

ENVIRONMENTAL PROTECTION

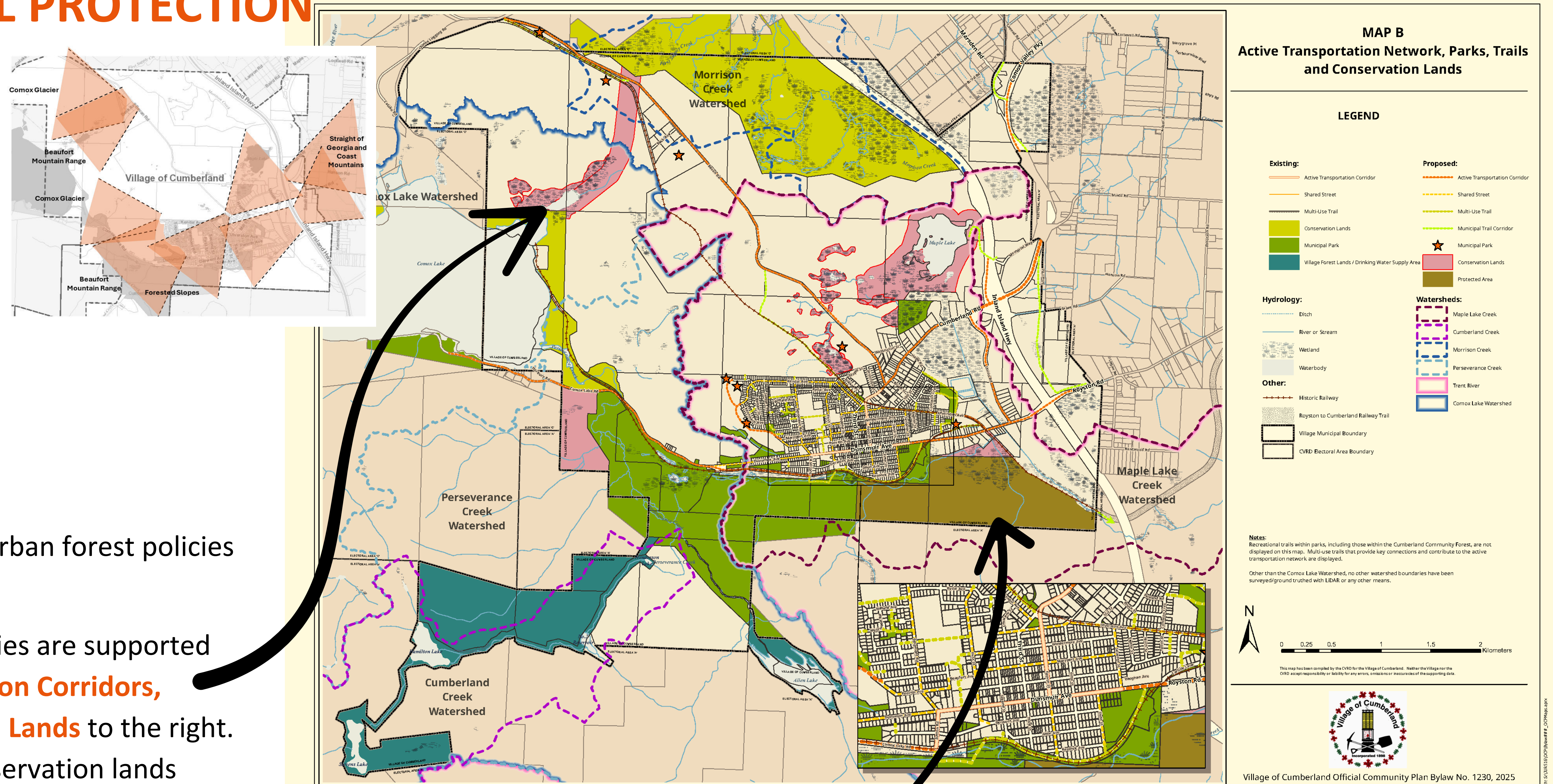
Protection of the natural environment remains a priority for the Village. The new OCP largely retains the objectives and policies in the current OCP.

Additional policy was added to guide the protection of valued views from the Village to the surrounding landscape (p. 44 - 46 of the draft OCP).

A new subsection containing urban forest policies was added (p.44).

The natural environment policies are supported by **Map B: Active Transportation Corridors, Parks, Trails and Conservation Lands** to the right.

The map shows proposed conservation lands which include a migration corridor in the Bevan industrial area and aquatic ecosystems (lakes, wetlands and streams) and surrounding buffer areas.



Map B also shows an area of land southeast of the Village that contains recreational trails as well as sensitive aquatic and terrestrial ecosystems. Not necessarily the entirety of the area, but the values they contain were identified as a priority for future protection within municipal or regional parks and/or within conservation lands by the community during previous OCP engagement phases.

HOUSING AND TRANSPORTATION

CUMBERLAND 2050

GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

Housing

The housing section (p. 60-63) in the new OCP presents the most recent (2021) census data on housing.

Housing policies include:

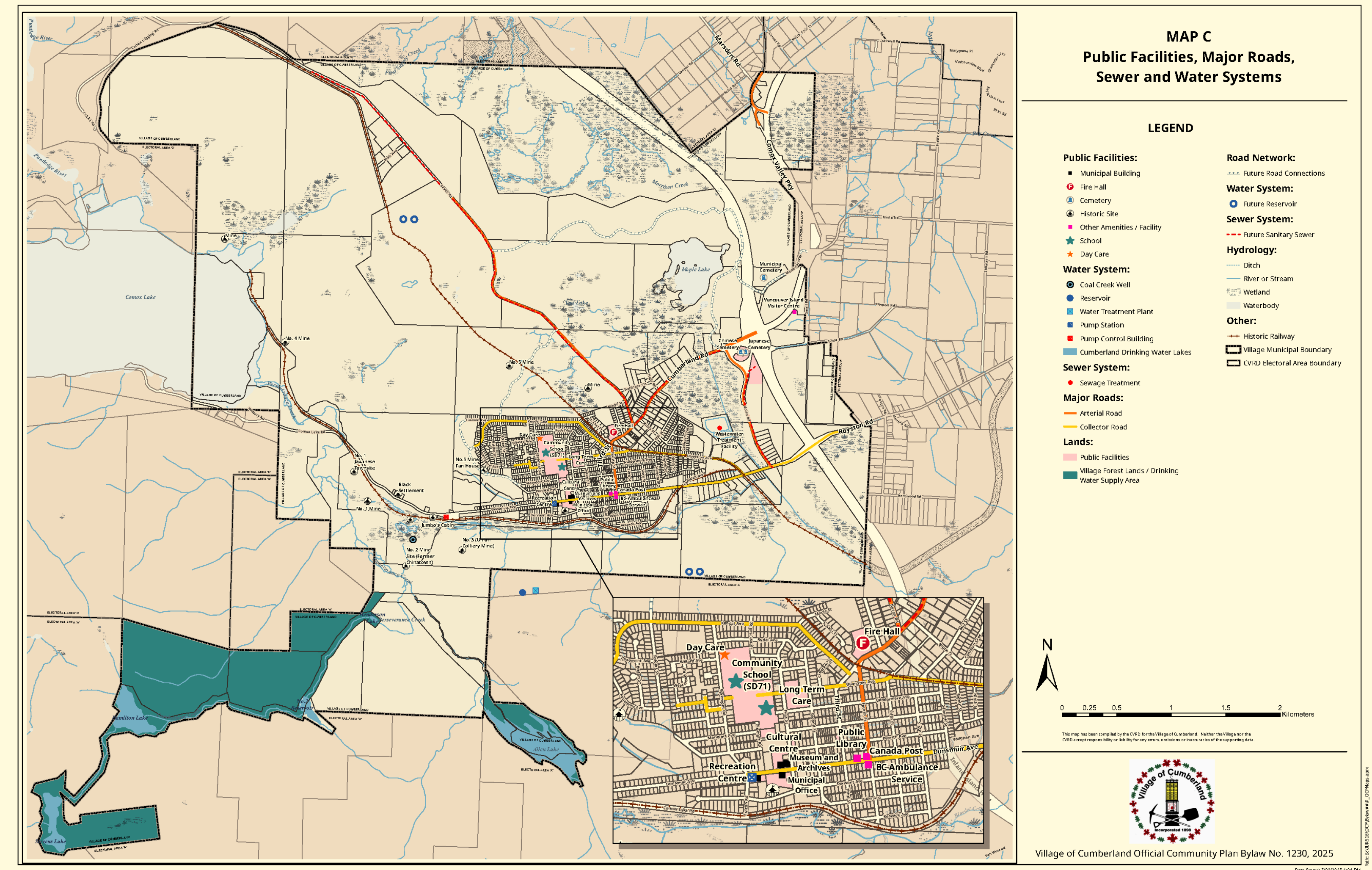
- support for greater housing diversity
- more rental tenure zoning, and
- non-market housing.

The policies to support non-market housing include:

- explore a non-market housing component as part of future redevelopment of civic properties
- reduce parking requirements for non-market housing in the Zoning Bylaw and
- advocate for additional transit connections into Courtenay.

The above updates seek to contribute to reducing barriers and costs to develop non-market housing in the Village.

In addition, the Village will continue to pursue funding for an affordable housing development on Second Street.



Transportation and Connectivity

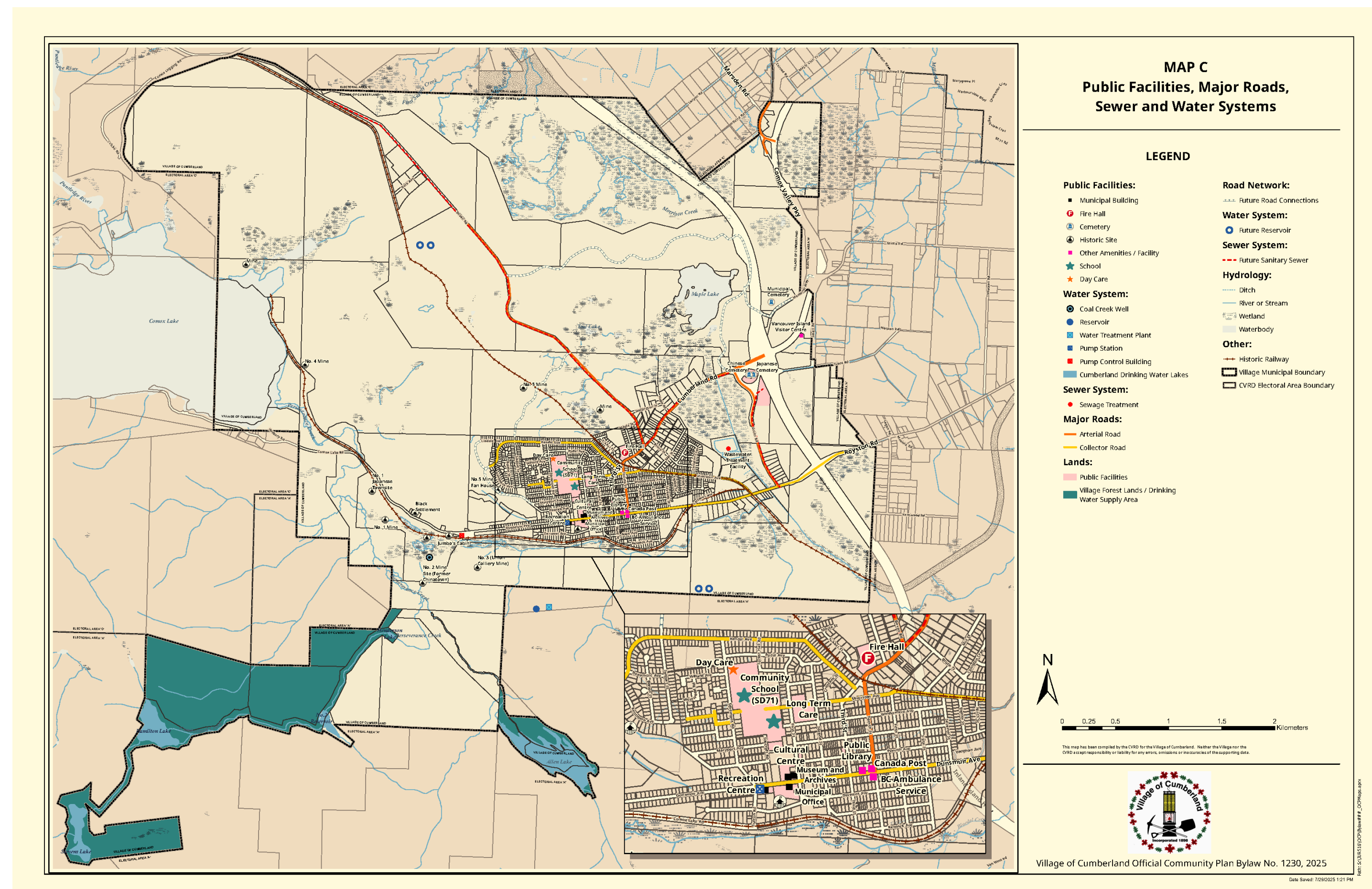
The Transportation and Connectivity section (p. 78-82) has been updated to reflect the Village's *2024 Transportation Master Plan* (TMP). Multi-modal pathways to the City of Courtenay boundary and to Comox Lake, are key transportation projects.

The existing and proposed active transportation network is shown on **Map B: Active Transportation Network, Parks, Trails and Conservation Lands** (see poster board 10).

Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems** above.

Municipal Infrastructure

Major future infrastructure projects are identified on **Map C: Public Facilities, Major Roads, Sewer and Water Systems** below.



Stormwater Management

The stormwater management policies (p. 73-75) reflect the recommendations in the Village's *2024 Complete Communities Assessment*, taking into consideration the higher density in infill and multi-unit residential development areas.

Liquid Waste Management

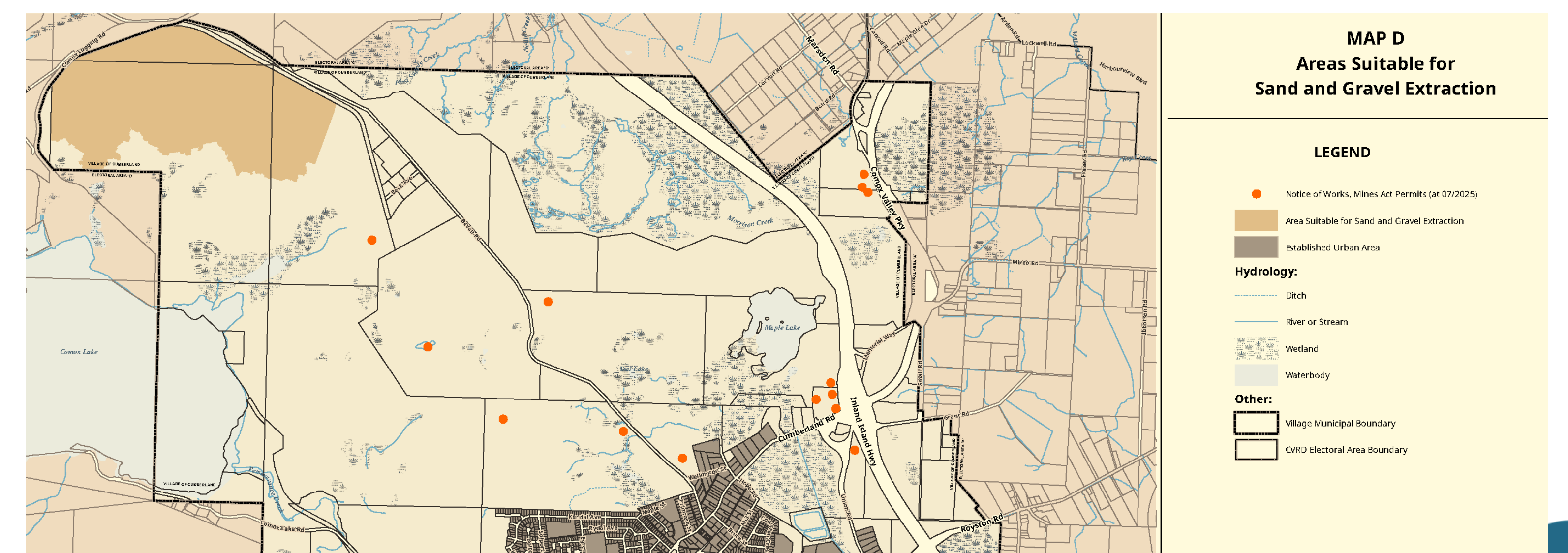
The Liquid Waste Management section (p. 76-77) includes planned infrastructure projects and the commitments in the draft 2025 Liquid Waste Management Plan.

Solid Waste Management

The Solid Waste Management section (p.72-73) provides an update on what is planned for the Comox Valley Waste Management Centre and the need to mitigate impacts on Cumberland of hosting the facility.

Sand and Gravel Extraction

The *Local Government Act* requires that municipalities identify areas suitable for sand and gravel extraction in their OCP. **Map D: Areas Suitable for Sand and Gravel Extraction** identifies an area at the north end of the Bevan Industrial area.



Local Economy

The new OCP economic development objectives and policies (p. 88-89) focus on:

- supporting local businesses
- fostering entrepreneurship and home-based businesses,
- capturing higher value from tourism, and
- working toward more affordable and diverse housing options to help businesses attract and retain employees.

To support small businesses, policies were added to review zoning regulations to:

- allow for a diversity of spaces to support business start-ups and shared spaces,
- permit a broad range of home occupations, and
- consider reducing parking requirements for new commercial tenants in the downtown core.



Arts and Culture

A separate section on arts and culture was added, recognizing the arts and culture industry as a key economic driver for Cumberland and the importance of arts in creating a sense of place for residents (p. 88-91).

The need to review how murals in the downtown core are approved is included as one of the policies in this section.

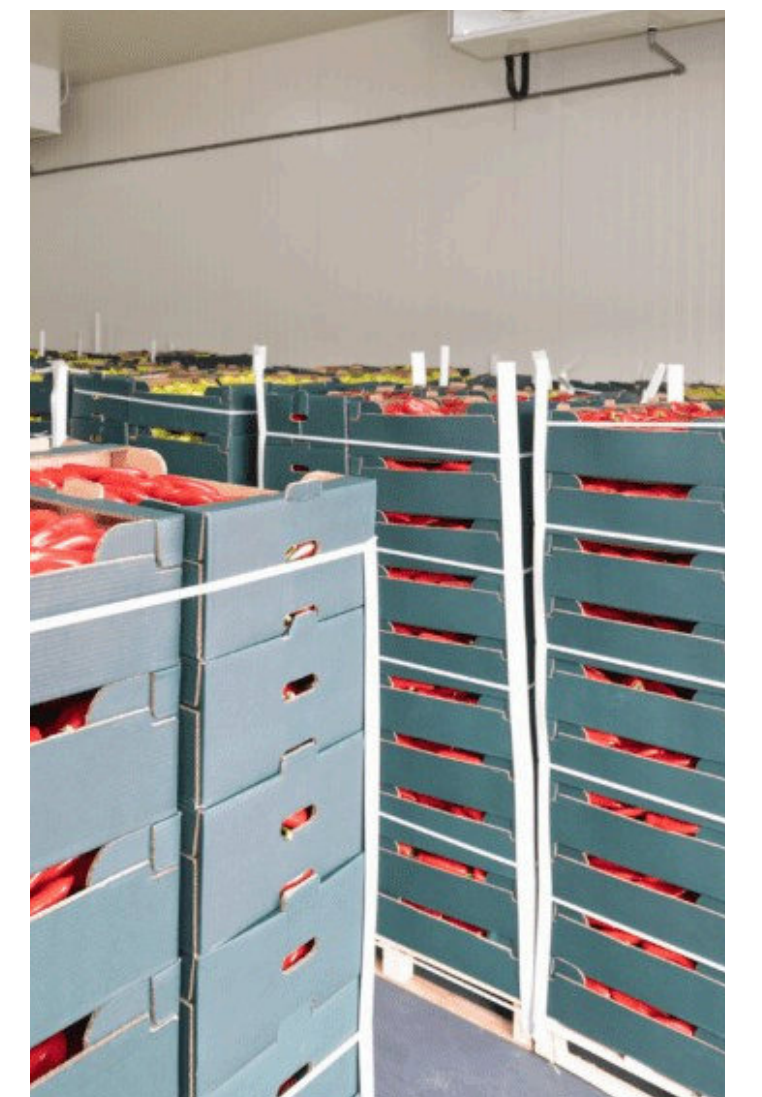
Local Food Production

Local Food Production policies integrate recommendations made by the Comox Valley Food Security Council to Cumberland Council (p. 91-93). In particular, policies were added to support food production, processing, and post-production facilities. The industrial zones are identified for their potential to house non-soil based agricultural operations, greenhouses, food processing and post-production facilities.

Updated policies also support more options for establishing community gardens and local food sales.

Tourism

The updates to this section put an increased focus on capturing greater economic returns from existing tourism (p. 93-94). A key policy is to enable and incentivize the development of small and medium-scale overnight accommodations.



Diversity, Equity and Inclusion

This is a new section (p. 95-97) that includes some of the policies from the Health and Wellness section in the current OCP. An introduction explains key concepts related to diversity, equity and inclusion and their importance to individual and community well-being.

A key objective of the new OCP is to remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking access to Village services, programs and facilities.

Policies include:

- completion of an accessibility and inclusion assessment and action plan that reviews municipal services,
- greater diversity of housing types to provide more options for ageing in place, long-term rentals, and affordable starter homes, and
- an update to the Village's street naming policy to ensure street names are more inclusive and reflect Cumberland's diverse heritage and culture.



Recreation, Leisure and Parks

Updates under this section acknowledge the role of regional parks and greenways and a future regional parks plan.

Actions from the 2024 Climate Action Plan are included to reduce recreation facility building-related greenhouse gas emissions as part of any upgrades or improvements.

Other key policies are to develop a long-range Recreational Facilities Plan and to update the Village's 2014 Parks and Greenways Master Plan.

Key Concepts

Equality: Individuals are given the same resources and opportunities.

Equity: Each individual has different circumstances, and therefore different resources and opportunities are needed to ensure fairness, access and opportunity for all.

Inclusion: Helps individuals of all ages and backgrounds feel welcome in a community, feel safe, respected and valued for who they are, and be included in decisions that affect them.



Children grow on tree in Village Square

