continues		On Track
Watershed Science: collect and synthesize data to deepen understanding of watershed hydrologic function		**NEW** Provincial Disaster Resilience Innovation Fund (DRIF grant) projects: • Three year hydrometric study in process (fall 2023 to fall 2026) to collect streamflow data for primary tributaries to Allen Lake and Stevens Lake; • Hydrologist engaged and schedule to report out in Q4 • Soils and terrain study - phase 1 completed in Q2 2026. Phase 2 scheduled for Q4		On Track
Land Use planning : Define area of interest for protection of hydrologically sensitive / important private lands		**NEW** Data collected via hydrometric and soils studies (targeted for completion end 2026) will inform a report on watershed land protection priorities (target report date: 2027). Engagement with landowners ongoing guided by PWI Terms of Reference		On Track
Continue to support Cumberland Community Forest Society partnership work in community watershed education		**NEW** Village supported the CCFS's Wildfire and Watershed Protection Symposium in Cumberland in January 2025. Future opportunities to support TBD.		On Track

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Reconstruct the dam at the No. 2 drinking water reservoir		NEW Grants totalling $7,175,000 has been received from senior levels of government for this project		On Track
Engagement with the K'omoks First Nation		NEW • Provided a summary of the risks and rewards of the No. 2 Dam project to KFN Chief and Council • Presented updates to KFN Chief and Council throughout the process • Although KFN CHIP guidelines and KFN feedback did not require the Village to perform any additional archaeology assessments, this will continue to be monitored • Design team expected to engage KFN Guardian Watchmen as a subconsultant in field activities, monitoring, and knowledge sharing		On Track
Design and Engineering - No 2 Dam and Henderson Lake Dam		NEW Contract award for the deisgn and engineering for the project will be recommended to Council at the Nov 9, 2026 meeting.		On Track
Construction - No 2 Dam and Henderson Lake Dam				Not started
Multi-Modal Transportation Management				On Track
Pursue an active travel route to the City of Courtenay		NEW Staff continue to have further dialog in working groups on this initiative. Regional transportation groups are actively enegaed on this item and other transportation safetly realted areas for improvement. Council directed staff to engage with the Ministry of Transportation and Transit regarding trail development for a safe cycling route east of the Comox Valley Parkway, from the Highway 19 interchange to the Cumberland Road intersection. Staff met with ministry staff in October and will report back to Council Nov 9, 2026.	**Participate in the Regional Active Transportation Network Planning** ☑	On Track

COMMUNITY PLANNING

Goal	20... 2024 2025 2026 2027	Comment	Task	Current Completion
Ecologically, Socially, and Financially Sustainable Land Use Planning				On Track
→ **Review land use regulations that are supportive of the Official Community Plan**				On Track
→ **Tree Protection Bylaw**		**NEW** Project on hold due to competing priorities. Draft prepared, needing further review. Implementation plan and internal procedures to be developed. To be re-started January 2027. DPA 1 Environmental protection includes standards for subdivision design and development including tree and vegetation retention and replanting.	**Bylaw Development** ☐ **Community Engagement** ☑	On Track
→ **Development and servicing strategy for Union Road lands**		**NEW** Next phase for these lands to be reviewed during next financial planning process.		On Track
→ **Community Engagement Planning**		**NEW** • Engagement (engagecomoxvalley.ca) site set up • Upcoming - Community engagement on use of surplus land at Union Rd		On Track

2025-2026 EMERGING ITEMS PLAN

COMMUNITY SERVICES

Goal	20... 2024 2025 2026 2027	Comment	Task	Current Completion
Geo-Exchange Energy-Lead by Accelerating Community Energy Transformation (ACET)		**NEW** Per Council direction in Q1 2026, $10,000 has been granted to the ACE-T team to facilitate conceptual engineering work in support of the project.		On Track
Saito House Heritage Protection through land tenure and covenant		**NEW** Council direction in Q1 2026 to proceed with subdivision application. Staff now working with QEPs to obtain Development Permit reports (now targeting completion in Q4 2026), and with current house owner on heritage covenant (delayed due to transfer of ownership of house between two private parties), with subsequent referral to Heritage Committee. Next Council reporting on the project to come from Development Services regarding approvals required to meet subdivision requirements.		Overdue
Japanese Canadian Legacies Project		**NEW** Revised Scope now being implemented and construction works have commenced at select sites: • Nikkei No Haka: headstone restoration works and fence replacement in progress, both scheduled for completion Q3 2026. Interpretive signage installation to follow (Q4). • No 1 Japanese Town shelter (baseball "dugout" theme), landscape improvements and expanded interpretive infrastructure: Design-build RFP issued Q2; construction scheduled for late Q3 and Q4 2026. • Nikkei Park as the tertiary node with minor interpretive signage - Q4 Project is a partnership with the Cumberland Museum and Archives , funded by the Japanese Canadian Legacies Society, and per grant agreement is required to be completed by end of 2026.		On Track
Nikkei Park / Maple Street Boulevard Landscape Installation		**NEW** Project emerged as the developer of the Maple Street Subdivision (Nikkei Place) forfeited in their security deposit for landscaping as they did not complete the work in the required time (they were required to plant boulevards and Nikkei Park before December 30, 2023.) Work continues on project planning and development of tender ready drawings with support from Engineering and Public Works and Development Services. Boulevard and Park landscape installation scheduled for 2027.		Overdue

Goal	20… 2024 2025 2026 2027	Comment	Task	Current Completion
Council Chambers Fire Recovery		NEW • design and permitting complete • Staff report Nov 9, 2026 requesting additional budget for portion of the roof not covered by insurance and other functional additions to the interior • construction expected to proceed one final insurance and scope decisions are confirmed • Staff will come to Council to request further budget to replace the current audio-Video system and some furniture		Overdue
Regional Fields Service - application for funding in support of Village Park Field Operations		NEW CVRD staff are working on a new Regional Field Amenity Policy and Funding Program for upcoming consideration by the Recreation Commission. Following adoption, staff will review that policy to determine next steps on opportunities for Regional funding support for Village Park sport field amenities and/or operations.		Overdue
January 30th Perseverance Creek Flood Response		NEW Status update on response to January 30th Perseverance Creek Flood event. • Construction of a temporary trail crossing ("ford") of Perseverance Creek in the Cumberland Community Forest to access China Creek Trail and other trail connections completed in Q2. • Provincially funded via the Regional Emergency Operations Center activated for the event, a risk assessment commenced in Q2, lead by technical experts in hydrology, ecology and landscape design, and KFN Guardians. The assessment is focusing on risk to critical infrastructure (such as the drinking water supply well in the floodplain) and respond to immediate hazards. An update came to Council Sept 28, 2026. Via information gained from the Risk Assessment, planning work for longer-term holistic solutions for supporting the environmental systems in the area and future parks and trails infrastructure will be considered in the Cumberland Forest Land Strategy.		Overdue

ENGINEERING AND PUBLIC WORKS

Goal	20... 2024 2025 2026 2027	Comment	Task	Current Completion
Allen Reservoir Algal Bloom Analysis		NEW Staff are in consultation with a subject matter expert ensuring all available options are considered before finalizing a solution. Staff will bring this information back to Council in 2027.		Behind
Village Wide Speed Reduction Initiative		NEW Village Speed reduction report submitted and outcomes are to be implemented in 2027 with budget request.		On Track

PROTECTIVE SERVICES QUARTERLY REPORT

MEETING DATE: November 23, 2026

REPORT PERIOD: July to September 2026

FROM: Stéphane Dionne, Acting Fire Chief

Fire Rescue Service Quarterly Summary

During the third quarter, our department responded to several significant incidents, including two major fires at the DCC and the Landfill. Both incidents had the potential to become more serious, but through the hard work, dedication, and teamwork of our crew, the fires were brought under control. Mutual aid was requested at both major incidents to provide additional support and resources for the operations. During the DCC fire, one of our members was injured while responding to the incident. Thankfully, he is recovering and continues to improve with time. We are grateful for his dedication and wish him a continued and full recovery. In addition to emergency responses, we also had the opportunity to host multiple hall tours throughout the quarter. These included visits from local daycare groups as well as firefighters visiting from other countries. Visitors were able to tour the fire hall, learn about our apparatus and equipment, and hear about the history of the department. The historic fire engines were a particular highlight for many of our visitors. They enjoyed seeing the older apparatus and learning about the history and traditions behind them. These tours provided a great opportunity to connect with the community and share our department's history with others.

On the operations side, all ground ladder inspections and test have been completed, and all ladders passed their 2026 inspections. All apparatus pump testing has also been completed, along with the elevation ladder inspection and testing. Additionally, the annual operational testing for all 16 SCBA packs has been completed.

Training is progressing well overall; however, we need to place greater emphasis on high-risk, low-frequency incidents, such as rope rescue and boat operations. To address this gap, we will need to develop and deliver additional in-house training courses focused on these specialized skills. The VIERA group is almost complete, and the team is being trained to the full-service firefighter standard. Due to the low water levels, we had to reduce the amount of fire attack training and replace some of it with alternative water-flow training methods, including training at Comox Lake.

Fire inspections are currently behind the regular schedule. We may not achieve 100% completion for 2026; however, our priority is to ensure that all critical infrastructure inspections are completed by the end of the year.

Fire Services Response

Response Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2026
Fire/wildfire/ other	4	6	10	8	2	5	2	5	6				48
Rescue/ Trail Rescue/Boat			1	0	0	0	0	0	1				2
First Responder	18	10	16	21	24	17	21	27	19				173
MV Incident	3	1	4	6	1	1	2	1	6				25
Mutual Aid							1	0	0				1
Duty Officer	3	4	7	8	9	12	15	12	20				90
Total Monthly	28	21	38	43	36	35	41	45	52				339

Note:

51% of the calls are medical related at this time.

Additional year to date and prior year comparable stats will be added to the next report.

Membership Status

Chief Officer	1
Regular Members	27
Probationary Members	0
Pending Applications	20

RCMP·GRC

ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

Comox Valley RCMP
Detachment

QUARTERLY REPORT

VILLAGE OF CUMBERLAND

July 1, 2026 – September 30, 2026

Comox Valley RCMP Detachment Quarterly Report

July 1, 2026 to September 30, 2026

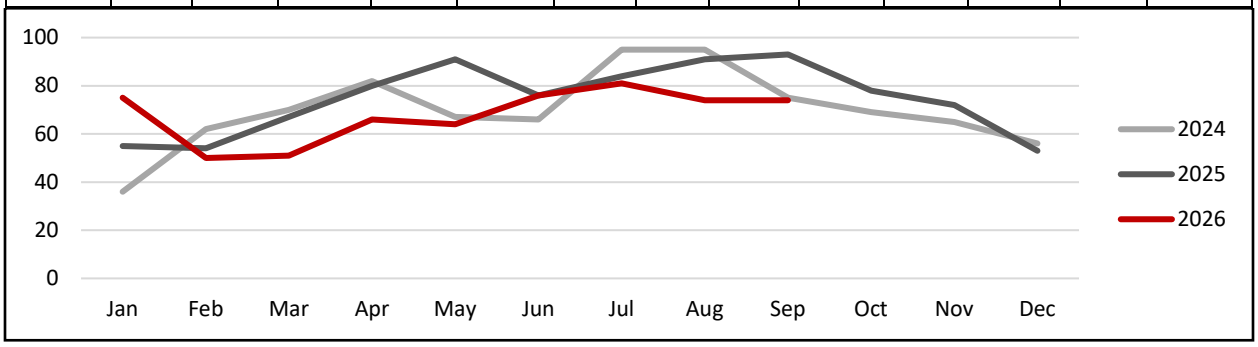
The Comox Valley Royal Canadian Mounted Police (RCMP) provides quarterly updates on policing in the community. The quarterly reports coincide with the Comox Valley RCMP Annual Performance reporting timelines in conjunction with Community Priorities.

First Quarter: April 1 to June 30
Second Quarter: July 1 to September 30
Third Quarter: October 1 to December 31
Fourth Quarter: January 1 to March 31

Calls for Service

In the second quarter of the 2026 – 2027 fiscal year, there was a 15 percent decrease in Calls for Service in Cumberland compared to the same quarter of the previous fiscal year.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2024	36	62	70	82	67	66	95	95	75	69	65	56	**838**
2025	55	54	67	80	91	76	84	91	93	78	72	53	**894**
2026	75	50	51	66	64	76	81	74	74				**611**



Most Common Call Types

In the second quarter of the 2026 – 2027 fiscal year, the most common Calls for Service in Cumberland pertained to Traffic Incidents. Compared to the same quarter of the previous fiscal year, there were notable increases in Abandoned 911 calls and Calls for Service regarding Fraud as well as Assist Police/Fire/Ambulance.

	File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
1	TRAFFIC INCIDENT	32	40	25%	8
2	ABANDONED 911	5	16	220%	11

UNCLASSIFIED

3	SUSPICIOUS CIRCUMSTANCES	15	15	0%	0
4	DISTURBANCE	17	14	-18%	-3
5	PROPERTY	9	12	33%	3
6	FRAUD	4	12	200%	8
7	ALARM	19	11	-42%	-8
8	MISCHIEF	22	11	-50%	-11
9	CHECK WELLBEING	16	10	-38%	-6
10	ASSIST POLICE / FIRE / AMBULANCE	1	8	700%	7

Most Common Call Locations

In the second quarter of the 2026 – 2027 fiscal year, the location in Cumberland with the highest number of Calls for Service was a Private Residence. Four of the 5 files at the Village of Cumberland Offices pertained to Fraud.

	File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
1	Private Residence	0	7	N/A	7
2	Cumberland Campground	1	6	500%	5
3	The Waverley	6	6	0%	0
4	The Village of Cumberland Offices	2	5	150%	3

Violent Crime

In the second quarter of the 2026 – 2027 fiscal year, there was a 54 percent (13 file) decrease in Violent Crime files compared to the same quarter of the previous fiscal year.

Types of Violent Crime

In the second quarter of the 2026 – 2027 fiscal year, the most common type of Violent Crime file reported in Cumberland was Assault.

File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
ASSAULTS	12	5	-58%	-7
UTTER THREATS	2	2	0%	0
HARASSMENT	7	2	-71%	-5
EXTORTION	1	1	0%	0
SEX OFFENCES	1	1	0%	0

UNCLASSIFIED

ROBBERY	1	0	-100%	-1
Grand Total	**24**	**11**	**-54%**	**-13**

Property Crime

In the second quarter of the 2026 – 2027 fiscal year, there was a 22 percent (12 file) decrease in Property Crime files compared to the same quarter of the previous fiscal year.

Types of Property Crime

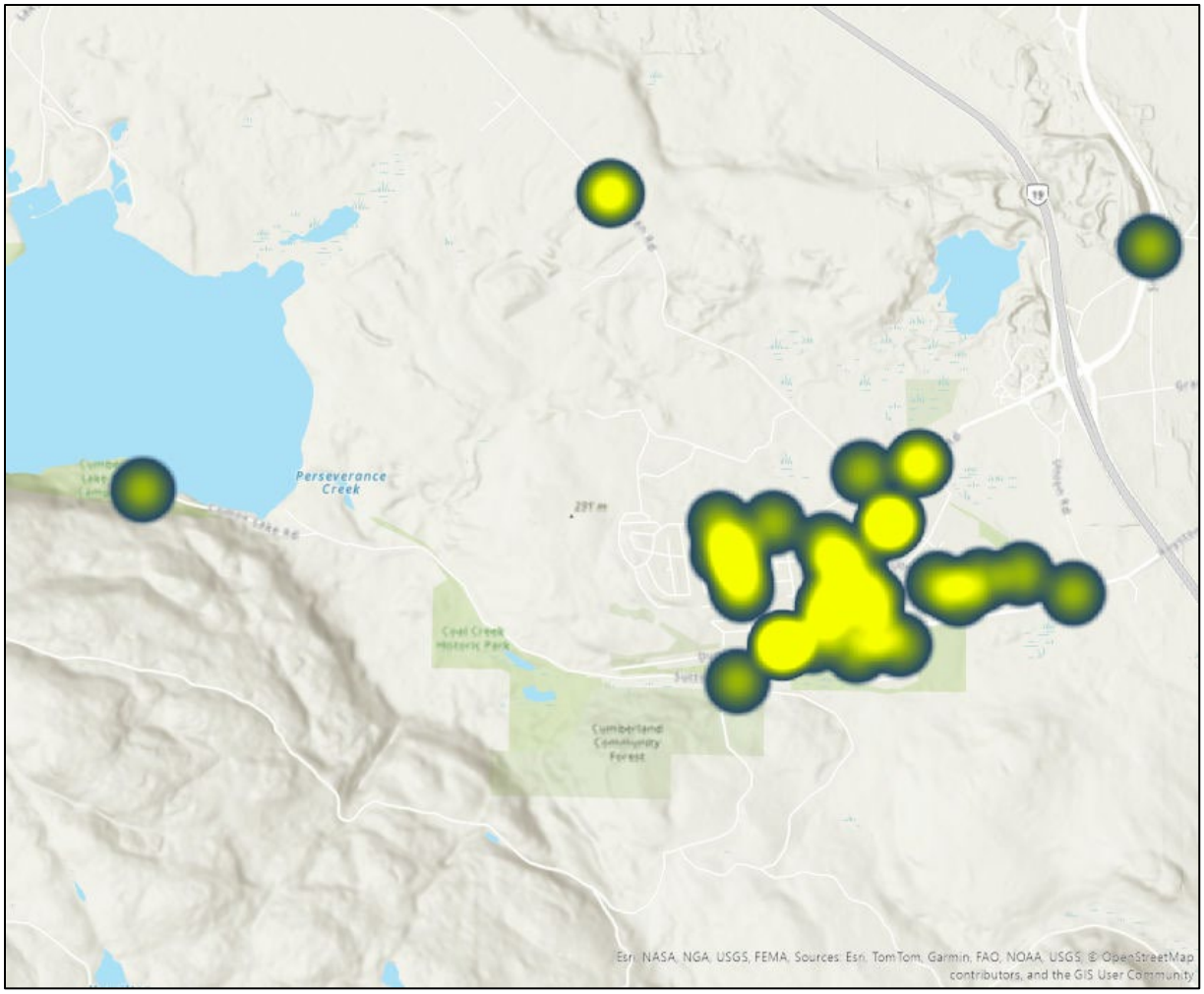
In the second quarter of the 2026 – 2027 fiscal year, the most common type of Property Crime file in Cumberland was Mischief to Property. Compared to the same quarter of the previous fiscal year, there was a notable increase in Fraud files.

File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
MISCHIEF TO PROPERTY	33	19	-42%	-14
FRAUDS	4	10	150%	6
BREAK & ENTER - OTH	0	4	N/A	4
THEFT FROM VEHICLE	5	2	-60%	-3
AUTO THEFT	1	2	100%	1
OTHER THEFT U/5000	3	2	-33%	-1
SHOPLIFTING	0	1	N/A	1
BREAK & ENTER - RES	2	1	-50%	-1
BREAK & ENTER - BUS	0	1	N/A	1
OTHER THEFT O/5000	2	0	-100%	-2
POSSESS STOLEN PROPERTY	1	0	-100%	-1
BIKE THEFT	3	0	-100%	-3
Grand Total	**54**	**42**	**-22%**	**-12**

Map of Property Crime in Cumberland

In the second quarter of the 2026 – 2027 fiscal year, the roads with the highest number of Property Crime files were Dunsmuir Avenue and Bevan Road.

UNCLASSIFIED



Controlled Drugs and Substances Act (CDSA) Offences

In the second quarter of the 2026 – 2027 fiscal year, there was 1 CDSA Offence file in Cumberland.

File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
DRUG POSSESSION	0	1	N/A	1
DRUG TRAFFICKING	1	0	-100%	-1
DRUG PRODUCTION	1	0	-100%	-1
Grand Total	**2**	**1**	**-50%**	**-1**

UNCLASSIFIED

Traffic

In the second quarter of the 2026-2027 fiscal year, there were 4 Traffic Offence files in Cumberland.

File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
IMPAIRED OP MOTOR VEHICLE	2	2	0%	0
DANGEROUS OP MOTOR VEHICLE	1	2	100%	1
Grand Total	**3**	**4**	33%	1

In the second quarter of the 2026-2027 fiscal year, there was 1 Motor Vehicle Collision in Cumberland.

File Type	2025 Jul - Sep	2026 Jul - Sep	% Change from Q2 25-26	Difference from Q2 25-26
COLLISION-NON-FATAL INJURY	1	1	0%	0
COLLISION-DAMAGE OVER $10,000	1	0	-100%	-1
Grand Total	**2**	**1**	**-50%**	**-1**

UNCLASSIFIED

DEVELOPMENT SERVICES QUARTERLY REPORT

MEETING DATE: November 23, 2026

REPORT PERIOD: August to September, 2026

FROM: Courtney Simpson, Director of Development and Bylaw Services

---

QUARTERLY SUMMARY

This report provides a status update of planning and subdivision applications. In the third quarter of 2026, the following new applications were received: 1 heritage alteration permit, 1 development variance permits, no new development permit and no new subdivision. Seven applications were approved or otherwise closed.

As of the end of the third quarter of 2026, there are 12 active development applications.

There are 8 active subdivisions; 4 are in the application stage, and 4 are in the maintenance period. One was withdrawn.

DEVELOPMENT APPLICATIONS - QUARTER 3, 2026

Below is the list of active development applications. The application number includes application type. In 2025 the Village began using a new file tracking system, and the naming convention is slightly different starting in 2025.

ZOA	zoning amendment
RZ	zoning amendment (pre-2025)
TUP	temporary use permit
HAP	heritage alteration permit
DVP	development variance permit
BOV	board of variance

Application Number	Status	Civic Address	Proposal Description	Recent Activity	Delegated (Y/N)
OCP or Zoning Amendment					
ZOA2601	In Review	MAPLE STREET – Lot A (PID 000-879-801)	Rezone from R-1 to R-MU to facilitate a townhouse development of up to 95 units.	Comprehensive Letter issued.	N
2023-01-RZ	2nd Reading	LOT A, ULVERSTON AVENUE	Rezone to Mixed use with townhouses and apartment units.	Bylaw received third reading September 28, 2026. Covenant and SRW to be registered before adoption.	N
2019-02-OCP	2nd Reading	HORBURY ROAD (COMOX LAKE)	OCP and Zoning Amendment for Comox Lake Land Corporation	Bylaw received first reading on October 6, 2025. Working on agreements to secure conditions of rezoning.	N
Heritage Alteration Permit					
HAP2602	Closed	2765 PENRITH AVENUE	New detached dwelling unit in the rear yard.	Application closed as HAP not required after OCP housekeeping amendment.	N
HAP2603	Issued	2728 DUNSMUIR AVENUE	To replace front fence at Dunsmuir Avenue and increase permitted height. Cumberland Vet Clinic.	Approved	Y
HAP2604	Received by Village	2714 DUNSMUIR AVENUE	To replace Cumberland Hotel building with 30-unit rental apartment building with commercial uses at ground floor.	Notification sign posted.	N
2024-06-HAP	Permit Approved	2701 DUNSMUIR AVENUE	To authorize a new hanging sign (Stick and Stone)	Permit approved. Conditions to be fulfilled before permit issued.	Y
Development Variance Permit					
DVP2604	Issued	2522 DUNSMUIR AVENUE	To increase the minimum front setback on Camp Rd for second dwelling; to reduce setback of parking space from road; and to	Approved	Y

			reduce soft landscaping requirement on exterior lot line.		
DVP2606	Issued	2728 DUNSMUIR AVENUE	To replace front fence at Dunsmuir Ave and increase permitted height. Cumberland Vet Clinic.	Approved	Y
DVP2607	Issued	2775 MARYPORT AVENUE	To reduce rear setback for second dwelling from 4.5m to 2.5m.	Approved	Y
DVP2608	Closed	2765 PENRITH AVENUE	To reduce rear setback for second dwelling from 4.5m to 1.5m.	Application closed as DVP not required after OCP housekeeping amendment.	N/A
DVP2609	Received by Village	2788 BECK AVENUE	Variances to impermeable lot coverage, oversized loading zone variance, fencing height.	Waiting for information from applicant.	N
DVP2513	Closed	3384 MILL STREET	Variance to fence height in front yard	Closed due to inactivity	TBD
DVP2511	In Review	3345 SECOND STREET	DP and DVP amendment application for 34 unit affordable housing development. Multiple variances identified.	Comprehensive letter issued. Project on hold awaiting funding.	N
Development Permit					
DP2603	Issued	2793 BECK AVENUE	To amend DP 2023-01 to change landscaping in bioswale and adjacent areas from grass to rock	Approved	Y
DP2605	In Review	2601 DERWENT AVENUE	DPA 4 Wildland-Urban Interface for 3 new detached dwellings	In review	Y
DP2501	In Review	2788 BECK AVENUE	Construct storage facility	Comprehensive letter issued	N
DP2503	In Review	3345 SECOND STREET	DP and DVP amendment application for 34 unit affordable housing development.	Comprehensive letter issued. Project on hold awaiting funding.	N
2024-02-DP	In Review	KENDAL AVENUE	DPA 1 Environmental Protection and DPA 4 Wildfire for Coal Valley Estates Phase 10/11 subdivision	Comprehensive letter issued	N

SUBDIVISION APPLICATIONS AND MAINTENANCE PERIODS - QUARTER 3, 2026

File number	Address	Street Name	Purpose	Status*	Recent Activity
SV2505	2601	Derwent Avenue	Two lot residential subdivision	Withdrawn	Owner now pursuing a 3-unit development without subdivision
SV2503	2810	Ulverston Avenue	Four lot residential subdivision. Amended to three lots.	PLR	PLR issued September 3, 2025 PLR Amendment issued April 13, 2026
SV2502	2203	Comox Lake Road	Two lot residential subdivision (one new lot created) to advance heritage protection of Saito House	PLR	PLR issued Dec 9, 2025
2024-02-SV		Coal Valley Estates	Phase 10/11 - 74 residential and mixed-use lots	PLR	PLR extension issued May 13, 2026 for 1 year
2024-01-SV		Bevan Road	16 industrial lots – Acciano Phase 2	DSA	Partial DSA issued. Final design of water system outstanding.
2021-01-SV		Beck Avenue	6 lot industrial – Acciano Phase 1	Maintenance	Notice to proceed with boulevard planting issued January 5, 2026
2020-09-SV	2631	Derwent Avenue	4 lot residential	Maintenance	Street tree maintenance period
2019-08-SV		Maple Street	24 lot residential	Maintenance	Park construction and boulevard planting now being done by Village
2017-04-SV		Carlisle Lane	8 lot residential	Maintenance	Park construction and boulevard planting now being done by Village

**Preliminary Layout Review (PLR) letters are valid for two years and can be extended once for an additional year. If Design Stage Approval (DSA) is not given before the PLR expires, the application is closed.*

PERMITS, LICENSING AND BYLAW QUARTERLY REPORT

MEETING DATE: November 23, 2026

REPORT PERIOD: July to September 2026

FROM: Chris Baker, Manager of Permits, Licensing and Bylaw

QUARTERLY SUMMARY

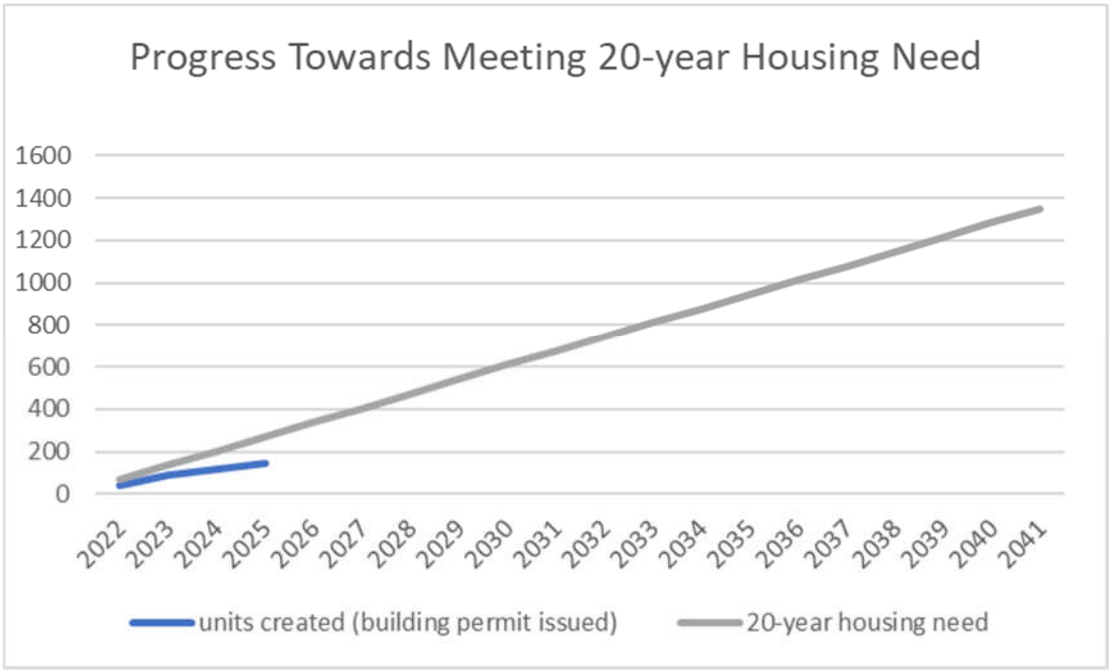
During the third quarter of 2026, the Permits, Licensing and Bylaw Department focused on maintaining service levels through the busy summer season. The team continued to improve processes established in 2025 and early 2026, applying lessons learned to enhance efficiency, clarity, and customer service across permits, licensing, and bylaw functions. Application forms improved for Business Licensing and Building Permits. Bylaw Services worked with the network of social service providers in the region. During this quarter commercial properties were visited to confirm Business Licensing.

Building Permit
Monthly Stats 2026

	Jan	Feb	Mar	Q1	April	May	June	Q2	July	Aug	Sept	Q3	Oct	Nov	Dec	Q4	Total 2026
Single Family Dwellings	0	0	1	**1**	0	3	0	3	0	0	2	2					6
Secondary Suite Conversions	0	0	0	**0**	0	2	0	2	2	0	0	2					4
Duplex (includes SFD with Suite)	0	0	0	**0**	0	0	0	0	0	0	2	2					2
SFD Additions & Reno's	2	1	2	**5**	0	1	0	1	0	0	1	1					7
Accessory Dwelling Units	0	0	0	**0**	0	0	0	0	0	0	0	0					0
Residential Accessory	0	0	1	**1**	0	2	3	5	2	1	1	4					10
Multi-Family	0	0	0	**0**	0	0	0	0	0	0	0	0					0
Industrial & Utility	0	0	0	**0**	0	1	0	1	0	0	0	0					1
Commercial	0	2	1	**3**	0	0	0	0	0	1	0	1					4
Institutional	0	0	0	**0**	0	0	0	0	0	1	0	1					1
Demolition	0	0	1	**1**	1	0	0	1	0	1	0	1					3
Total	2	3	6	**11**	1	**9**	**3**	**13**	**4**	**4**	**6**	**14**					**38**
Dwelling Units Created	0	0	2	**2**	0	5	0	**5**	2	0	3	**5**					12

Progress Towards Meeting 20-year Housing Need

The 2024 Housing Needs Report identified that the Village of Cumberland may need an additional 1,350 housing units over the next 20 years (from 2022 to 2041). The graph below shows progress to the end of 2025 and will be updated annually. Building permits have been issued for a cumulative total of 144 dwelling units from 2022. This is below the pace to meet the 20-year housing need by 2041. To be on pace, 337 units will be needed by end of 2026. It will be possible to catch up to pace with construction of multi-residential developments, and there are currently a few in earlier stages of the development approval process. Building permits were issued for 12 new dwellings to end of Q3 in 2026.



Business Licensing – Q3 2026

Licence Processing and Approvals

As of the end of Q3 2026, **10 new business licence applications had been approved**. Approved licences included **six home-based businesses**, **two commercial operations and two vacation rentals**.

Business licence approval timelines ranged from **five to sixty days**, depending on application complexity and review requirements. The longest application required a building permit to bring the space intended for the business into compliance with the BC building code.

Business Licence Applications Summary

Month	Applications Received
July	2
August	3
Sep	5
Total	10

As shown above, the Village received a total of **10 business licence applications** during the third quarter of 2026, with the highest number received in September.

Bylaw: Calls for Service

During the third quarter of 2026, Bylaw Services responded to a total of 100 **calls for service**. The most frequent categories were **parking (21 calls)** and **noise (14 calls)**, a change from the last quarter where animal related calls were second.

Bylaw Services continued to attend the Comox Valley Situation Table and network with the social services providers who also attend the table. The new host organization for the Situation Table is the Restorative Justice Society, they are doing a great job facilitating the important work of the table.

Bylaw Monthly Stats - 2026

	Jul	Aug	Sep	Q3 Q3
Encampments	0	4	3	7
Animal	8	4	5	17
Parking	9	9	3	21
Illegal Dumping	4	0	1	5
Signs	0	0	0	0
Unauthorized Business	0	0	0	0
Tree	1	0	0	1
Referral Planning	3	0	9	12
Noise	4	5	5	14
Unsightly	1	0	2	3
Boul. Maintenance	0	0	0	0
Curb Garbage	0	0	2	2
Fence	1	0	0	1
Water Sprinking	7	1	3	11
Other	5	3	4	12
Totals	43	26	37	106

CS = Corporate Services
DBS = Development + Bylaw Services
EPW = Engineering and Public Works
PR = Parks and Recreation
PS = Protective Services

Res #	Date	Council Resolution	Assigned To	Status
22-503	2022-08-08	THAT Council refer the proposed Anti-Racial Discrimination and Anti-Racism Policy to staff for review and recommendation.	CS	In Progress
23-176	2023-07-24	THAT Council endorse the approach to a tree protection bylaw presented in the Tree Protection Bylaw Recommendations Report prepared by Diamond Head Consulting.	DBS	In Progress
23-192	2023-09-11	THAT Council adopt Reserve Funds Establishment Amendment Bylaw No. 1185, 2023. THAT Council adopt the amended Reserve and Surplus Policy No. 3.5. THAT Council direct staff to work with the Homelessness and Affordable Housing Committee on eligibility criteria and application guidelines for funding from the Affordable Housing Reserve Fund.	DBS	Complete Complete In Progress
23-254	2023-11-27	THAT Council direct staff to initiate work with the City of Courtenay and other regional partners to develop a new sports field allocation policy and centralized booking function for the Comox Valley and to report back with recommendations.	PR	Complete
24-004	2024-01-08	THAT Council direct staff to consider Perseverance Creek, fish habitat, and environmental flows during the pre-design of the No. 2 Dam project, and report back to Council with more detailed information, whether environmental flows can be achieved, and impacts to the drinking water supply.	EPW	In Progress
24-109	2024-05-13	THAT Council direct that heritage interpretation for the 00 Survey Benchmark be included in the upcoming Village Park master plan, and that the heritage interpretation be referred to the Heritage Committee for input.	DBS PR	In Progress
24-224	2024-09-09	THAT Council reallocate $9,000 from the WildsafeBC Coordinator budget, $5,000 from the Bylaw Offence Notice System budget, and $1,100 from the Use of Force recertification budget to create an improved data collection and reporting system for the Bylaw Service.	DBS CS	Closed
24-249	2024-10-01	THAT Council direct staff to undertake preliminary work to determine the feasibility of the Village becoming a host partner in the BC Hydro Public EV Fast Charging Program.	EPW	In progress
24-259	2024-10-28	THAT Council approve a memorandum of understanding (MOU) agreement, dated October 28, 2024, between M'akola Housing Society and the Village of Cumberland for the Society to be the proponent for the affordable housing development at 3345 Second Street; and, THAT Council authorize the Mayor and Chief Administrative Officer to execute the MOU; and THAT Council commits the Village to working with M'akola Housing Society on the affordable housing development at 3345 Second Street, including establishing a long term mortgageable interest for the Society to lever funding and financing, and support for funding applications	DS	In progress
24-285	2024-11-12	THAT Council direct staff to bring back an analysis of frontage taxes charge for linear asset renewal after asset management plan completion.	CS	In progress

24-285	2024-11-12	THAT Council direct staff to bring forward a review of the 2025 water system and wastewater capital debt parcel taxes on the basis of user consumption rates for 2026 financial planning.	CS	In progress
24-285	2024-11-12	THAT Council direct staff to: Explore grant funding for the 2029 Allen Lake Main Dam localized stabilization project	EPW	In progress
24-285	2024-11-12	THAT Council direct staff to: Explore grant funding for the 2026 Perseverance Creek Channel definition project	EPW	In progress
24-285	2024-11-12	THAT Council direct staff to: Explore whether to prioritize the IT initiative - ThreatAware deployment and education	CS	In progress
24-285	2024-11-12	THAT Council direct staff to: Provide a report on inventory and needs planning for wildfire pumps and equipment	PS	In progress
24-285	2024-11-12	THAT Council direct staff to: Provide a report on the scope of work and budget of the EOC room completion for ceiling and AC.	PS	Complete
25-037	2025-02-24	THAT Council support the Village of Cumberland's application for the 2025 Federal Active Transportation Fund Grant; and, THAT Council approve funding a 40% portion of the Ulverston Ave and Dunsmuir Ave Sidewalk Replacement project and the Maryport Shared Streets project with $105,000 from Community Works Funds reserve and $457,520 from Linear Asset Renewal reserve; and, THAT Council approve funding a 40% portion of the Fourth Street and Cumberland Road Complete Streets project and the Comox Lake and Royston Road Multi-Use Path projects with the following funding strategy: ·Review options to use Development Cost Charges reserve funds; ·Seek additional applicable provincial funding; ·Seek applicable funding from ICBC; and ·Use available internal Village funds for remaining balance.	EPW CS	Complete In progress
25-168	2025-09-02	THAT Council direct staff to consider the request for an Official Village Fungus Proposal and the implications and return with any concerns.	CS	In progress
25-170	2025-09-02	THAT Council approve a water meter replacement program that replaces the current water meter inventory in a phased, incremental program over the next ten years with replacement of approximately 200 meters per year; and commencing in early 2026 and to manage capital costs while ensuring optimal meter accuracy; and THAT Council approve the Village requesting competitive proposals for supply of its water meter equipment; and THAT Council direct staff to reduce the current expenditure of $93,000 annually for water meter replacement to $60,000 per year and bring forward the reallocation of the remaining expenditure of $33,000 to other water expenditures during the 2026 financial planning process.	EPW	In progress

25-172	2025-09-02	THAT Council approve capital project expenditures of up to $181,000 to be funded by $60,000 from the general facilities reserve and $121,000 from the Growing Communities Reserve for renovations to the Recreation Centre and Municipal Office for the purpose of office space expansion; and THAT Council direct staff to bring forward an amendment to the adopted 2025-2029 Financial Plan Bylaw to reflect this expenditure; and, THAT Council approve an additional expenditure of up to $36,304 for the Recreation Centre Gymnasium Washroom Accessibility Project for a total project budget of $47,304 to be funded by the Growing Communities Reserve; and THAT Council direct staff to bring forward an amendment to the adopted 2025-2029 Financial Plan Bylaw to reflect this additional expenditure.	PR CS	In Progress Complete
25-199	2025-10-06	THAT Council direct staff to refer proposed Bylaws 1240 and 1241 to First Nations and agencies for comment, as per the consultation list attached to the September 25, 2025 staff report.	DBS	In progress
25-214	2025-11-10	THAT the Village of Cumberland continue to work with the Comox Valley Food Policy Council to review and where feasible, implement policy tool recommendations outlined in the report: "Building Capacity for Food Systems within Emergency Planning; An investigation for the Village of Cumberland".	CS	In progress
25-254	2025-12-08	THAT Council direct staff to continue planning the 2026 Roads and Utilities Capital Works Projects to include Penrith Avenue from First Street to Fourth Street redesign as set out in the Penrith Avenue Improvements Project Drawing, November 2025.	EPW	In progress
26-007	2026-01-12	THAT Council direct staff to proceed with rezoning application OCP-RZ2501 (Lot A- Maple Street) to facilitate a proposed apartment and townhouse development. THAT Council refer the rezoning application OCP-RZ2501 (Lot A- Maple Street) to the Homelessness and Housing Committee as required.	DBS	In progress
26-008	2026-01-12	THAT Council add the following, each documented with a Statement of Significance, to the Community Heritage Register: ·the Abbey Studio: 2687 Penrith Avenue, ·the Cumberland Electrical Light and Co. Hydro Plant Remnants: 49.61140° N, 125.05434° W (Cumberland Community Forest Park), ·the Marocchi Building: 3276 Second Street, and ·the Tarbell Building: 2705 Dunsmuir Avenue; and THAT staff submit all the required documentation to the BC Heritage Branch.	DBS	Complete
26-039	2026-02-09	THAT Council direct staff to prioritize buildings for the Heritage Register Additions Project for the benefits of protection for buildings at imminent risk of deterioration, to include buildings with heritage plaques to the list, and to review the addition of the Cumberland Hotel.	DBS	In progress
26-043	2026-02-09	THAT Council direct staff to bring forward amendments to the 2026-2030 Financial Plan to allocate $5,000 from the General Financial Stabilization Reserve for elected officials require technological supports, and direct staff to propose budget funds in the upcoming 2027-2031 Financial Plan for child and family care expenses directly related to attending meetings and draft a policy for consideration in 2027; and to refer the motion to the Accessibility and Inclusion Committee for feedback.	CS	In progress

26-055	2026-02-23	THAT Council grant $10,000 to the University of Victoria – Accelerating Community Energy Transformation (ACET) research group for the purpose of an engineering scoping study on a Bevan Industrial area / No 4 Mine site mine water geothermal district energy system; AND THAT Council, as a condition of the grant, require that ACET submit a reporting compiling the results of the study to the Village at the completion of the project; AND THAT Council delegate to staff the entering of a Letter of Offer and completion of an application form for the purpose of exempting University of Victoria overhead so that the full grant amount can be expended on the engineering scoping study.	PR	In progress
26-060	2026-02-23	THAT Council approve the replacement of the Cumberland Lake Park swim raft for safety reasons, as outlined in the staff report dated February 4, 2026; and THAT Council approve the expenditure of up to $20,000, to be funded through the Lake Park General Asset Renewal Reserve for the Lake Park swim raft replacement; and THAT Council direct staff to bring forward an amendment to the adopted 2026–2030 Financial Plan Bylaw to reflect this expenditure.	PR CS	Complete In progress
26-067	2026-03-09	THAT Council approve a refund of the 2026 late payment fee for business licence renewals under section 3.4.4 of the Business Licensing and Regulation Bylaw No. 1239 with the refunds to be funded from the General Financial Stabilization Reserve.	DBS	Complete
26-074	2026-03-09	THAT Council direct staff to proceed with the subdivision to create a new lot for Saito House as part of the Saito House Heritage Protection Initiative; and THAT Council direct staff to work with the current owner of the Saito House on a Heritage Protection Covenant the serves to protect the heritage values of the Saito House, as defined in the 2018 Saito House Statement of Significance; and THAT Council approve the additional expenditure of up to $80,000 to be funded through the Parkland Reserve for the Saito House Heritage Protection Initiative and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect this expenditure.	DBS CS	In progress
26-075	2026-03-09	THAT Council direct staff to submit an application to the 2026 Union of BC Municipalities Local Government Development Approvals Program for funding to continue the review and modernization of the Village of Cumberland's development approvals processes, with a maximum project value of $200,000 and confirming Council's willingness to provide overall grant management.	DBS	Complete
26-104	2026-04-27	THAT Council support the addition of Village of Cumberland parks and protected areas into the Canadian Protected and Conserved Areas Database and direct the Director of Community Services to work with BC Nature to finalize details and related public announcements.	PR	In progress
26-106	2026-04-27	THAT Council authorize staff to proceed with the Cumberland Recreation Centre roof full restoration including the heat trace line installation, for a combined estimated cost of $235,000 plus applicable taxes, to be funded from the 2026 Facility Asset Renewal Reserve, as approved in the 2026 budget.	EPW	In progress

26-107	2026-04-27	THAT Council give formal written notice to the City of Courtenay that the Village intends to join their existing contract with Emterra Environmental in the automated collection of garbage, recycling, and organics waste spring 2027; and, THAT Council direct Staff to proceed with the communication as early as summer 2026, aligned with the Comox Valley Regional District for the Royston area; and, THAT Council confirm the cart selection option allowing residents to choose their cart size with possible physical examples prior to the transition to the automated waste collection service; and, THAT Council confirm the option allowing the Village to provide additional cart when requested by residents in some specific instances, to be identified and approved by the Director of Public Works and Engineering; and, THAT Council direct staff to maintain the current manual collection service with Emterra Environmental until the transition has been implemented; and, THAT Council authorize staff to subsequently enter into good faith negotiations on automated waste collection with Emterra Environmental; and, THAT Council direct staff to bring forward an amendment to the "Solid Waste Bylaw No. 1003, 2014" to include automated collection of solid waste; and, THAT Council approve the additional expenditures to support transition for an amount of $35,000 to be funded through the General Financial Stabilization Reserve funds earmarked for solid waste and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to include those expenditures and funding.	EPW CS	In progress
26-108	2026-04-27	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, to authorize the mayor and Chief Administrative Officer to execute the agreement. THAT Council refer this Bridge Agreement to the 2027 strategic planning session to consider a multi year Community Service Partnership agreement.	PR CS	Complete In progress
26-109	2026-04-27	THAT Council rescind the motion #25-253 from December 8 regular meeting as follows: "THAT Council provide a one time grant to the Comox Valley Farmers Market Association of $600 in support of 2026 Cumberland market expenses, to be funded through the Host Community Amenity Reserve, and THAT Council direct staff to bring forward an amendment to the adopted 2026 to 2030 Financial Plan Bylaw to reflect this expenditure."	CS	In progress
26-122	2026-05-11	THAT Council approve the expenditure of up to $145,000 for all costs associated with a temporary one-year Project Manager position to be funded from the General Stabilization Reserve funds and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect this expenditure.	CS	In progress
26-COTW	2026-05-25	THAT the Committee direct staff to pursue a partnership agreement with the Cumberland & District Historical Society for façade improvements to the southern exterior of the Cumberland Cultural Centre and report back to Council with a proposed agreement.	PR	Complete

26-131	2026-05-25	THAT Council approve the temporary closure of Dunsmuir Avenue between First Street and Second Street from August 15, 2026 at 10:00 a.m. until August 16, 2026 at 2:00 a.m. subject to all other conditions of an event permit; AND THAT Council recommend the Chief Administrative Officer approve a Noise Control Bylaw exemption request from Cumberland Village Works to allow amplified music from the Rock the Block concert on Dunsmuir Avenue from 10:00 p.m. on August 15, 2026 until 1:00 a.m. on August 16, 2026; AND THAT Council direct the Chief Administrative Officer to approve any future Noise Control Bylaw exemption and street closure requests from the same applicant for the Rock the Block concert, assuming no significant changes to: event date, schedule, layout and size (as measured by the number of expected attendees); duration of noise control bylaw exemption request; and duration of road closure requests; and Provided that not more than two (2) documented complaints are received regarding the event.	PR	Complete
26-140	2026-06-08	THAT Council direct staff to proceed with a competitive bids process for a fire quint apparatus with a range of ladder options between 75' and 100' for consideration at budget 2027.	PS CS	In progress
26-141	2026-06-08	THAT Council direct staff to implement a Village-wide Speed Limit Reduction Project on a three-year trial period, including transition zones from 50 km/h to 40 km/h to 30 km/h.	EPW	In progress
26-142	2026-06-08	THAT Council directs staff to bring forward bylaw amendments to Bylaw No. 951, 2017 Street and Traffic Bylaw to support the implementation of a Village-wide Speed Limit Reduction.	EPW	In progress
26-151	2026-06-22	That Council direct staff to reduce the scope of the 2026 Roads and Utilities project by separating the Penrith Avenue underground utility and surface works from the 2026 projects and proceed with the underground utility replacement work on the Lane South of Maryport and the Lane South of Windermere; and THAT staff report back to Council on design costs and considerations for parking and standardization of the Penrith Avenue surface works improvements and underground utility infrastructure replacement portion of the scope to be allocated under a separate project.	EPW	In progress
26-152	2026-06-22	THAT Council approve the expenditure of up to $1,106,660 for 2026 underground utility replacement work for the lane South of Maryport and lane South of Windermere with ·$156,940 to be funded through Storm Drain Development Cost Charge Reserve; and ·$949,720 to be funded from Linear Asset Renewal Reserve; and THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect this budget increase.	EPW CS	In progress
26-166	2026-07-13	THAT Council receive the correspondence from Gord Johns, MP Courtenay-Alberni requesting support for the proposed bill "M-35 Federal operational support for BC Ferries"; and support Motion M-35 and fair federal operational support for BC Ferries, write to the federal government in support of modernizing ferry funding policies and establishing long-term operational support for BC Ferries, and encourage neighbouring local governments, regional districts, First Nations and community organizations to support this initiative.	CS	Complete
26-180	2026-07-27	THAT Council approve an increase of $10,200 to complete the ceiling and install air conditioning in the EOC room funded by the Village Facility Renewal Reserve; and, THAT Council directs staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect this expenditure and funding.	CS	In progress

26-181	2026-07-27	THAT Council approve the closure of Second Street from Dunsmuir Avenue to the alleyway between Penrith and Dunsmuir Avenues from Friday, November 6, 2026 at 10:00 a.m. to Sunday, November 8, 2026 at 11:00 p.m., leaving Dunsmuir and the alleyway open at all times; AND THAT Council recommend the Chief Administrative Officer approve a Noise Control Bylaw exemption request from the organizers of the Woodstove Festival to allow sound from generators and festival attendees on Second Street between Dunsmuir Avenue and the alleyway between Penrith and Dunsmuir Avenues from 10:00 p.m. to 11:59 p.m. on Friday, November 6 and Saturday, November 7, 2026; AND THAT Council recommend the Chief Administrative Officer approve a Noise Control Bylaw exemption request from the organizers of the Woodstove Festival to allow amplified sound at Village Square from 10:00 p.m. to 12 midnight on Friday, November 6 and Saturday, November 7, 2026.	PR	Complete
26-182	2026-07-27	THAT Council approve the award of the High Performance Lagoon (HPL) Upgrades - Phase 2 Tender to Milestone Contracting Inc in the amount of $1,074,903.00 (excluding GST); and THAT Council authorize the Chief Administration Officer to execute the contract.	EPW	In progress
26-184	2026-07-27	THAT Council direct staff to engage with the Ministry of Transportation and Transit regarding trail development for a safe cycling route to the east of the Comox Valley Parkway, from the Highway 19 interchange to the Cumberland Road intersection.	EPW/PR	In progress
26-186	2026-07-27	THAT Council receive the report of the public hearing held July 13, 2026. THAT Council confirm that in addition to the public hearing, consultation on OCP Amendment Bylaw No. 1265, 2026 includes referral to School District 71 for comment. THAT Council give third reading to Official Community Plan Amendment Bylaw No. 1265, 2026. THAT Council adopt Official Community Plan Amendment Bylaw No. 1265, 2026. THAT Council amend Zoning Amendment Bylaw No. 1266, 2026: 1.In section 3(a) following “(d) water and beverage bottling” by inserting: “except” 2.In section 5(k), by inserting at the end: “and, in the sentence starting with “No landscape screen in any zone … “by striking “(R-3)” and substituting: “(I-3)” and by striking: “sheet metal”. THAT Council give third reading to Zoning Amendment Bylaw No. 1266, 2026 as amended. THAT Council adopt Zoning Amendment Bylaw No. 1266, 2026.	DBS	Complete
26-199	2026-09-08	THAT Council recommend the Chief Administrative Officer approve a Noise Control Bylaw exemption request from the organizers of the Woodstove Festival to allow sound from generators and festival attendees on Second Street between Dunsmuir Avenue and the alleyway between Penrith and Dunsmuir Avenues on Friday, November 6 and Saturday, November 7, 2026 from 10:00 p.m. to 1:00 a.m. the following mornings.	PR	Complete
26-200	2026-09-08	THAT Council approve the Memorandum of Understanding between the Cumberland Events Society and the Village of Cumberland as amended in July 2026 and presented to Council on September 8, 2026.	PR	Complete
26-201	2026-09-08	THAT Council direct staff to proceed with the optional items under the Phase 2 High Performance Lagoon Upgrades contract which consists of the reed bed, extreme wet weather system as well as items required to move the outfall to the new location with Milestone Contracting Inc.	EPW	In progress

26-202	2026-09-08	THAT Council endorse the Comox Valley Regional Field Allocations Framework; and THAT Council endorse the Comox Valley Regional Field Fees Framework; and THAT Council direct staff to proceed with the next phase of implementation planning, including development of detailed recommendations regarding field fees and charges, the governance and operation of a Central Booking Office, required intergovernmental agreements, funding arrangements and implementation timing, and to report back to Council in 2027.	PR	In progress
26-203	2026-09-08	THAT Council approve the award of the 2026 Capital Works Tender for Sewer Separation to David Stalker Excavating Ltd. in the amount of $1,057,132.50 (excluding GST); and THAT Council Authorize the Chief Administration Officer to execute the contract.	EPW	In progress
26-204	2026-09-08	THAT Council approve the short-term borrowing from the Municipal Finance Authority through the Equipment Financing Program for an amount of $267,405 for the purchase of the Fire Rescue Truck replacement for a five year term that must be repaid in five years.	CS	Complete
26-205	2026-09-08	THAT Council appoints the audit firm of MNP LLP for the 2026-2027 financial years.	CS	Complete
26-207	2026-09-08	THAT Council request that staff revisit the PLR extension with attention to in stream protection, and revisit the servicing officer with attention to impact on alleys, and bring a report back to Council on the proposed amendment to the Subdivision Bylaw.	DBS	In progress
26-208	2026-09-08	THAT Council Rescind Council Policy No 9.5 Cannabis Retail Sales.	CS	Complete
26-220	2026-09-28	THAT Council approve in principle and authorize staff to negotiate and prepare amendments to the existing water supply agreement with the Comox Valley Regional District to reflect the phased reduction of water service associated with the Water South Extension Project, including the continued supply of water to the Kentwood service area through 2030; and, THAT the Village of Cumberland continue to provide bulk water to the Comox Valley Regional District until a subsequent report is be brought forward for Council's consideration and approval of the final agreement amendments.	EPW	In progress