WHAT'S NEW - LAND USE

CUMBERLAND 2050
GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

Provincial **500 m setback guideline** around landfill cells for sensitive uses (i.e. no food processing, schools, restaurants, etc)

Mapping of the **Comox Lake drinking watershed boundary** for planning purposes to reduce potential risks to water quality from land uses

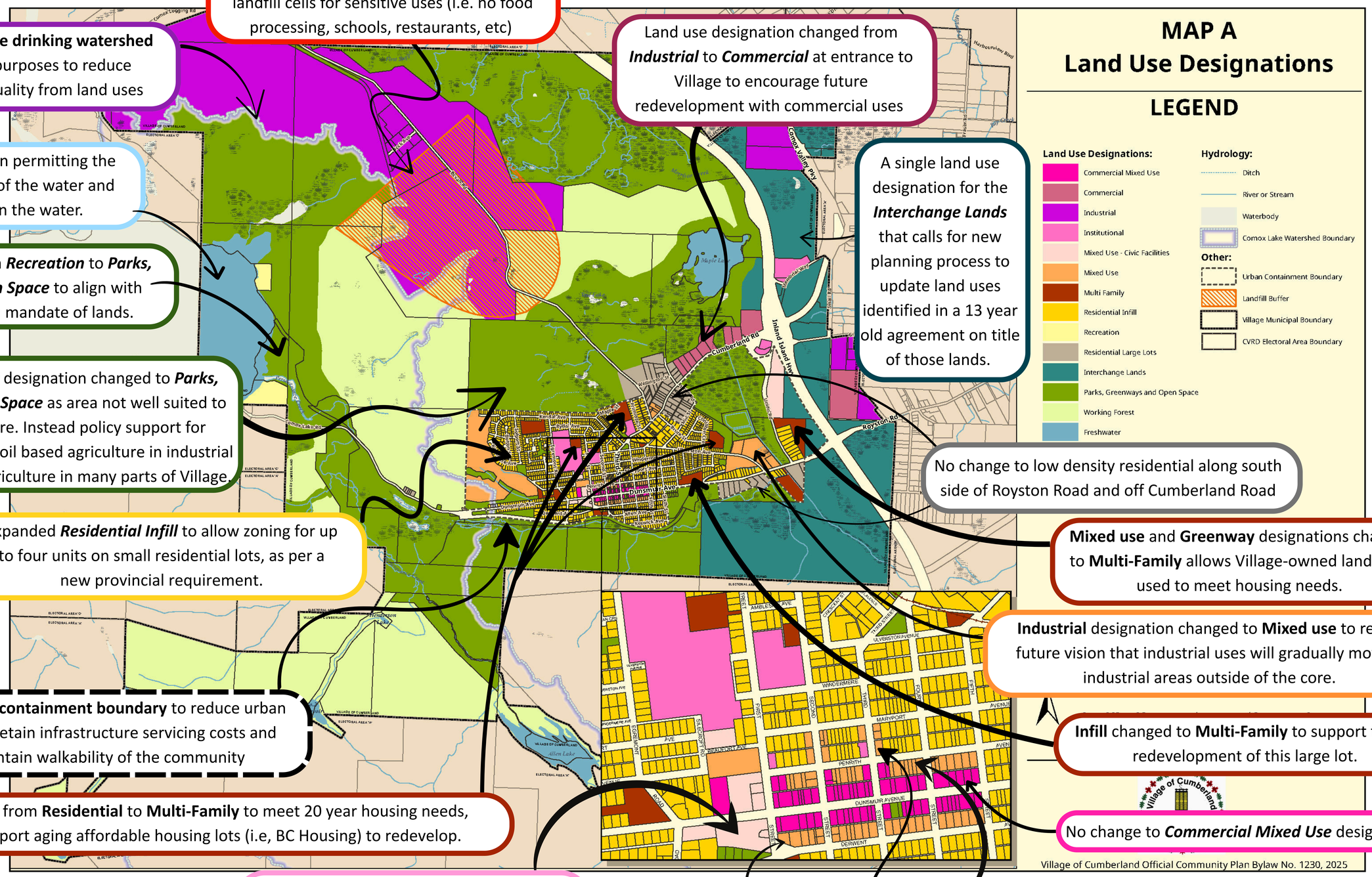
Land use designation changed from ***Industrial*** to ***Commercial*** at entrance to Village to encourage future redevelopment with commercial uses

New ***Freshwater*** designation permitting the Village to zone the surface of the water and restrict development on the water.

Changed land use from ***Recreation*** to ***Parks, Greenways and Open Space*** to align with watershed protection mandate of lands.

A single land use designation for the ***Interchange Lands*** that calls for new planning process to update land uses identified in a 13 year old agreement on title of those lands.

Previous ***Agricultural*** designation changed to ***Parks, Greenways and Open Space*** as area not well suited to soil-based agriculture. Instead policy support for greenhouses and non-soil based agriculture in industrial lands and for urban agriculture in many parts of Village.



No change to low density residential along south side of Royston Road and off Cumberland Road

Expanded ***Residential Infill*** to allow zoning for up to four units on small residential lots, as per a new provincial requirement.

Mixed use and **Greenway** designations changed to **Multi-Family** allows Village-owned land to be used to meet housing needs.

Industrial designation changed to **Mixed use** to reflect future vision that industrial uses will gradually move to industrial areas outside of the core.

An **urban containment boundary** to reduce urban sprawl, retain infrastructure servicing costs and maintain walkability of the community

Infill changed to **Multi-Family** to support future redevelopment of this large lot.

Changed from **Residential** to **Multi-Family** to meet 20 year housing needs, and support aging affordable housing lots (i.e, BC Housing) to redevelop.

No change to ***Commercial Mixed Use*** designation

Changed from ***Institutional*** to ***Mixed-Use Civic Facilities***, permitting rezoning that allows for future redevelopment of municipal hall, with a mix of other uses in the same building

Mixed-Use on north side of Derwent and south side of Penrith avenues retained. Clarified intent and uses. Additional ***Mixed-Use*** up Second and Third streets.