

NATURAL ENVIRONMENT

CUMBERLAND 2050

GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

How the OCP strengthens environmental protection

Urban Containment

The OCP guides land use and development patterns which affect the rate of conversion of natural landscapes into buildings and streetscapes.

The proposed urban containment boundary and growth scenarios, presented on previous posters, concentrate new development within the Village core through both infill and multi-family housing. This reduces the development pressure on the surrounding natural areas.

A denser development pattern also lowers Greenhouse Gas (GHG) emissions as it reduces the need to drive to access services and entertainment.

Climate Action

The Village is in the final stages of completing a climate action plan. Community engagement on the plan was held in mid-February and early May of this year. The OCP will include the 2050 net zero emissions reduction target and key climate actions identified in the plan to strengthen and support its implementation such as adoption of the net zero carbon step code for all new buildings.

FMI: engagecomoxvalley.ca/climate-action-plan

Protection of Environmentally Sensitive Areas

The OCP includes an Environmental Protection Development Permit Area which imposes requirements to protect sensitive ecosystems during development. More on this on a subsequent Natural Environment poster.

Water Conservation

The OCP includes Development Permit Areas that impose requirements related to form and character of mixed-use, commercial and industrial developments. The requirements include water conservation measures such as rainwater capture systems for irrigation, minimizing impervious areas, and using drought resistant plants.

Stormwater Management

The Village is planning to update its Stormwater Management Master Plan in the next few years. The OCP can include policy to support more green rainwater infrastructure to maximize the amount of rain that is absorbed and filtered by plants and soil. Green rainwater infrastructure includes green roofs, bioswales, rainwater tree trenches, permeable pave-

ment, and retention of greater soil depths on development properties.

Parks and Greenspace

The OCP maps desired conservation lands, parks and trail corridors. More on this on a Community Well-Being poster.

What is your priority for environmental protection?

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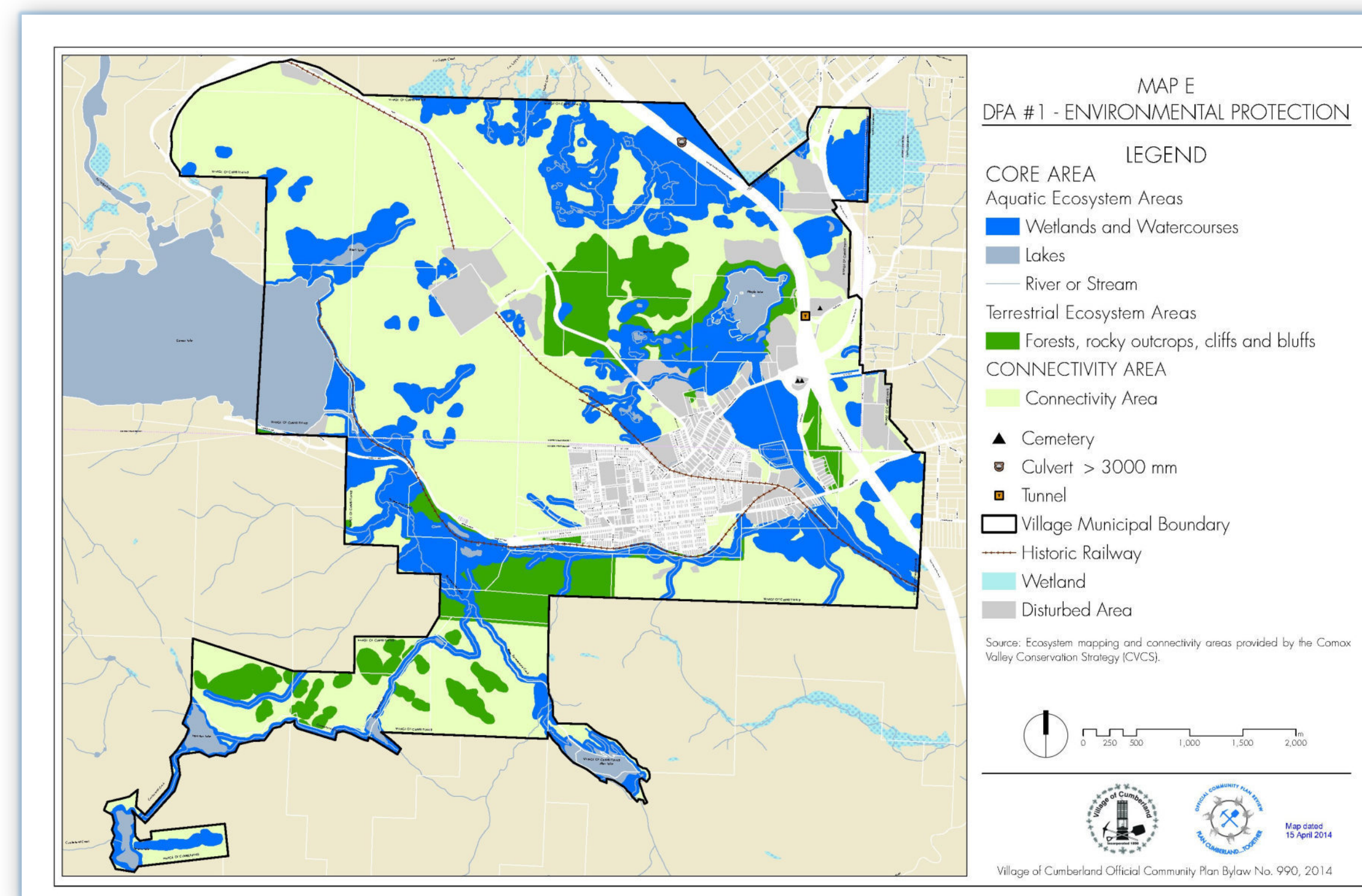
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Development Permit Area Requirements

The OCP establishes requirements for environmental protection through its environmental protection development permit area (DPA #1). DPA#1 regulates development within several types of environmentally sensitive areas as per Map E to the right. Within those areas, DPA#1 requirements have to be met before any land clearing or alteration, drainage works, or construction of buildings or structures can occur.

DPA #1 includes requirements for streamside setbacks, retention of natural vegetation within those setbacks, scheduling of work to minimize impacts on wildlife, prevention of deleterious substances entering waterways, stormwater retention on site, rainwater management, protection of tree root zones during construction, and many other provisions that seek to reduce the impact of development on sensitive ecosystems.



DPA #1 Updates

To further strengthen DPA #1, the following updates are proposed:

- Require new developments to work with natural site conditions and constraints (site adaptive planning).
- Require foreshore protection to use greenshore principles whenever possible, as confirmed by an engineer
- Do not permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection
- Add regulations to restrict construction on steep slopes
 - Require the retention of vegetation at the top of steep slopes at a setback recommended by a geotechnical engineer to ensure the stability of the slope.

*What is your priority when it comes
to the protection of sensitive
ecosystems during development?*