Village of Cumberland
Official Community Plan
Bylaw No. 1230, 2025

DRAFT

LAND ACKNOWLEDGEMENT

The Village of Cumberland respectfully acknowledges that the area of land covered by this plan is within the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.

THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1230

A Bylaw to adopt an Official Community Plan for the Village of Cumberland

The Council of the Village of Cumberland in open meeting assembled enacts as follows:

1. This bylaw shall be cited as "Official Community Plan Bylaw, No. 1230, 2025".

2. The Official Community Plan set out in Schedule A to this bylaw is adopted as the Official Community Plan for the area within the municipal boundaries of the Corporation of the Village of Cumberland.

3. If any section, subsection, paragraph, schedule, figure or map (or part thereof) forming part of this Plan is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, figure or map (or part thereof) may be severed from the Plan without affecting the validity of the Plan or any portions of the Plan or remaining sections, subsections, paragraphs, schedules, figures or maps (or part thereof).

4. The "Village of Cumberland Official Community Plan, Bylaw No. 990,2014" and all amendments thereto are hereby repealed.

READ A FIRST and SECOND TIME this	**day of**	**2025.**
PUBLIC HEARING held this	**day of**	**2025.**
READ A THIRD TIME this	**day of**	**2025.**
ADOPTED this	**day of**	**2025.**

Mayor

Corporate Officer

Schedule A

PART:

A PLAN OVERVIEW

B VISION AND GOALS

C LAND USE POLICY DIRECTION

TABLE OF CONTENTS

1.0 INTRODUCTION 3
- 1.1 PLAN OVERVIEW 3
- 1.2 PLAN ORGANIZATION 3
- 1.3 PURPOSE 4
- 1.4 PLAN AREA 4
- 1.5 SCOPE 6
- 1.6 DATA AND BACKGROUND INFORMATION 6
- 1.7 ENGAGEMENT 7
- 1.8 FIRST NATIONS ENGAGEMENT 8
- 1.9 PLAN LINKAGES 9
- 1.10 IMPLEMENTATION OF 2014 OCP POLICY 10
- 1.11 REGIONAL CONTEXT STATEMENT 12

2.0 CONTEXT 18
- 2.1 DEMOGRAPHICS 18

3.0 VISION STATEMENT 25

4.0 GOALS 26
- 4.1 FOUNDATIONAL GOALS 26
- 4.2 COMPLETE COMMUNITY GOALS 27
- 4.3 GOALS AND OCP POLICY 29

5.0 CLIMATE CHANGE 33
- 34
- 5.1 GREENOUSE GAS EMISSION REDUCTION TARGETS 34
- 5.2 CLIMATE CHANGE MITIGATION AND ADAPTATION GOALS 34
- 5.3 CLIMATE CHANGE AND ADAPTABILITY ACTIONS 35

6.0 NATURAL ENVIRONMENT 40
- 6.1 ENVIRONMENTAL PROTECTION 40
- 6.2 VIEWS AND LANDSCAPE CHARACTER 43
- 6.3 NATURAL HAZARD AREAS 45

7.0 BUILT ENVIRONMENT 48
- 7.1 LAND USE DESIGNATIONS 48
- 7.2 GROWTH MANAGEMENT 54
- 7.3 HOUSING 59
- 7.4 HERITAGE CONSERVATION 63
- 7.5 MUNICIPAL INFRASTRUCTURE 69
- 7.6 TRANSPORTATION AND CONNECTIVITY 77
- 7.7 SAND AND GRAVEL EXTRACTION 82

8.0 ECONOMIC DEVELOPMENT 84
- 8.1 OVERVIEW 84
- 8.3 ARTS AND CULTURE 88
- 8.4 LOCAL FOOD PRODUCTION 90
- 8.4 TOURISM 92

9.0 COMMUNITY WELL-BEING 94

D IMPLEMENTATION

9.1 DIVERSITY, EQUITY AND INCLUSION 94
9.2 RECREATION, LEISURE AND PARKS 96

10.0 IMPLEMENTATION 103

10.1 FIRST NATION ENGAGEMENT 103
10.2 COMMUNITY ENGAGEMENT 104
10.3 ADVISORY PLANNING COMMISSION 104
10.4 MONITORING THE PLAN 105
10.5 IMPLEMENTATION CONSIDERATIONS 106
10.6 SUPPORTING BYLAWS 106
10.8 DEVELOPMENT APPROVAL INFORMATION 106
10.9 TEMPORARY USE PERMITS 107
10.10 OCP AMENDMENT PROCESS 108
10.11 FISCAL PROCESS, IMPLEMENTATION PRIORITIES 109

11.0 DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREA 110

11.1 PURPOSE 110
11.2 REQUIREMENT FOR A DEVELOPMENT PERMIT 110
11.3 GUIDELINE LANGUAGE 111
11.4 DPA AND HCA DESIGNATIONS 111
11.5 DPA 1 - ENVIRONMENTAL PROTECTION 113
11.6 DPA 2 - GROUNDWATER PROTECTION 113
11.7 DPA 3 - FARMLAND PROTECTION 113
11.8 DPA 4 - WILDLAND URBAN INTERFACE 113
11.9 DPA 5 - INDUSTRIAL 113
11.10 DPA 6 - RESIDENTIAL MULTI-FAMILY / MIXED USE 113
11.11 DPA 7 - COMMERCIAL 113
11.12 DPA 8 - CARLISLE LANE 113
11.10 DPA 9 - INTERCHANGE LANDS 113
12.0 HISTORIC VILLAGE COMMERCIAL CORE 113
12.1 HERITAGE CONSERVATION AREA GUIDELINES 113

E MAPS

MAP A: LAND USE DESIGNATIONS 211
MAP B: ALTERNATIVE TRANSPORTATON CORRIDORS, PARKS, TRAILS AND CONSERVATION LANDS 211
MAP C: PUBLIC FACILITIES, MAJOR ROADS, SEWER AND WATER SYSTEMS 211
MAP D: AREAS SUITABLE FOR SAND AND GRAVEL EXTRACTION 211
MAP E: LANDSCAPE SCREENING REQUIREMENTS ON CUMBERLAND ROAD 211
MAP F: DPA 1 - ENVIRONMENTAL PROTECTION AREA 211
MAP G: DPA 2 - GROUNDWATER PROTECTION 211
MAP H: DPA 3 - FARMLAND PROTECTION 211
MAP I: DPA 4 - WILDLAND URBAN INTERFACE 211
MAP J: DPA 5 – INDUSTRIAL 211
MAP F: DPA'S 6 – 10 RESIDENTIAL AND COMMERCIAL 211
MAP K: HACA 1 – HERITAGE CONSERVATION AREA 211
MAP L: HERITAGE NEIGHBOURHOODS 211

TABLES

Table 1: Plan Linkages 9
Table 2: OCP Alignment with Comox Valley Regional Growth Strategy 13
Table 3: Goals and OCP Policy 29
Table 4: Land Uses, Area and Development Intent 48
Table 5: Land Use Designation Areas 51
Table 6: Area within the Heritage Conservation Area 52
Table 7: Housing Demand Projection 56
Table 8: Components of Housing Demand 56
Table 9: Cumberland Historic Neighbourhoods 65

FIGURES

Figure 1: Regional Context and Village Municipal Boundary 4
Figure 2: K'ómoks First Nation Traditional Territory–Courtesy of K'ómoks First Nation 5
Figure 3: OCP Review Process 8
Figure 4: Population Change 18
Figure 6: Indigenous Population (2021 Census) 19
Figure 7: Household Profile (2021 Census) 20
Figure 8: Age and Gender Profile (2021 Census) 20
Figure 9: Number of Building Permits 2013 to 2024 21
Figure 10: Building Permits for New Residential Units (2013–2024) 22
Figure 11: New residential units created (2013–2024) 23
Figure 12: OCP goals 26
Figure 13: Areas of Climate Action 34
Figure 14: Viewscapes from Village 44
Figure 15: Population Growth (BC Statistics) 55
Figure 16: 5- and 20-year Housing Demand from 2021 base year 55
Figure 17: Dwelling Types (2021 Census) 59
Figure 18: Top Industries of Employment (2021 Census) 84
Figure 19: Change in Industries of Employment between 2016 and 2021 (2021 Census) 84
Figure 20: Place of Work of Cumberland Residents (2021 Census) 85
Figure 21: Commute Destination of Cumberland Residents (2021 Census) 86
Figure 22: Diversity, Equity, and Inclusion - Key Concepts 94

A PLAN OVERVIEW

1.0 INTRODUCTION

1.1 PLAN OVERVIEW

Cumberland has many characteristics that make it a great place to live, work and play. There is a strong sense of community that resonates with arts and culture, and the small village feel has attracted a growing younger generation to call Cumberland home, contributing to a 19 percent increase in the population between the 2016 and 2021 censuses.

Whether it's a visit to a local coffee shop with neighbours, attending a festival or music event in one of the Village's parks or in a private venue, or taking a walk or bike ride through the Cumberland Community Forest Park or the many other natural areas in close proximity, the Village provides a range of opportunities for all ages and needs. A significant draw for Cumberland is its history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community and the arts. The Village is close to skiing, freshwater lakes and the ocean, as well as just a few minutes away from other communities in the Comox Valley.

This Official Community Plan (OCP or "the Plan") seeks to support and build on this strong sense of community and residents' love for Cumberland's arts, culture, and natural amenities. This Plan provides a vision, goals, policies and actions to ensure community well-being into the future.

1.2 PLAN ORGANIZATION

The OCP is divided into four parts:

PART A: PLAN OVERVIEW (Section 1 and 2) sets out the context for the Plan, including its purpose and scope, and linkages to other Village and regional plans. It also highlights the existing demographics for Cumberland along with the community engagement process undertaken as part of the OCP review.

PART B: VISION AND GOALS (Sections 3 and 4) identifies the overarching vision, goals, and objectives that articulate the long-term aspirations of the community and lay the foundation for the objectives and policies that follow.

PART C: LAND USE POLICY DIRECTION (Sections 5 to 9) is divided into five sections: climate change adaptation and mitigation, natural environment, built environment, economic development, and community well-being. Each of the sections is introduced with a brief overview and followed by topic-specific subsections with goals and targets (in the case of the climate change section) or objectives and policy statements (in the case of the other sections).

PART D: IMPLEMENTATION (Sections 10 to 12) define the policies respecting plan implementation and community engagement to ensure that strategies are in place to measure and report on how the Village is meeting the goals and objectives of the OCP. Part D also includes Development Permit Area and Heritage Conservation Area guidelines. The guidelines set out requirements for developments to protect

sensitive ecosystems and groundwater, establish setbacks to farmland and the wildland-urban interface, and to guide the form and character of buildings and landscaping.

The **APPENDICES** includes maps that support OCP policy and implementation.

1.3 PURPOSE

This Plan updates the 2014 OCP, responding to the significant population growth, the projected population growth over the coming decade, and the need to accommodate that growth while retaining what residents love most about Cumberland – a strong sense of community, a large system of parks and trails, heritage neighbourhoods, diverse natural landscapes, a wide range of recreational opportunities, and a vibrant arts and culture community.

The Plan provides a statement of objectives and policies to guide decisions on community planning and land management within Cumberland respecting the purposes of local government. **Sections 10 to 12** of the Plan provides direction on implementation and actions to achieve the vision, objectives and policies.

Where the Village does not have jurisdiction on a matter, the Plan may only state broad objectives related to that matter and the objectives and policies of this Plan should be interpreted in that context.

1.4 PLAN AREA

The Village of Cumberland is located approximately 10 kilometres southwest of Courtenay in the Comox Valley. The Plan covers the entirety of the area within the Village municipal boundary, encompassing approximately 3,023 hectares (

Figure 1).

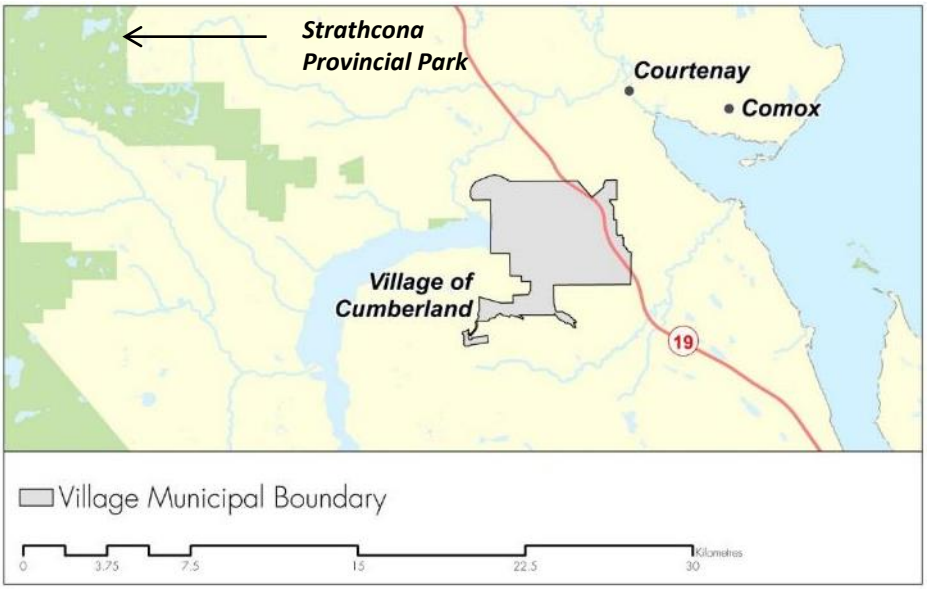


Figure 1: Regional Context and Village Municipal Boundary

Lands within the Plan area lie within the core traditional territory of the K'ómoks First Nation with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation.

The K'ómoks traditional territory stretches from Kelsey Bay to the North to Parksville to the South and encompasses Denman and Hornby Islands and the Discovery Islands (Figure 2: K'ómoks First Nation Traditional Territory). Today's K'ómoks include the Sahtloot, Sasitla, Leeksun and Puntledge peoples. The K'ómoks First Nation refers to their territory as "the land of plenty". Oral histories and archaeology speak to a diet rich in fish, waterfowl, game, berries and plants. Fish weirs, duck nets, berry picking techniques, clothing designs, mask dances, rhythmic songs and potlaches are some of the many unique cultural practices of the K'ómoks.

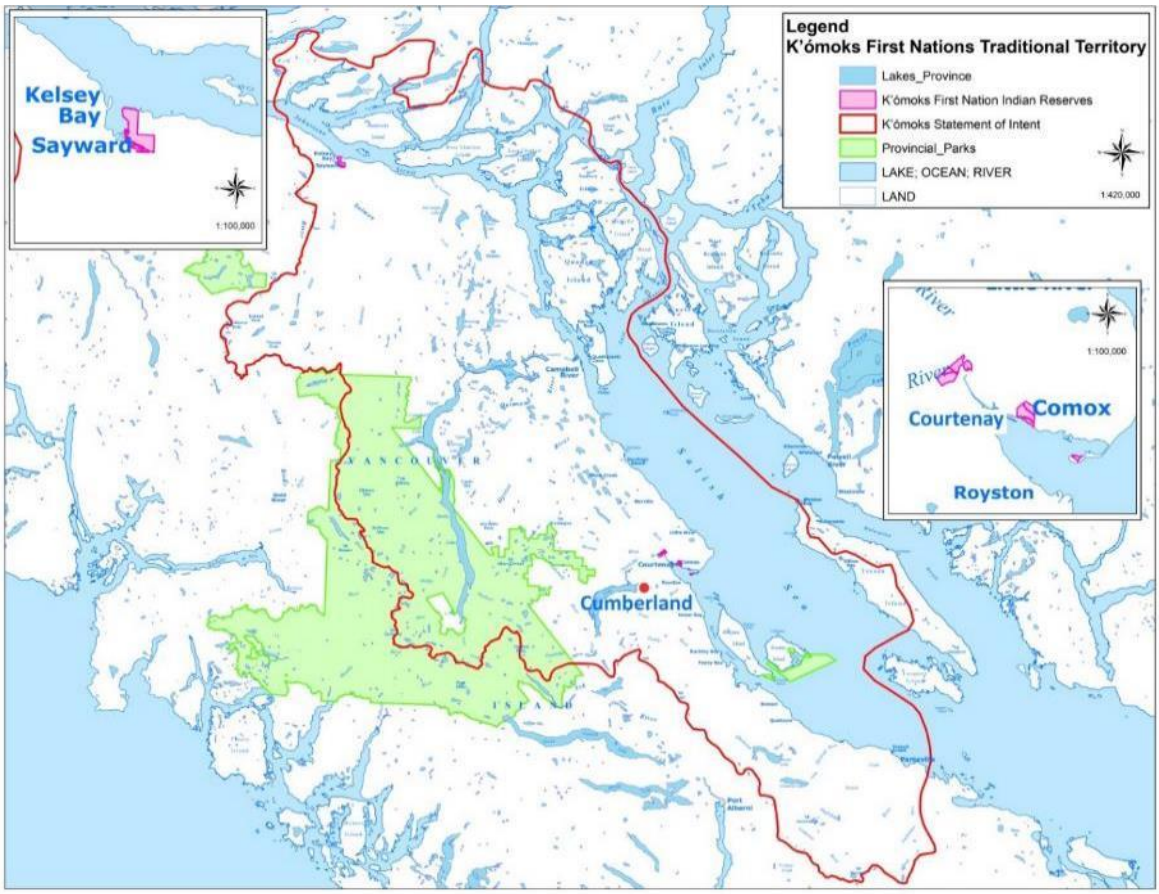


Figure 2: K'ómoks First Nation Traditional Territory–Courtesy of K'ómoks First Nation

Following contact with Europeans, northern tribal groups started moving south. A period of conflict displaced the K'ómoks southward to their relatives, the Puntledge. Colonial policy and practices caused

hardship and loss of land, resources, and cultural connection for K'ómoks families. The community is actively working to reclaim cultural expression and relationship with the "the land of plenty".[1]

This Village recognizes the goals of the United Nations Declaration on the Rights of Indigenous Peoples. This Plan embraces reconciliation with Indigenous Peoples and seeks to support actions to dismantle colonial policies and practices.

1.5 SCOPE

This Plan sets out a long-term vision, goals and objectives for the community. Specific policies seek to achieve the vision and goals and manage future growth in Cumberland. The OCP is adopted by bylaw, within the statutory provisions of the *Local Government Act*[2] (LGA). Other municipal bylaws, such as the Zoning Bylaw and the Subdivision Servicing Bylaw, implement the goals and objectives of the OCP by regulating development.

The LGA sets out the required OCP content and the formal procedure for adopting OCP bylaws. An OCP must include policies on topics that are central to land use, like housing, transportation, environmental protection, and infrastructure. An OCP must also include targets for the reduction of greenhouse gas emissions and policies and actions to reach those targets. As a result of a 2023 update to the LGA by the Province of BC, OCP's now also need to designate sufficient land for residential use to meet the housing need for a 20- year period.

OCP's can be broader in scope than the before-mentioned minimum legal requirements to include other important policy areas that support individual and community well-being. This OCP includes objectives and policies to support the local economy, parks, recreation, heritage, arts and culture, food security, equity, diversity and inclusion.

1.6 DATA AND BACKGROUND INFORMATION

In 2024, a "Complete Community" analysis was done for Cumberland. This included the preparation of geospatial (mapping) information to assess Cumberland's "completeness" as a community from the perspective of four lenses: proximity to daily needs, mobility, transportation, and infrastructure.

The OCP review process also relied on 2021 census data, the 2024 Housing Needs Report, BC Statistics growth projections to 2043, recent building permit trends, and projections of climate change hazards and impacts from the 2024 Climate Action Plan to inform growth management policies, land use designations, and supporting policies.

[1] Information from komoks.ca

[2] Unless otherwise stated, all legislative section references are to the *Local Government Act*, R.S.B.C. 2015 (LGA)

1.7 ENGAGEMENT

Community Engagement

Community engagement was fundamental to developing the vision, goals, and policies that will guide planning and land use management in Cumberland for the coming decade. Cumberland's community is diverse and includes the voices and perspectives of residents of different ethnic backgrounds and ages, homeowners and renters, business owners and employees, non-profit societies, advocacy groups and schools. The OCP review sought to engage a wide spectrum of the community in the discussion on the vision, goals and policies.

Engagement included the following phases (also see figure 3 below):

Phase 1: Development of community vision and goals

- Plan your Community street event, May 2023

Phase 2: Review of Growth Scenarios and Policy, August 2023 – July 2024

- Meetings with Village Council Select Committees: Heritage Committee, Homelessness and Affordable Housing Committee, Accessibility and Social Inclusion
- Meetings with the Advisory Planning Commission
- Two open houses
- A local economy workshop
- Two surveys

Phase 3: Review of Options and Recommendations, July – September 2025

- Draft OCP posted on Village website and at engagecomoxvalley.ca
- Online commenting opportunities at engagecomoxvalley.ca
- Development permit review session with the development community
- Pop-up information table downtown
- A preview meeting
- An open house

Figure 3 shows the review process and timelines.

Figure 3: OCP Review Process

Advisory Planning Commission

The Advisory Planning Commission (APC) had a key role in the process, reviewing possible growth and future land use scenarios, participating in engagement activities and working with staff to analyze the public input received.

Communication and Reporting

After each engagement phase, the community feedback was collated and summarized in an engagement report presented to Council for further feedback and direction for the subsequent phase. All community engagement materials, engagement reports, reports to Council, minutes of the Advisory Planning Commission and Committees, and the draft bylaw were posted on the project website at engagecomoxvalley.ca.

Agency Referrals

The Village works collaboratively with regional government, provincial ministries and the federal government. To support that collaboration, the draft OCP will be referred to the City of Courtenay, Town of Comox and Comox Valley Regional District, the School District 71 (Comox Valley), Island Health and provincial ministries for review and comment prior to its adoption.

1.8 FIRST NATIONS ENGAGEMENT

The Village respects and honours its relationship with First Nations who have inhabited the region since time immemorial. The Village is committed to maintaining and strengthening this relationship through transparency, good faith, inclusivity and follow-up on mutually agreed actions to establish lasting trust. The Village acknowledges that there are pre-existing rights and interests of Indigenous Peoples and that

engagement with First Nations is an ongoing and substantive relationship, including reasonable accommodation of First Nation's cultural and economic interests.

All nations whose traditional territories encompass or overlap with the Village's boundaries, will receive a referral on the OCP bylaw for comments.

In addition, the Village informed KFN on the OCP review throughout the process and met with KFN Chief and Council to receive feedback on the Nation's priorities.

First Nations feedback will be integrated into the final OCP document.

1.9 PLAN LINKAGES

The Village has several planning policy documents that guide municipal decision making. The OCP provides the highest level of direction in the hierarchy of Village plans and policies. Provincial legislation (LGA s.478) requires that works and services undertaken, and bylaws enacted after adoption of the OCP must be consistent with the OCP. The types of plans are summarized in Table 1 below.

Table 1: Plan Linkages

Plan Type	Purpose	Scale	Timeframe
Corporate Strategic Plan	Guides the Village's short and long-term corporate management and decision making and allocation of resources	Corporate	Annual
Master Plans	Comprehensive plans for Village-wide topics or service delivery areas such as the Transportation Master Plan and Water System Master Plan	Local	Varies
Strategies and Action Plans	Action oriented plans for defining policy areas such as the Climate Action Plan, Child Care Inventory and Space Creation Action Plan, Age Friendly Plan, Urban Forest Management Plan, Parks and Greenways Master Plan, and Cumberland Lake Plan. At the regional level, examples are the Regional Active Transportation Plan and the Poverty Reduction Strategy	Regional/Local	5 - 10 years
Financial Plan	Addresses funding sources, distribution of property taxes and the use of permissive taxes	Corporate	5 years
Capital Projects	Guided by goals and priorities set by Village Council, municipal activities are prioritized over the year	Corporate	Annual
Regulatory Bylaws	Regulations that manage public and private activities within areas of municipal jurisdiction, including (but not limited to) land use, building subdivision and development	Varies	Ongoing

1.10 IMPLEMENTATION OF 2014 OCP POLICY

Since adoption of the 2014 OCP, the Village completed or collaborated on several master plans, strategies and action plans which guide specific actions to implement OCP policy. The following is a list of those plans with highlights of completed implementation actions under each category.

Climate Change, Forests and Parks

- Community and Corporate Climate Action Plan, 2024
- Climate risk and vulnerability assessment as part of developing the Climate Action Plan
- Urban Forest Management Plan, 2019
- Cumberland Community Forest Park: Interim Trail Management Strategy, 2021
- Village Forest Lands: Management Direction Statement, 2021
- Cumberland Lake Park Master Plan Update, 2022

Highlights of completed actions resulting from these plans:

- Draft green fleet policy and purchase of electric vehicles, 2024
- Planting of a greater diversity of street tree species at subdivision to increase the resilience of the urban forest, ongoing
- Implementation of trail designations to reduce the potential for conflicts between mountain bikers and hikers, 2023

Housing, Accessibility, Seniors, Child Care

- Housing Needs Report, 2024
- Comox Valley Local Governments Accessibility Framework, 2023
- Child Care Space Creation Action Plan, 2020
- Age-Friendly Assessment and Action Plan, 2020
- Facility and Infrastructure Accessibility Review, 2016
- Affordable Housing Implementation Framework, 2016

Highlights of completed actions:

- Rezoning of 3345 Second Street to permit an affordable housing development, 2023 and 2025
- Creation of an affordable housing reserve fund, 2023
- Zoning bylaw updates to permit daycares in additional zones, 2021
- Support of fundraising by School District to build a new daycare centre, 2020

Heritage Protection

- Heritage Management Plan, 2016

Highlights of completed actions:

- Establishment of a community heritage register and addition of 24 significant Cumberland heritage buildings or sites to the register

Development Reports

- Employment Land Inventory, Fiscal and Economic Impact Analysis, 2025
- Development Cost Charges Background Report, 2022
- Financial Analysis – Community Amenity Contributions and Density Bonuses, 2022

Highlights of completed action:

- New Development Cost Charge Bylaw with updated water, wastewater, stormwater and parks projects and rates, 2022.

Municipal Facilities

- Cumberland Municipal Facilities Update 2022
- Cumberland Fire Service Review Report, 2022
- Facility Master Plan and Space Needs Assessment, 2017
- Cumberland Recreation Centre Renovation Study, 2016
- Facility and Infrastructure Accessibility Review 2016

Highlights of completed action:

- Energy audits of municipal facilities as part of developing the 2024 Climate Action Plan
- Completion of the new firehall at 4382 Cumberland Road, 2021
- Purchase of properties on Union Road for future operational and community needs, 2019.

Roads and Transportation

- Transportation Master Plan, 2024
- Alley Enhancement and Maintenance Strategy, 2018

Highlights of completed action:

- Repaving of Village roads and sidewalks to improve the active transportation network
- Road and sidewalk upgrades to First Street between Dunsmuir and Penrith avenues

Wastewater Collection and Treatment

- Liquid Waste Management Plan, Stage 3, 2025
- Hope Road Sanitary Sewer Catchment Analysis, Sept. 2017
- Excess Wet Weather Flow Management Report, January 2016

Highlights of completed action:

- Design of upgrades to wastewater treatment system, estimated year of completion: 2026

Water Supply and Treatment

- Watershed Management Plan, 2016
- Long Term Water Supply Strategy, June 2016
- Surface Water Disinfection and Storage Review, October 2015

Highlights of completed action:

- Design and planning for reconstruction of the No. 2 Dam and upgrades to the spillway and Henderson Dam, ongoing
- Installation of water level and quality monitoring equipment within dam infrastructure, 2022
- Construction of new water treatment plant and storage reservoir, 2020
- Twinning of the supply line, 2017
- Land secured for new water treatment plant and storage reservoir, 2016.

Economic Development

- Bevan Industrial Lands – Servicing Strategy Summary Report, 2023
- The Bevan Industrial Lands Implementation Plan, 2021
- Village of Cumberland Investment Attraction Action Plan, 2020
- Bevan Industrial Lands Concept Plan and Report, 2020
- Economic Development Strategy 2018-2023

Highlights of completed actions:

- Completion of the first subdivision to create six new parcels within the Bevan Industrial lands
- Extension of water service to the Bevan industrial area.
- Implementation of the actions in the economic development strategy

1.11 REGIONAL CONTEXT STATEMENT

In 2010, the Village of Cumberland, City of Courtenay, Town of Comox, and the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of the RGS was to establish broad shared goals for the region. The Comox Valley Regional Growth Strategy vision is that:

> "The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes."[3]

The purpose of this Regional Context Statement (RCS) is to demonstrate consistency of the OCP with the RGS. OCP policies on housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with RGS policies. In the event of inconsistencies, the Village is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for this OCP.

Table 2 outlines how this OCP aligns with the goals of the RGS.

[3] Comox Valley Regional Growth Strategy, 2011, p.20

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Housing: Ensure a diversity of housing options to meet evolving demographics and needs.	• The Plan designates sufficient land to meet the Village's 20-year housing need as identified in its 2024 Housing Needs Report. Land use designations enable diverse housing options, such as infill and multi-family housing. • Housing policies also support a diversity of housing options as well as partnerships with non-profit housing societies for the development of affordable housing.	7.3 Housing
Ecosystems, Natural Areas, and Parks: Protect, steward, and enhance the natural environment and ecological connections and systems.	• Protection and restoration of environmentally sensitive areas in and around the Village are key objectives of the Environmental Protection Development Permit Area (DPA 1). DPA 1 includes guidelines for aquatic, terrestrial, and connectivity protection and enhancement. • The Village participates in the Comox Valley Regional Parks Service to support the acquisition of regionally significant conservation lands and greenways.	6.0 Natural Environment 9.2 Recreation, Leisure and Parks
Local Economic Development: Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	• The OCP recognises and supports small businesses, the arts and the natural environment as drivers of local economic opportunities. • Policies promoting a range of industries and services appropriate to the Village are intended to support a resilient and dynamic economy. • Policies supporting a broad range of industrial uses in the Bevan industrial area demonstrate the Village's support for a diverse local economy and entrepreneurial opportunities.	8.0 Economic Development

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Transportation: Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.	• Map B shows the alternative transportation network and Map C show existing and planned major roads approved by Council as part of the 2024 Transportation Master Plan. The Plan is inclusive of all modes of transport. • One of the priority active transportation facilities is a multi-use pathway linking the Village of Cumberland and the City of Courtenay. • Support for compact growth and an urban containment boundary is intended to facilitate higher residential densities within walking distance of most services, reduce the reliance on private transport and enable people to live, work and shop closer to home.	7.6 Transportation and Connectivity
Infrastructure: Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	• The urban containment boundary and policies related to efficient infrastructure will help to reduce the demand for new services. • The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment. • Development Permit Area guidelines encourage water and energy conservation.	7.2 Growth Management 7.5 Municipal Infrastructure 11.0 Development Permit Areas and 12.0 Heritage Conservation Area
Food Systems: Support and enhance the agricultural and aquaculture sectors and increase local food security.	• The OCP supports local food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.	8.4 Local Food Production
Public Health and Safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being.	• Active transportation, parks and recreation policies support mental health and healthy lifestyles. • Updates to Development Permit Area 4 – Wildland Urban Interface seeks to reduce the risk of wildlife spreading into the urban area.	7.6 Transportation and Connectivity 9.2 Recreation, Leisure and Parks 11.4 DPA 4 – Wildland Urban Interface

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Climate Change: Minimize regional greenhouse gas emissions and plan for adaptation.	• The OCP sets the greenhouse gas (GHG) emissions target as identified in the 2024 Climate Action Plan. Polices and actions are designed to reduce GHGs and make Cumberland more resilient to climate change impact.	5.0 Climate Change Adaptation and Mitigation 11.0 Development Permit Areas 12.0 Heritage Conservation Area

With respect to land use, the RGS identifies areas of the CVRD which are appropriate for future urban growth and infill. All of the properties in Cumberland are classified in the RGS as *Municipal Areas* within a "Core Settlement Area."

Under the Managing Growth (MG) section of the RGS, the following policies[4] are noted for lands in the Core Settlement Area designation:

> *MG Policy 1.2*: The majority of growth within the Comox Valley will be directed to Core Settlement Areas, in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
>
> *MG Policy 1.3*: Town Centres will be identified within all Core Settlement Areas. These Town Centres are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. Town Centres should support transit-oriented development through the establishment of minimum densities, in the range of 100–150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing within the OCPs.

With regards to municipal areas, the RGS states that those areas have considerable capacity to accommodate growth through both intensification by means of secondary suites, infill development, and new compact development.

The Village of Cumberland is identified as having the smallest population of the three municipalities but the greatest area of designated lands to accommodate new residential and employment growth. The Village also contains the largest supply of vacant designated industrial land in the Comox Valley.

MG Policy 1A-1 relates to municipal areas and states that "specific land-uses, designated Town Centres, conservation features, parks and rural or resource areas should all be determined through official community plans. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations."

The OCP addresses the above RGS policies for Core Settlement Areas by:

[4] Wording has been abbreviated in some instances to focus on relevant policies and actions. For the full text, refer to the CVRD RGS.

a. Establishing an urban containment boundary that focusses residential growth largely on properties that are already serviced and located within walking distance of key amenities such as the post office, library, grocery store, health clinic, pharmacy, recreation centre, shops, restaurants, and others.
b. Encouraging higher residential densities in and around the existing Village historic commercial core.
c. Planning for active transportation facilities.
d. Protecting the environment through development permit areas and associated guidelines.
e. Supporting food security and small-scale community gardening and urban farming.
f. Providing infrastructure and services efficiently and effectively.

The RGS identifies two Settlement Expansion Aras (SEAs) abutting Village boundaries, one to the north, where Bevan Road meets Comox Logging Road, the other to the north of Comox Valley Parkway and southwest of Marsden Road.

The following RGS policies[5] relate to SEAs:

> *MG Policy 1E-1: – Boundary Extensions within Settlement Expansion Areas*: Settlement Expansion Areas shall become part of a Municipal Area through a boundary extension. Local governments will work cooperatively with regards to such boundary extensions and ensure that the policies of the RGS are maintained.
>
> *MG Policy 1E-2: Identification of Settlement Expansion Areas within OCPs:* Settlement Expansions Areas shall be identified within the Comox Valley Regional District official community plan and within the official community plan of the Municipal Area intending to incorporate it. Such official community plans shall contain policies for Settlement Expansion Areas consistent with MG Policies 1E-3 through 1E-6.
>
> *MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas*: Publicly owned water and sewer services will, in the long-term, be provided within Settlement Expansion Areas, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner.
>
> *MG Policy 1E-5 – New Development within Settlement Expansion Areas*: New development within Settlement Expansion Areas will be phased in an orderly manner in order to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within Municipal Areas, and that the financial stability of Municipal Areas is not negatively impacted.

This OCP does not envision that the Village of Cumberland will need to expand its municipal boundaries to incorporate a settlement expansion area to allow for additional growth within the lifetime of this

[5] Wording has been abbreviated to focus on relevant policies and actions.

Plan. Cumberland's projected housing[6] need can be accommodated within the Plan's urban containment boundary. However, the Village commits to working with the Comox Valley Regional District to assess any development proposals within an abutting environmentally sensitive area.

[6] Projected need identified in the 2024 Housing Needs Report.

2.0 CONTEXT

The significant population growth that has occurred since the adoption of the 2014 OCP, the projected growth to come, the housing need and affordability crisis, climate change impacts, and the desire to preserve the natural environment and retain the small community-feel, provide the backdrop to OCP goals and policies. This section reviews the change in demographics, key 2021 census data, housing needs projections and outcomes of the 2024 Complete Community analysis. That data combined with feedback received during community engagement activities and planning best practices underpin the policies detailed in **Part C**.

2.1 DEMOGRAPHICS

2.1.1 POPULATION

. According to BC Statistics, Cumberland experienced an increase in its population of 1,155 residents or 33 % between 2011 and 2021. This represents an annual average growth rate of 3.3%. BC Statistics data[7] project that population growth to slow slightly. Another 1,155 new residents are projected from 2021 to 2031, a 24% increase over ten years or an annual average growth rate of 2.4%. A further 890 are projected from 2031 and 2041, a 15% increase or an annual average growth rate of 1.5% (figure 4). Cumberland's population was 4,655 in 2021 and is estimated to increase to 5,130 residents by 2026, 5,770 by 2031, and to 6,660 by 2041[8].

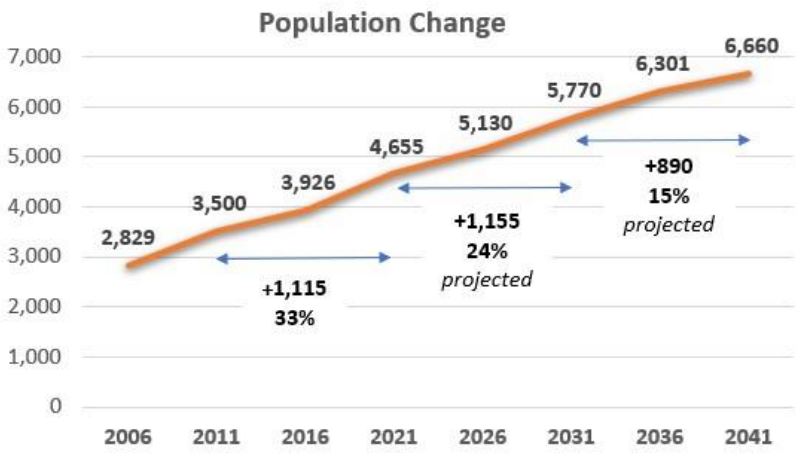


Figure 4: Population Change

Figure 5: Projected Change in Median Age (BC Statistics)

[7] BC Statistics P.E.O.P.L.E estimate and projection

[8] The 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

The median age of Cumberland residents was 38.9 in 2021 (figure 5). The median age is expected to increase only slightly over the next twenty years, due to a projected continued in-migration of young families and singles. At 42, the median age for BC overall was slightly higher than that of Cumberland in 2021. The median age for the entire Comox Valley is considerably higher. In 2021, the median age for the Comox Valley region was 50. This trend in age differences between Cumberland and the region overall is expected to continue for the next 10 years and likely beyond.

2.1.2 INDIGENOUS POPULATION

Individuals that self-identify as Indigenous made up 8.5% (345 individuals) of Cumberland's population in 2021. This was an increase of 92% over 2016 numbers. In 2016, 180 individuals self-identified as Indigenous, making up 5.1% of the population (figure 6).

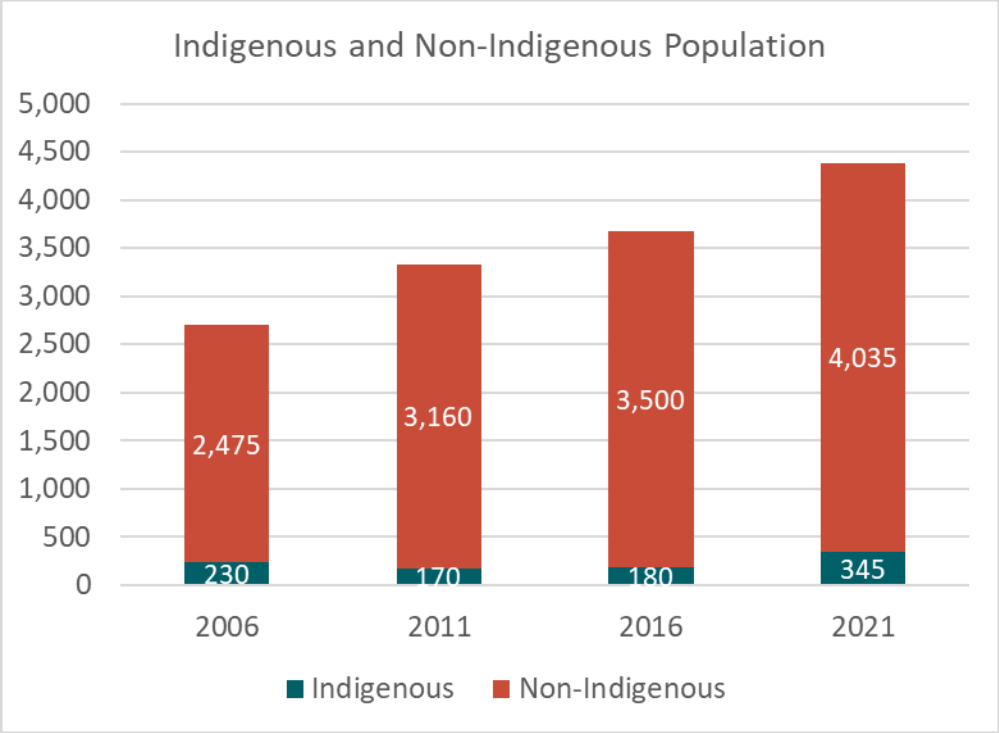


Figure 6: Indigenous Population (2021 Census)

2.1.3 HOUSEHOLD CHARACTERISTICS

Figure 7: Household Profile (2021 Census)

At the time of the 2021 Census, the total number of households in Cumberland was 1,840, an increase of 265 households or 18% from the 1,565 households in 2016 (figure 7). Families with children (this includes lone parents) hold the largest share of households in Cumberland with 41%. To 2031, the number of households is expected to increase by 545 or26 %.

The age and gender profile (figure 8) shows the population "bulge" around children and middle-aged adults, illustrating the high number of families with young children.

The average household size remained the same between the 2016 and 2021 census periods, at 2.4 persons per household.

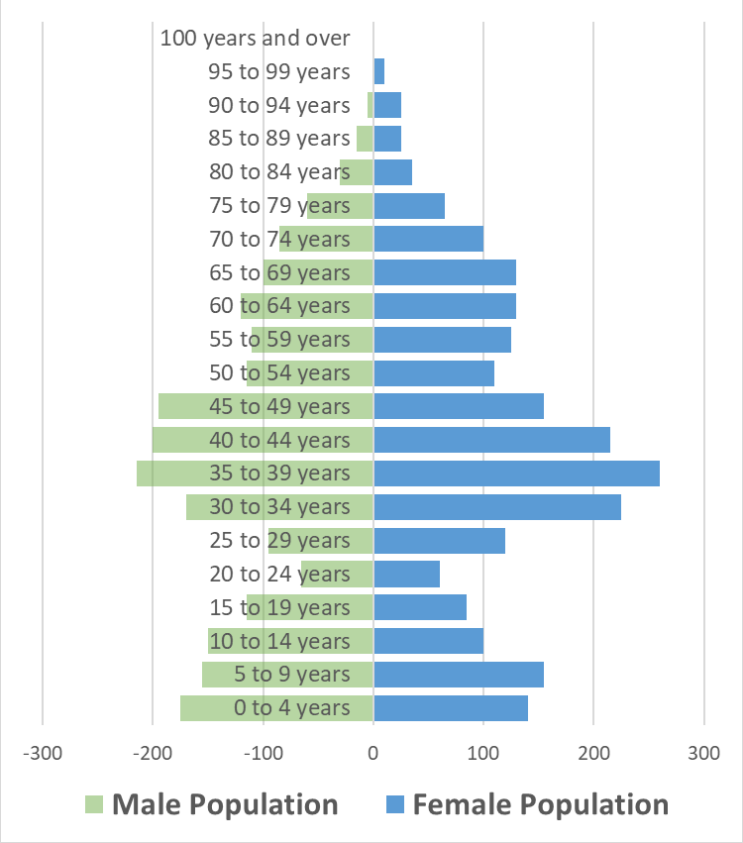


Figure 8: Age and Gender Profile (2021 Census)

The proportion of renter households has been steadily increasing. In 2006, the proportion was 80% owner and 20% renter households. In 2011, the split was 82% and 18%, and in 2016 it was 74% and 26%. At the time of the 2021 censuses, 28% of Cumberland households were renter households (figure 7). As the diversity of housing in Cumberland increases to include more secondary suites and apartments, the proportion of renter households in Cumberland is expected to continue to increase.

2.1.4 BUILDING PERMIT TRENDS

Building permits issued provide a good proxy for the construction of buildings. As shown in figure 9 below, since the previous OCP, the number of building permits issued by the Village of Cumberland jumped significantly in 2017 and remained high until a drop in permits issued in 2021 and 2022. The sharp increase in building permit numbers starting in 2017 was driven by availability of new residential lots created by subdivision, and the new allowance for accessory dwelling units in 2016. The decline in building activity in 2021 and 2022 is likely due to new residential lots created by subdivision having been built out. Building activity increased again in 2023 and stayed relatively high in 2024.

Over the past 12 years, the majority of building permits have been for residential construction. With most permits for new single-family dwellings (royal blue) and single-family dwelling additions or renovations (gold yellow). Accessory dwelling units and secondary suite conversions also make up a substantial portion of building permits (light blue and orange respectively).

Most years, industrial and commercial building permits make up between 5% and 10% of permits. Additional industrial lots are expected to come on the market after 2027 due to a subdivision within the Bevan industrial area on Bevan Road. A proposed mixed-use development on Ulverston Avenue will result in approximately two to six new commercial units.

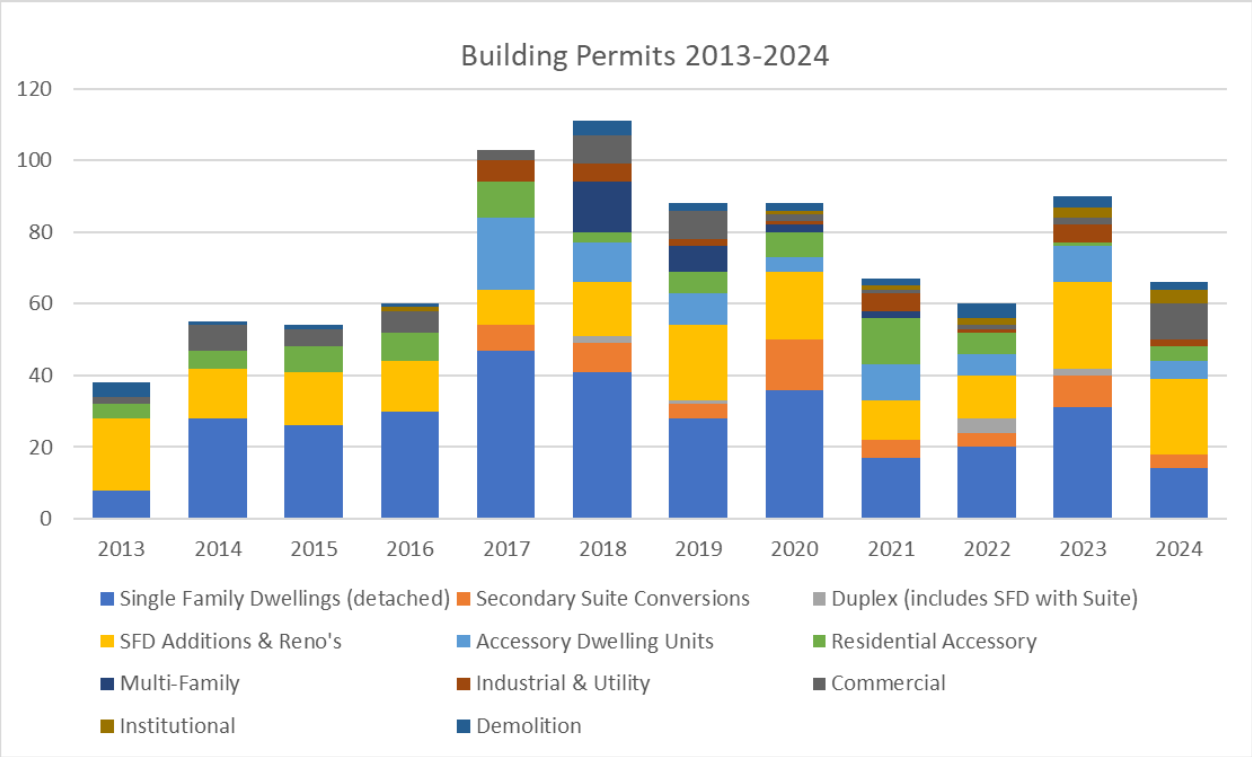


Figure 9: Number of Building Permits 2013 to 2024

As shown in figure 10 below, since 2013, the majority of building permits for new residential units have been for single family dwellings (royal blue). However, the number of accessory dwelling units (light blue), and secondary suite conversions (orange) make up a significant portion of total building permits issued for new residential units. Prior to 2017, the Village did not keep separate statistics for secondary suites. Instead, they were included in the single-family dwelling count. The number of building permits for multi-family buildings (apartment and townhouses) (dark blue) has been fairly low as a proportion of permits, except for 2018 and 2019 which saw multiple building permits for a large townhouse development (Stoneleigh). In each 2020 and 2021 two permit applications were received for multi-family residential.

While figure 10 shows the number building permits issued, it does not report the number of units created as part of a given permit. For example, a permit for a multi-family project such as a townhouse project or an apartment building, will include multiple units. Figure 11 shows the number of residential units created.

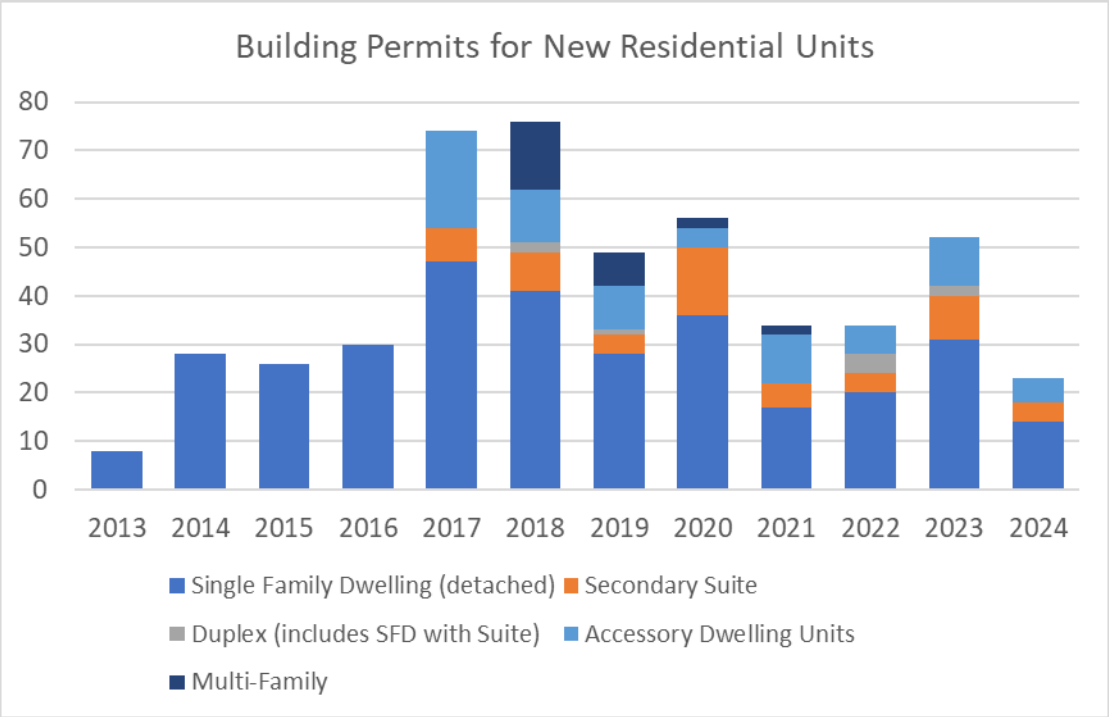


Figure 10: Building Permits for New Residential Units (2013–2024)

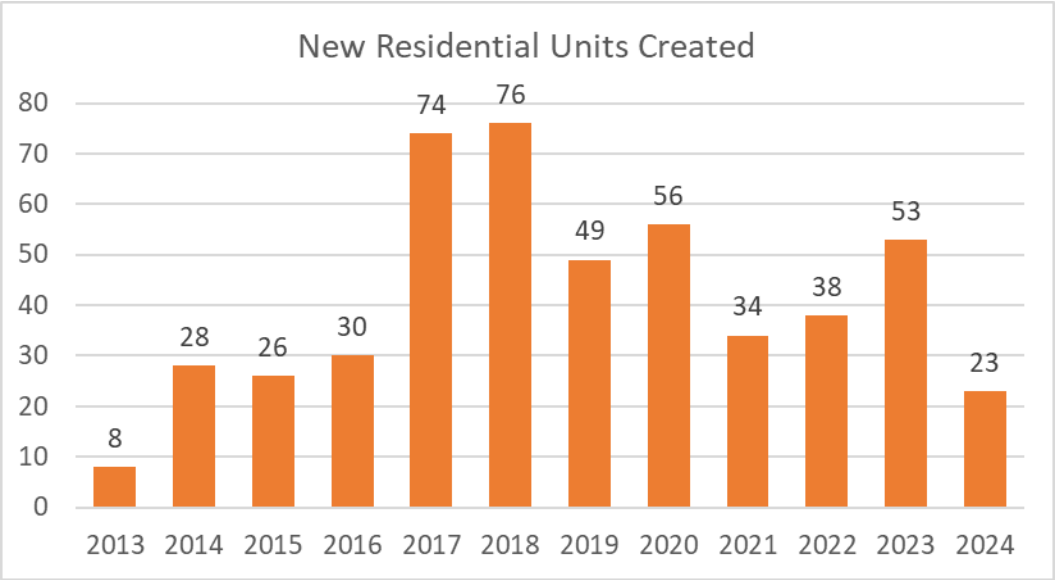


Figure 11: New residential units created (2013–2024)

2016 and 2018 were very strong years for the creation of new units. This is largely due to single-family dwellings, accessory dwelling units and secondary suites (see figure 10). 2018 and 2019 reflect the construction of townhouse units (Stoneleigh development) which created a total of 84 units. The decrease in new residential units starting in 2021may be attributed to the build-out of available subdivision lots by that time. Nearly half of the units (26 of 56) built in 2020 were apartment units due to a single 26-unit apartment building on Dunsmuir Avenue.

Given 2023 updates to the *Local Government Act* that permit construction of up to four units on lots previously permitting single-family dwellings and that require local governments to designate and zone sufficient land for residential uses, including multi-family buildings, to meet the projected 20-year housing need, future years are likely to see more building permits for multi-family residential use.

A further subdivision within Coal Valley Estates is expected to be completed within the lifetime of this OCP. That subdivision will result in an estimated 64 single family lots, which could be developed with up to four residential units each, and several multi-family lots, which could be developed with townhouse or apartment units.

B VISION AND GOALS

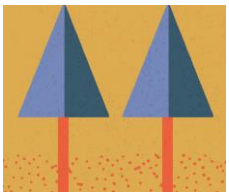
3.0 VISION STATEMENT

Cumberland is a community defined by clean air, clean water, green infrastructure, and the health and well-being of its people. Residents feel a strong sense of belonging and connection, regardless of age, gender, income, or social status. People feel welcome in Cumberland, and feel free to be who they are while respecting the freedom of others to do the same.

Creativity flourishes here. The Village is enriched by a vibrant arts, culture, and music scene, with community events, festivals, and concerts enhancing daily life. Both residents and visitors enjoy a lively, historic downtown that is pedestrian- and cyclist-friendly, and home to thriving locally owned businesses. Diverse housing options support the needs of people of all ages, incomes, and backgrounds.

Cumberland is committed to reconciliation with First Nations. Relationships between individuals, organizations, and First Nations communities are grounded in mutual respect and understanding. Ongoing efforts are made to decolonize local processes and systems.

Community hubs, including schools, commercial centers, and outdoor recreation areas, are safely connected by pedestrian and cycling pathways that extend all the way to the boundary of the City of Courtenay. Parks, forests, wetlands, lakes, streams, and greenspaces surround and weave through developed areas, offering residents abundant opportunities to connect with nature. Outdoor recreation is complemented by diverse indoor options. Food gardens, along with urban agriculture, provide both habitat for pollinators and wildlife and healthy, local food for the community.



New development is predominately within walking distance of services in the Village core, increasing livability and keeping the cost of infrastructure financially sustainable. New development respects the natural topography and environmental features of the land and harmonizes with the Village's existing character.

Climate action initiatives have reduced carbon emissions across all sectors, and Cumberland is steadily progressing toward its goal of becoming a net-zero greenhouse gas emissions community. Municipal infrastructure is designed to withstand severe weather and the ongoing impacts of climate change.

4.0 GOALS

The realization of the vision is guided by twelve goals. Of those, four are foundational to how the Village operates and how it interacts with the community and with the natural environment (Figure 12). The foundational goals provide the ethical grounding for the remaining eight goals, which focus on cultivating a healthy, inclusive, and complete community.

Together, these twelve goals inform the objectives and policies outlined in Part C of the OCP. Collectively, the vision, goals, objectives, and policies serve as a compass for future land use decisions and community development.

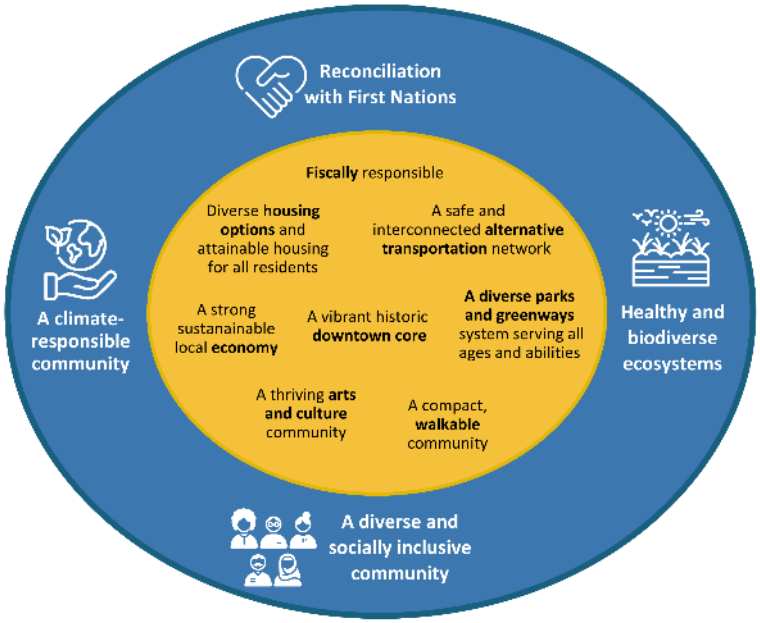


Figure 12: OCP goals

All of the goals are important to achieve the vision for Cumberland and the numbering and lettering system is a way to permit referencing the goals but does not imply an order of importance.

4.1 FOUNDATIONAL GOALS

4.1.1 Reconciliation with First Nations

Cumberland is committed to honouring and deepening its relationships with the First Nations on whose traditional territories the community resides. With humility and respect, the Village will continue to uphold its responsibilities and seek meaningful opportunities for collaboration. Through shared initiatives that support the well-being of all peoples and the stewardship of the land, air, and water, the Village will work alongside First Nations in the spirit of reconciliation, mutual respect, and enduring partnership.

4.1.2 A diverse and socially inclusive community

The Village strives to nurture a diverse and socially inclusive community where all individuals feel a sense of belonging, respect, and opportunity. This involves creating an environment where equity, accessibility, and inclusion are embedded in all aspects of community life. Through inclusive planning, community engagement, and equitable access to services and spaces, Cumberland will continue to grow as a welcoming place for everyone.

4.1.3 A climate-responsible community

The Village of Cumberland is committed to becoming a climate-responsible community by taking decisive action to address climate change and its impacts. This includes implementing the climate actions identified in the Cumberland's 2024 Climate Action Plan and striving to meet established greenhouse gas emission reduction targets. Through sustainable land use, energy efficiency, low-carbon transportation, and resilient infrastructure, the Village aims to build a low-emission, climate-adapted future. By embedding climate responsibility into decision-making, infrastructure planning, and everyday practices, Cumberland is working to protect the environment and safeguard the needs of future generations.

4.14 Healthy and biodiverse ecosystems

The Village is dedicated to protecting and enhancing the health, integrity, and biodiversity of its natural ecosystems. Forests, wetlands, waterways, and wildlife habitats are vital to the community's environmental resilience, cultural identity, and overall well-being. The Village will support initiatives that steward these ecosystems through thoughtful planning, conservation, and restoration efforts that respect the interconnectedness of all life. By nurturing biodiversity, safeguarding ecological health and supporting compatible recreation opportunities, Cumberland ensures a thriving natural environment for present and future generations.

4.2 COMPLETE COMMUNITY GOALS

4.2.1 Diverse housing options and attainable housing for all residents

The Village is committed to fostering a community where all residents—regardless of age, income, household type, or background—have access to safe, secure, and attainable housing. By supporting a diverse range of housing options that respond to the evolving needs of individuals and families, the Village aims to foster an inclusive and welcoming community.

4.2.2 A compact, walkable community

The OCP fosters a compact, walkable community that prioritizes people, place, and sustainability. By encouraging thoughtful land use, infill and multi-family development within existing neighbourhoods, the Village supports vibrant, complete communities where daily needs can be met within a short walk, ride or roll. This reduces reliance on vehicles, strengthens social connections, enhances local businesses, and helps protect surrounding natural areas—contributing to a livable and environmentally responsible future.

4.2.3 A safe and interconnected active transportation network

The Village is committed to developing a safe, accessible, and well-connected active transportation network that supports walking, cycling, and other low-impact modes of travel. By prioritizing active transportation and reducing reliance on personal vehicles, the Village aims to enhance public health, improve mobility for all ages and abilities, and reduce greenhouse gas emissions. Through thoughtful planning and infrastructure investment, Cumberland will create a transportation system that connects neighbourhoods, community hubs, and natural spaces.

4.2.4 A strong sustainable local economy

The Village is dedicated to cultivating a resilient and sustainable local economy that supports meaningful employment, encourages innovation, and reflects the community's unique character and values. By nurturing local businesses, fostering entrepreneurship, and supporting economic opportunities that align with environmental and social goals, the Village aims to support a local economy that contributes to the vibrancy, and sustainability of the community.

4.2.5 A thriving arts and culture community

The Village celebrates and supports a dynamic arts and culture community as an essential part of its identity and quality of life. Through the encouragement of creative expression, cultural events, and public art, the Village aims to foster a sense of belonging, inspire dialogue, and strengthen community connections. By encouraging or supporting the spaces, people, and initiatives that bring creativity to life, Cumberland continues to be a place where diverse voices, traditions, and artistic visions are valued and thrive.

4.2.6 A vibrant historic downtown core

The Village wishes to preserve and enhance its historic downtown core as a vibrant, welcoming hub of community life. Rich in character and heritage, the downtown serves as a focal point for local businesses, arts and culture, and social connection. Through thoughtful development, pedestrian-friendly design, and a mix of uses and activities, the Village will ensure that its downtown remains a lively, inclusive, and economically resilient space that reflects Cumberland's unique identity and historic charm.

4.2.7 A diverse parks and greenways system serving all ages and abilities

The Village will continue to provide a diverse and well-connected system of parks, trails, and greenways that serve people of all ages, abilities, and backgrounds. These spaces support outdoor recreation, social connection, and a deep connection to nature. Greenways may also tie into the active transportation network. By protecting natural areas and thoughtfully designing public spaces, the Village ensures that

everyone can enjoy safe, inclusive, and enriching outdoor experiences that contribute to personal well-being and community vitality.

4.2.8 Fiscally responsible governance

The Village of Cumberland is committed to responsible financial stewardship that ensures the long-term sustainability and resilience of the community. By making thoughtful, transparent, and strategic decisions about resource allocation, the Village aims to deliver high-quality services, maintain critical infrastructure, and invest in the future—while respecting the financial capacity of current and future residents. This commitment to fiscal responsibility supports community well-being, economic stability, and trust in local governance.

4.3 GOALS AND OCP POLICY

The beforementioned goals are achieved through OCP objectives and policies. Table 3 provides an overview of the chapters and sections that address each OCP goal.

Table 3: Goals and OCP Policy

	Goal	Chapter
1	Reconciliation with First Nations	Throughout the Plan and especially: 6.0 Natural Environment 7.0 Built Environment 8.0 Economic Development 9.0 Community Well-Being
2	A diverse and socially inclusive community	Throughout the Plan and especially: 9.0 Community Well-Being 9.1 Diversity, Equity and Inclusion
3	A climate responsible community	5.0 Climate Mitigation and Adaptation 7.0 Built Environment 11.0 Development Permit Areas 11. 4 DPA 4 – Wildfire Urban Interface 11.5 DPA 5 – Industrial 11.6 DPA 6 – Residential Infill 11.7 DPA 7 – Residential Multi-Family / Mixed Use 11.8 DPA 8 – Commercial 11.9 DPA 9 – Carlisle Lane 12.1 Heritage Conservation Area Guidelines

Table 3: Goals and OCP Policy

	Goal	Chapter
4	Healthy and biodiverse ecosystems	5.0 Climate Mitigation and Adaptation 6.0 Natural Environment 7.0 Built Environment 7.2 Growth Management 8.0 Economic Development 9.0 Community Well-Being 11.0 Development Permit Areas 11.1 DPA 1 – Environmental Protection 11.2 DPA 2 – Groundwater Protection 11.4 DPA 4 – Wildland Urban Interface
5	Diverse housing options and attainable housing for all residents	7.0 Built Environment 7.2 Growth Management 7.3 Housing
6	A compact, walkable community	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing
7	A safe and interconnected active transportation network	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.6 Transportation and Connectivity
8	A strong sustainable local economy	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 8.0 Economic Development
9	A thriving arts and culture community	7.0 Built Environment 7.3 Housing 8.0 Economic Development 8.3 Arts and Culture
10	A vibrant historic downtown core	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.3 Housing 7.4 Heritage Conservation 8.0 Economic Development

Table 3: Goals and OCP Policy

	Goal	Chapter
		12.0 Historic Village Commercial core 12.1 Heritage Conservation Area Guidelines
11	A diverse parks and greenways system serving all ages and abilities	9.0 Community Well-Being 9.2 Recreation, Leisure and Parks
12	Fiscally responsible governance	7.0 Built Environment 7.1 Future Land Use 7.2 Growth Management 7.5 Municipal Infrastructure 9.0 Community Well-Being 9.2 Recreation, Leisure and Parks

C LAND USE POLICY DIRECTION

5.0 CLIMATE CHANGE

The impacts of climate change are being felt across the world and Vancouver Island and Cumberland are no exceptions. The region is experiencing hotter and drier summers, stronger windstorms throughout the year, and more intense rainfall events in the fall and winter.[9] As the frequency and intensity of these events increases, the Village has to take action to ensure municipal infrastructure is resilient to the impacts of climate change. To reduce greenhouse gas emissions, the Village should consider strengthening energy efficiency requirements for new buildings, and adopting the Zero Carbon Step Code to set requirements for greenhouse gas emissions (GHGs) from new buildings and total emission maximums. The community also needs to do its part to reduce greenhouse gas (GHG) emissions and become a net zero carbon community. In 2021, 50% of Cumberland's emissions came from the transportation sector, 32% from buildings, 13% from waste, and 5% from the industrial sector.

Concurrent with the first phase of the OCP review, the Village completed a Climate Action Plan to guide community and municipal policies and actions to reduce greenhouse gas emissions and adapt to climate change. The Climate Action Plan was adopted by Village Council in June 2024 and establishes a target for Cumberland to be a climate-ready, net zero carbon community by 2050.

This target, together with climate policies and actions are a crucial component of the OCP and have to be factored into decisions affecting all OCP policy areas – growth management, the built environment, municipal infrastructure, transportation, the natural environment and community well-being. Achievement of the target will also require provincial and federal action as regulation of some emissions are not within the jurisdiction of the Village.

The OCP lays the groundwork for numerous policies and actions that affect GHG emissions and climate change adaptation in the areas identified in figure 13 below. A few highlights are increasing active transportation through improved cycling and pedestrian infrastructure, facilitating the transition to zero emission vehicles by requiring charging stations in new developments and installing additional public charging stations, requirements for onsite infiltration, retention and detention of rainwater to reduce flash floods, protection of native ecosystems and the urban forest to increase GHG uptake, higher energy efficiency requirements in new buildings and protection of heritage buildings to retain embodied energy to reduce building and building-waste related GHG emissions.

The following are the targets and goals identified in the 2024 Climate Action Plan. The term "goal" is used for consistency with terminology in the Climate Action Plan, but these are also considered "policies" for the purposes of the OCP. Where they relate to another policy area, for example housing or the natural environment, the actions are integrated into the related policy section. Actions that do not relate to another OCP policy area, are listed in this section. For background information, additional details and the comprehensive strategy, the 2024 Climate Action Plan should be consulted.

[9] BC Agribulture and Food. BC Climate Action Initiative. 2019. Climate Change Scenarios: 2020s, 2050s & 2080s – Comox Valley Regional District and Strathcona Regional District (CVSt). Accessed 2025-07-23 at: https://www.bcclimatechangeadaptation.ca/app/uploads/Climate-Scenario-VI-Comox-Valley-Strathcona.pdf

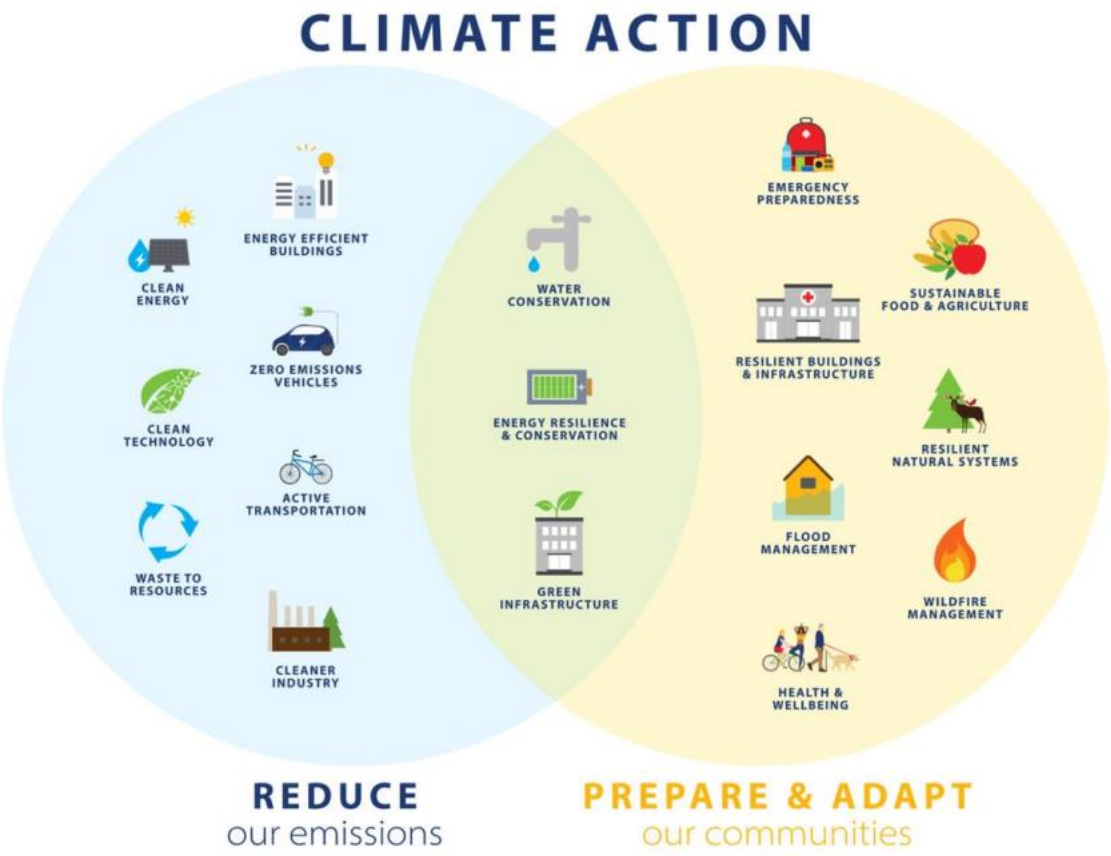


Figure 13: Areas of Climate Action

5.1 GREENOUSE GAS EMISSION REDUCTION TARGETS

1. Reduce community GHG emissions by 45 percent by 2030 based on 2018 levels.
2. Reduce corporate municipal GHG emissions by 45 percent by 2030 based on 2022 levels.
3. Reduce GHG emissions to net zero by 2050.

5.2 CLIMATE CHANGE MITIGATION AND ADAPTATION GOALS

Governance Goals

1. Embed climate action into decision-making and policies to ensure all Village department work plans and capital and operating budgets are aligned with the corporate emissions reductions targets.

2. Collaborate with community partners and residents to support education and actions that increase climate resilience, protect natural areas, and reduce emissions.

Buildings and Energy Goals

3. Decarbonize municipal operations by improving the energy efficiency of facilities and infrastructure and transitioning to low-carbon energy sources.
4. Support retrofits of existing homes and buildings by providing education, resources, and incentives for energy efficiency improvements and switching to low-carbon energy sources.
5. Implement policy to require all new homes and buildings to be net-zero energy ready and zero carbon.
6. Support the development of locally generated renewable energy systems.

Transportation and Land Use Goals

7. Reduce emissions from Village fleet and staff commutes.
8. Support the transition to zero emission vehicles in the community, including passenger, commercial, and industrial fleets
9. Increase access to transit and active transportation opportunities.
10. Prioritize development in existing neighbourhood centres and, whenever possible, concentrate development near existing and proposed walking, cycling and transit networks.

Waste Reduction Goals

11. Produce less waste and divert more waste from entering the landfill.
12. Reduce the use of non-renewable resources and materials, promote recycling and reuse, and support circular economy approaches.

Parks and Environment Goals

13. Protect and enhance nature in Cumberland
14. Increase the use of nature-based solutions and green infrastructure to enhance climate change adaptation and mitigation and support biodiversity

5.3 CLIMATE CHANGE AND ADAPTABILITY ACTIONS

5.3.1 BUILDINGS AND ENERGY

1. Develop and implement a decarbonization roadmap for Village buildings and infrastructure to decarbonize and adapt to climate change. This includes the completion of energy audits and feasibility studies to identify GHG reduction project opportunities and should result in a prioritized list of retrofits and replacements with a 5-year and 10-year budget plan and details on timing.

2. Based on the outcomes of the decarbonization roadmap and feasibility studies, implement low carbon heating retrofits at Village buildings (e.g. heat pumps)
3. Help the community access financial support for retrofits by promoting funding such as the Canada Greener Homes interest-free loan program and the CleanBC Better Homes Low Interest Financing Program.
4. Increase Cumberland's participation in the Home Energy Navigator Program to help residents access rebates and complete home energy upgrades by, for example, providing top-up funding.
5. Support the Comox Valley Regional District (CVRD) in working with regional partners and First Nations and local businesses to support resource-sharing and capacity-building for high-performance, low-carbon construction and energy systems.
6. Adopt the Zero Carbon Step Code by updating bylaws to require new buildings, facilities and infrastructure to be energy efficient and zero carbon (Zero Carbon Step Code EL-4). Work towards regional alignment of the implementation date for the Zero Carbon Step Code across the region.
7. Explore updating bylaws to mandate replacement of fossil fuel gas-fired appliances with efficient electric options, where possible. For example, if a gas furnace breaks it must be replaced with an electric heat pump.
8. Encourage the design of new infrastructure and buildings to take into account resilience to future projected climate conditions. Optimize siting and orientation to maximize energy efficiency and resilience.
9. Work with the CVRD and neighbouring communities, First Nations, the Province, and BC Hydro to explore feasibility of local renewable energy production. Examples include using coal mine shafts as possible heat source for Village buildings, or opportunities for new non-profit, community-owned renewable energy projects and organizations.
10. Conduct a corporate renewable energy study.
11. Incorporate solar panels on Village buildings where feasible (based on a study), to increase resilience and diversify local energy.
12. Explore feasibility of local renewable energy production.
13. Work with regional and provincial partners to provide education and support to the community for switching to low carbon heating sources (e.g. heat pumps).

5.3.2 TRANSPORTATION AND LAND USE

1. Continue to implement the municipal Green Fleet Policy to transition to zero-emissions fleet vehicles and/or renewable transportation fuels. In tandem, reduce overall vehicle use and lower emissions from associated tools and equipment.

2. Reduce emissions from existing fossil fuel fleet by implementing energy-focused municipal fleet maintenance (e.g., tire pressure, fuel and air systems), conducting fuel efficient driver training, and enforcing the corporate anti-idling policy.
3. Adopt a standard requirement for charging in Multi-Unit Residential Buildings as part of Zoning Bylaw update to include greater EV charging requirements.
4. Expand availability of EV charging stations for public use and identify charging stations as a desired amenity during the development process.
5. Promote the use of public transit such as by providing transit passes for staff and providing free transit to community events.
6. As part of implementing the 2024 Transportation Master Plan, encourage lower carbon transportation such as carshare, biking, e-bikes and e-scooters, and encourage alternative transportation links within Comox Valley and regionally.
7. Implement Transportation Master Plan priority alternative transportation corridors within the Village as well as connections to regional destinations such as the City of Courtenay
8. Continue to encourage infill projects that increase mixed use development, housing density, access to active transportation infrastructure and transit.
9. Provide education and/or incentives (e.g. reduced application fees) to encourage secondary suites and accessory dwelling units.
10. Expand availability of affordable (below-market price, subsidized) housing units through retrofits, prioritizing opportunities to retrofit existing buildings and/or infill.
11. Protect trees and natural areas and minimize the development of forests and natural areas, for example, through the Tree Protection Bylaw and the urban containment boundary.

5.3.3 WASTE

1. Support regional compost education programs, local organics collection, and Cumberland's Foodshare program.
2. Investigate opportunities to require collection of recycling and compost for businesses and multi-family units (apartments)
3. Partner with the Comox Valley Waste Management Centre to support waste reduction, waste-to-energy opportunities, and to measure and report on waste diversion.
4. Advance circularity by promoting Comox Valley Waste Management programs such as "Repair Café's".
5. Encourage deconstruction techniques rather than demolition for new builds.

5.3.4 PARKS AND ENVIRONMENT

1. Partner with landowners and community organizations to undertake stewardship initiatives to support the restoration, health, and connectivity of natural systems.
2. Continue to minimize the use of herbicides or pesticides across lawns and landscaped properties through the Village's herbicide use bylaw and pesticide use bylaw.
3. Promote water storage barrels/rainwater catchment in yards for water reuse.
4. Adopt a Tree Protection Bylaw to increase tree retention and replacement on private property.
5. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
6. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
7. Incorporate more green infrastructure into existing properties and retrofits at, for example, as part of subdivision design, where possible, use natural infrastructure to support stormwater management and reduce runoff. Other initiatives may include restoring wetlands, solar-powered crosswalk lights, native drought-resistant planting, xeriscaping, rain gardens, bioswales, street trees, green boulevards, amended soils, permeable pavement, and green roofs. Some of these can be implemented during subdivision design or as part of the development permit review.
8. Review Village landscaping guidelines and practices to optimize the use of green infrastructure. Prioritize solutions that are biodiverse and suitable for future climate conditions including increased heat and wildfire risk.
9. Update DPAs, Zoning Bylaw, and Subdivision and Development Bylaw to require natural assets, green infrastructure, and permeable areas where possible, including requiring climate-resilient plantings.

5.3.4 GOVERNANCE

1. Review and update the Village's Climate Change implications framework for decision-making to align with updated mitigation targets and resilience priorities. Develop supporting processes and metrics such as key performance indicators and guidelines/standardization.
2. Review the Village's Sustainable Procurement Policy to include climate change mitigation and adaptation.
3. When updating Village strategic plans and associated policies, incorporate climate change measures that address top climate risks and align with GHG reduction targets.
4. Implement a communications campaign to increase awareness of the 2024 Climate Action Plan and to empower personal action.

5. Partner locally to run a neighbourhood climate action pilot. Use a planned retrofit project to pilot a neighbourhood level climate action program that educates residents on ways to reduce emissions, increase resilience, and incorporate nature into a property.
6. Attract climate-focused research, start-ups, and technology innovation
7. Continue to collaborate with local partners and other municipalities through networks focused on green communities, food security, water security, emergency preparedness, to facilitate resource- sharing, pooling funding, and collaboration on climate resilience and mitigation projects.

5.3.4 COMMUNITY HEALTH AND WELL-BEING

1. Work with regional partners to assess extreme heat vulnerabilities and implement extreme heat response measures
2. Collaborate with Island Health, community service providers and regional governments to develop programs focused on climate change and health, prioritizing support for vulnerable populations.
3. Support community-wide activities and programs that facilitate social connection, information sharing, climate awareness, and climate response activities amongst Village residents at the neighborhood scale
4. Complete and implement a Drought Response Plan and incorporate measures to address the influence of climate change on drought, dry conditions, and water availability.
5. Support community preparedness through initiatives such as FireSmart training.

6.0 NATURAL ENVIRONMENT

Cumberland residents deeply value the surrounding natural environment—for its inherent ecological values and its vital contributions to mental health and physical well-being. The natural environment also provides numerous ecosystem services such as absorbing carbon dioxide and regulating local micro-climates, purifying the air and water, capturing freshwater, providing food and habitat for pollinators which are essential to growing crops and other plants, and cycling nutrients essential to life. Healthy functioning ecosystems are essential to quality of life and to resiliency.

Cumberland recognizes its role within the broader Comox Valley region, and with that, the shared responsibility of safeguarding native ecosystems. The community is surrounded by a rich and diverse landscape, featuring a great diversity of ecosystems including lakes, creeks, wetlands, and expansive forests, as well as striking rocky outcrops and bluffs. From the rainforest of western redcedar and sword fern along lower Perseverance Creek to the distinctive arbutus trees on the bluffs above Comox Lake, Cumberland's natural heritage is both varied and invaluable.

The Village endorses the Comox Valley Conservation Partnership's 2013 Nature without Borders report and will support future updates to that report. Nature without Borders maps priority ecological areas which include sensitive ecosystems, proposed park additions and proposed biodiversity corridors. One of the biodiversity corridors that extends into Cumberland, the Millard Estuary to Comox Lake corridor, is shown on Map B, crossing Bevan Road, with a conceptual alignment and labelled as proposed conservation lands. At time of subdivision, this corridor is expected to be protected as conservation lands to permit the movement of wildlife between Comox Lake and the Millard Estuary and generally preserve the lands in a natural condition. Other proposed conservation lands are primarily 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 are a priority for future protection within municipal or regional parks and/or within conservation lands.

6.1 ENVIRONMENTAL PROTECTION

6.1.1 ENVIRONMENTAL PROTECTION OBJECTIVES

1. Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes.
2. Protect sensitive ecosystems.
3. Protect and enhance air quality.
4. Protect and enhance water quality.
5. Encourage water conservation.
6. Increase the forest canopy cover in Cumberland's urban area as per the goal in the Urban Forest Management Plan.

7. Promote ecological awareness and learning opportunities to residents.
8. Support local community, regional and cross-jurisdictional conservation and preservation strategies.
9. Form partnerships for natural environment protection.

6.1.2 ENVIRONMENTAL PROTECTION POLICIES

1. Support the Comox Valley Conservation Partnership in updating the *Nature Without Borders* report, including updates to aquatic and terrestrial habitat mapping, wildlife migration corridors, and sensitive ecosystems. Use this information to guide land use decisions in tandem with OCP **maps B** and **E** and the OCP development permit area guidelines related to environmental protection, as well as future updates to the Village's Parks and Greenways Master Plan.
2. Protect sensitive ecosystem areas, their living resources, and connections between them in a natural condition, maintaining them free of development and human activity to the maximum extent possible.
3. Protect and restore natural landscapes and ecosystem functions as part of land use decisions and municipal operations.
4. Work with community organizations and residents to minimize the further introduction and spread of invasive species and eradicate, contain and control invasive species.
5. Work in partnership with community organizations, the K'ómoks First Nation and other local governments to restore fish and wildlife habitat and native ecosystems.
6. Development must reflect the objectives and guidelines of current, applicable best management practices and future updates of those documents, such as:
    a. Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2014
    b. Guidelines for Amphibians and Reptile Conservation during Urban and Rural Land Development in British Columbia,
    c. Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia, 2013
    d. Assessment Methods for Aquatic Habitat and Instream Flow Characteristics in Support of Applications to Dam, Divert, or Extract Water from Streams in British Columbia, 2004
    e. Requirements and Best Practices for Making Changes in And Around a Stream in British Columbia, 2022
    f. Riparian Areas Protection Regulation Technical Assessment Manual, 2019
    g. Greenshores for Shoreline Development, 2020Environmental Objectives and Best Management Practices for Aggregate Extraction, 2002
    h. Stream Stewardship: A Guide for Planners and Developers, 2012
    i. Access Near Aquatic Areas: A Guide to Sensitive Planning, Design and Management
    j. Community Greenways: Linking Communities to Country and People to Nature

7. Avoid locating public trails and public access points within streamside protection and enhancement areas and other sensitive ecosystems but rather, locate them where their presence will not compromise habitat and key ecological functions.
8. As part of the community commitment to stewardship and preservation of the natural environment, promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship in ways that respect their environmental sensitivity.
9. Continue to work with the Cumberland Community Forest Society, the Comox Valley Land Trust, and other partners to inventory, assess, and develop a strategy to maintain and protect natural assets and ecosystem services.
10. As part of the community commitment to stewardship and preservation of environmental resources, the Village should promote awareness of the ecological and economic importance of sensitive ecosystems by providing opportunities for public enjoyment, education, and stewardship of them in ways that respect their environmental sensitivity. In order to achieve this, and as resources permit, the Village should assist other government agencies and community organizations in providing information through brochures, seminars, presentations, etc. to landowners of sensitive ecosystem lands and all residents of the Village on the importance of aquatic habitat and other sensitive ecosystems and ways in which they can help to preserve these important resources.
11. Encourage, through education and appropriate incentives, such as density bonussing, the voluntary protection of sensitive ecosystems, wildlife migration corridors and habitat, and connectivity areas beyond minimum requirements and standards.

6.1.3 AIR QUALITY PROTECTION POLICIES

1. Continue to play an active role in and support voluntary regional and local air shed research, air quality monitoring, and education and planning initiatives to improve local air quality.
2. Continue to protect local air quality through bylaws and initiatives, including, but not limited to:
    a. Anti-vehicle idling bylaw
    b. Bylaw restricting woodstoves in new construction
    c. Requirements for electric vehicle charging infrastructure in new developments
3. Encourage and promote bike- and car-sharing programs.
4. Seek funding to support installation of additional public electric vehicle charging stations

6.1.4 WATER QUALITY PROTECTION AND WATER CONSERVATION POLICIES

1. Protect the ecological integrity of the following headwaters and associated wetlands from the impacts of development and, where possible, by supporting land acquisition for the purpose of conservation:
    a. Comox Lake

   b. First Supply Creek
   c. Morrison Creek
   d. Piercy Creek
   e. Millard Creek
   f. Roy Creek
   g. Trent River
   h. Maple Lake and Creek
   i. Perseverance Creek.

2. Participate in the Comox Lake Watershed Advisory Group and work toward reducing risks to the water quality and quantity of Comox Lake to help protect the region's drinking water supply.
3. Support integrated watershed planning to protect the Village's five drinking water reservoirs and groundwater resources.
4. Continue to regulate the use of pesticides on private and public land.
5. Review the Zoning Bylaw to include regulations that limit the extent of impervious surfaces on private and public land.
6. Maintain or restore the water balance by reducing the volume of stormwater runoff through infiltration, retention and/or detention of rainwater.
7. Continue to require and, where necessary, enforce erosion and sediment control measures during land development.
8. Participate in regional water quality research, education and planning initiatives.

6.1.5 URBAN FOREST POLICIES

1. Implement the recommendations of the Village of Cumberland Urban Forest Management Plan, 2019.
2. Review the tree canopy cover target for Cumberland's urban area and identify opportunities to increase the canopy cover.
3. Adopt a tree protection bylaw to increase tree retention and replacement on private property.
4. Integrate trees, forests and green infrastructure into Village asset management planning.

6.2 VIEWS AND LANDSCAPE CHARACTER

Cumberland's viewscapes are a defining feature of the Village's identity, contributing to residents' sense of place and the awareness and enjoyment of the natural areas that surround the community (figure 14: Viewscapes). Mountain ranges and forested hillsides can be seen from many different vantage points and provide a constant visual connection for residents and visitors to the surrounding natural environment. As the urban area grows and taller buildings are introduced, it becomes increasingly important to preserve key viewscapes – not only for their aesthetic value, but also for the way they orient and inspire both residents and visitors.

Beyond the mere preservation of views, attention must also be given to the integrity and quality of the visual landscape. Many of the areas most cherished for their scenic value are privately held forest lands, actively managed for timber production. These lands undergo regular cycles of harvesting and reforestation which can significantly alter the visual experience of the community over time.

Coordination, cooperation, and integrated management of Cumberland's visual resources is essential to sustaining viable forest operations, supporting nature-based tourism, and fostering the sense of place that residents experience.

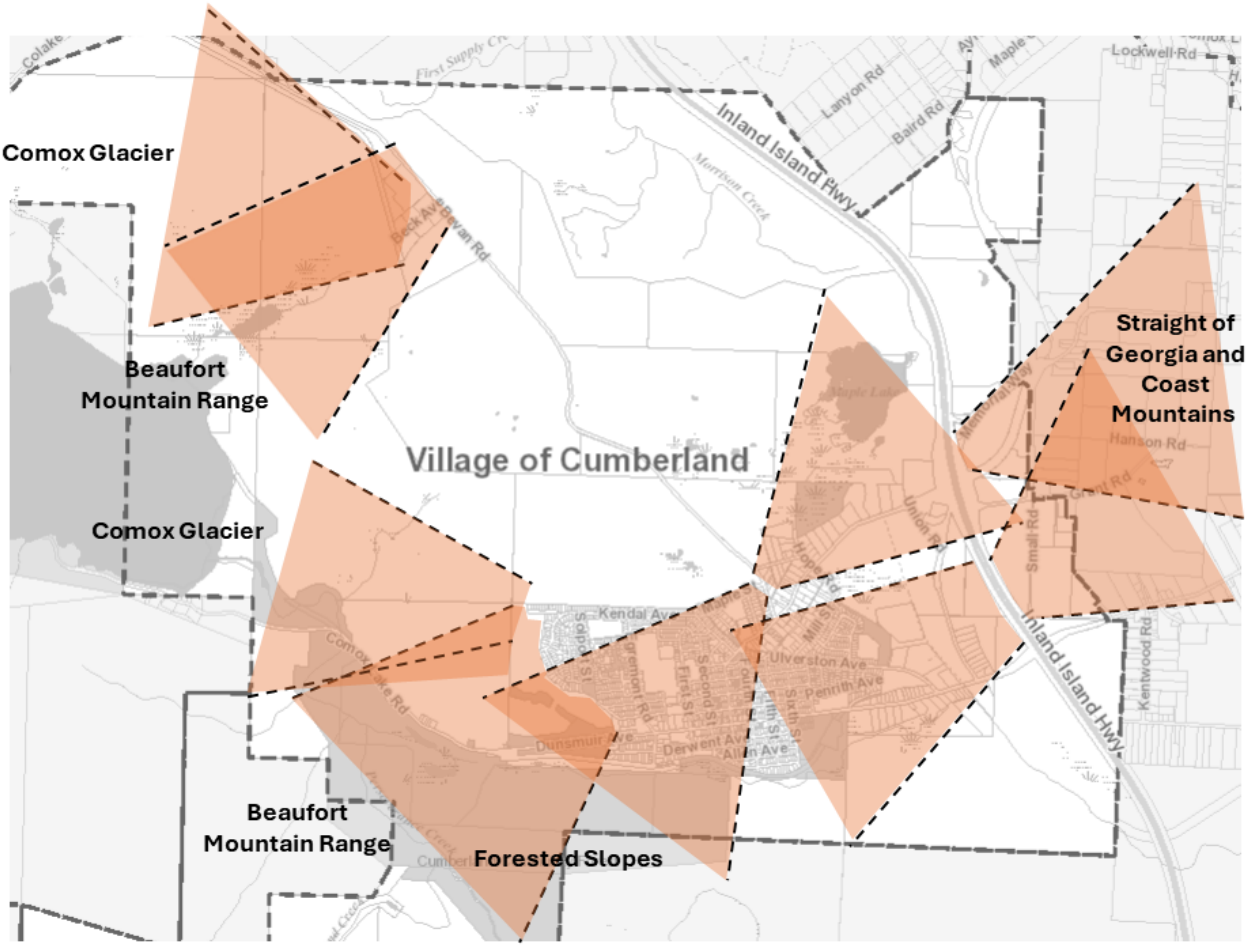


Figure 14: Viewscapes from Village

6.2.1 VIEWS AND LANDSCAPE CHARACTER OBJECTIVES

1. Protect the main viewscapes from the Village to the surrounding natural environment such as views to the Comox Glacier, to the ridges of the Beaufort Range, and to forested parkland, wetlands, and lakes. (Viewscapes are generally identified in figure 14).

2. Work cooperatively with private forest landowners, adjacent land managers, and provincial ministries responsible for forestry, transportation and infrastructure to retain the quality of visually sensitive areas within and surrounding the Village.

6.2.2 VIEWS AND LANDSCAPE CHARACTER POLICIES

1. Use figure 14 as the basis for identifying viewscapes when reviewing and evaluating subdivision proposals and development applications, recognizing however, that there may be additional views from specific neighbourhoods that may be identified.
1. Inform land use and forest harvest planning in Visually Sensitive Areas by working with partners to maintain a Visual Landscape Inventory in accordance with the British Columbia Visual Landscape Inventory Procedures (1997) and updates thereto.
2. Work cooperatively with partners to establish voluntary visual quality objectives for Visually Sensitive Areas.
3. Within Visually Sensitive Areas, encourage forest companies and developers to apply ecological landscape design practices (including, but not limited to, tree preservation or screening) to mitigate the effect of forest harvesting and development on visual quality.
4. Work with partners, as opportunities arise, to explore the acquisition of Visually Sensitive Areas within and adjacent to the Village.
5. Work with the British Columbia Ministry of Transportation and BC Transit, and other partners, to prevent signage proliferation along gateways and transportation corridors.

6.3 NATURAL HAZARD AREAS

Natural hazard areas encompass lands that are vulnerable to potentially dangerous natural events, including wildfires, flooding, landslides, and rockfalls. It is essential that land use planning and development decisions account for the specific risks present in and around the Village of Cumberland.

Cumberland has minimal settled areas within designated floodplains. The primary area of concern is located at the eastern end of Comox Lake, where a cluster of recreational cabins and several year-round residences are situated. Some of these structures lie within 15 metres of the lake's edge and may be at risk of flooding if water levels exceed the capacity of the Puntledge River dam. In addition, some properties adjacent to Maple Creek could be susceptible to localized flooding during extreme rainfall events. To manage these risks, the Village enforces regulations outlined in its Floodplain Management Bylaw No. 962, 2012, as replaced or amended from time to time, which sets requirements for flood construction levels, setbacks, and building standards within flood-prone areas.

The risk of catastrophic landslides and rockfall to life and property is low in Cumberland, as the community is not situated directly beneath steep mountainous terrain. However, there may be the potential for small localized erosion, sediment movement, slides and rockfall on short, steep slopes, particularly after intense precipitation events.

The most significant natural hazard facing Cumberland is wildfire. Surrounded by extensive forest lands—ranging from the protected Cumberland Community Forest Park to privately owned and actively managed working forests—the Village sits at a critical wildland-urban interface. With a large area of forest adjacent to developed areas, the risk of wildfire spreading either from the forest into the community or vice versa is of primary concern. Areas of the wildland-urban interface are identified on Map I.

In addition to wildfire risk, supporting policies addressing flood hazards and slope stability, as referenced in the Village's Floodplain Management Bylaw and related amendments, are provided below to ensure development is resilient to natural hazards and protects public safety.

6.3.1 NATURAL HAZARD AREA OBJECTIVES

1. Promote the Neighbourhood Emergency Preparedness program and related initiatives.
2. Put regulations and safeguards in place to protect people, life and property from naturally occurring hazards to the extent possible.
3. Promote, and where on Village-owned land, lead forest restoration and fuel management activities to reduce wildfire hazards while addressing environmental issues.
4. Manage conditions affecting potential fire behaviours, thereby increasing the probability of successful fire suppression and containment, and thereby minimizing adverse impacts.

6.3.2 WILDLAND URBAN INTERFACE POLICIES

1. Participate in the regional FireSmart program and Comox Valley Regional Firesmart Resilience Committee.
2. Promote the BC FireSmart program, Home Ignition Zone Assessments for homeowners and FireSmart best practices to homeowners and tenants.
3. Encourage residents to complete Home Ignition Zone assessments and reduce the risk of ignition on their properties.
4. Follow FireSmart best practices in municipal operations and construction.
5. Mitigate potential wildfire risks by partnering with other local governments in the region, the Province of BC and local organization to complete wildfire exposure mapping and a hazard assessment.
6. Continue to foster collaboration, information sharing and response planning with other local governments in the region, agencies, Private Forest Lands licence holders and covenant holders.
7. Work collaboratively with partners to develop a list of critical infrastructure, initiate projects to reduce wildfire risk, develop wildfire response strategies, and pre-plan firebreaks.
8. Review emergency access requirements during subdivision to ensure the number of accesses are appropriate to the size of the development.

9. Work with other Comox Valley local governments to implement the Comox Valley Wildfire Resiliency Plan.
10. Revise existing fire service by-laws to incorporate wildfire resiliency actions, specifically related to undeveloped properties.
11. Consider reviewing all relevant plans and by-laws, including tree removal, to ensure they effectively mitigate wildland interface fire hazards and incorporate FireSmart terminology, including FireSmart landscaping and invasive species management with regionally standardized lists.
12. Participate in a multidisciplinary team to review treatment objectives, prioritize units, and identify wildfire risk reduction activities and priorities for the identified treatment units.
13. Support the implementation of fuel management treatments, additional risk reduction measures, and a maintenance strategy for long-term effectiveness.

6.3.3 STEEP SLOPE POLICIES

1. Encourage development on slopes at an angle of less than 20% to be designed in accordance with natural profiles, sensitive to natural grade, and in a way that minimizes the visual impacts and impacts on environmentally sensitive areas.
2. Discourage development on steep slopes with slopes of 20% or greater, as further defined above.
3. Generally, do not allow development on slopes 30 percent or greater. Design development on steep slopes in accordance with natural profiles, sensitive to natural grade, and minimize visual impacts and impacts on environmentally sensitive areas.

6.3.4 FLOOD MANAGEMENT POLICIES

4. Where possible, leave lands subject to flooding in a natural state or use it for parks, open space recreation or agricultural use.
5. Where no alternative exists or where development is currently allowed within the floodplain, require structures to be flood-proofed to standards specified by the BC Ministry of Environment and Climate Change Strategy.

7.0 BUILT ENVIRONMENT

This chapter identifies the OCP land use designations and sets out objectives and policies for growth management and for the built environment, including housing, heritage conservation, municipal infrastructure, transportation and connectivity, and sand and gravel extraction.

7.1 LAND USE DESIGNATIONS

The land use designations identify the present and desired future use of land in Cumberland, such as residential, commercial, industrial, agricultural, institutional, recreational and public utility land uses (Map A: Land Use Designations).

The land use designations guide updates to the zones in the Zoning Bylaw which provide more specific regulations regarding density and permitted uses on a property. The form and character of buildings and landscaping associated with a land use designation is regulated through Zoning Bylaw regulations and development permit area (DPA) guidelines. The latter are included in Part D of this Plan. The locations of the form and character DPs are identified on Maps J and K

Cumberland also has a Heritage Conservation Area (HCA), designated in this Plan, which includes the commercial downtown core and adjacent residential streets and is shown on Map K: Heritage Conservation Area. Similarly to the development permit areas, the HCA has guidelines that regulate the form and character of the built form (Section 12).

Land use designations direct and manage growth by identifying the types and density of land uses either present, or desired, in different areas of the Village. The designations and the intent for their development is summarized in table 3 below. Tables 4 and 5 provide the area in hectares of each land use and as a percentage of the total land area within the Village's municipal boundaries.

Table 4: Land Uses, Area and Development Intent

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial	24.14	This designation is intended for commercial uses that generally require buildings that are larger in size than what can be accommodated on a ground floor unit within a mixed-use building. Typical uses include small-scale manufacturing and processing and related storage, handling, display and retail of materials, goods and equipment, or for services such as fitness studios, educational facilities, tourist accommodation and grocery store. Where located within the urban containment boundary, this designation can also include caretaker units and live/work artist studios.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Commercial Mixed Use	3.85	This designation is intended for development in the Historic Village Commercial Core: • accommodate mixed-use buildings with retail, service, and other uses on the ground floor and residential units above the non-residential space, as well as free-standing commercial units; • encourage development that exhibits the physical design characteristics of the Historic Village Commercial Core as outlined in the Heritage Conservation Area Guidelines, • maintain pedestrian-oriented, storefront-style shopping streets.
Freshwater	137.00	This designation applies to all lakes. The intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.
Industrial	436.28	This designation is intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and commercial uses, industrial development will be designed to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
Institutional	15.54	This designation includes non-profit or semi-public and public use or institutions such as a church, library, public or private school, health care facilities and civic facilities as well as limited employee or caretaker housing associated with the uses.
Interchange Lands	291.65	This land use designation is intended for the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption but the lands may contribute to increasing housing options and diversity and provide commercial and light industrial uses that complement existing land uses in the Village. The area requires further planning and design to clarify future use, servicing, and circulation patterns. The design must protect wetlands and sensitive environments, include parkland and trail corridors, maintain connectivity with recreational trails on adjacent lands, and provide a vegetated buffer to the highway.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Mixed Use	37.60	The mixed use designation is intended to promote mixed commercial and residential development to create vibrant neighbourhoods that include commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential units. Where this designation occurs close to the downtown commercial core and falls within the Heritage Conservation Area, the intent is to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units. The conversion and adaptive use of heritage homes is encouraged.
Mixed Use – Civic Facilities	9.47	This designation is intended for a mix of the following land uses: civic, commercial, multi-family, institutional, cultural, and public open space.
Multi-Unit Residential	18.93	This designation is intended to allow for a variety of multi-family residential uses such as, townhouses, multi-plexes, and apartment buildings with densities up to 160 units per hectare. This designation aims to absorb a large proportion of the projected population growth in close proximity to the Village core. Adding this type of medium density within existing service areas optimizes the use of neighbourhood infrastructure and provides opportunities for development-funded upgrades to existing civic infrastructure.
Open Spaces, Parks, and Greenways	1,043.52	The intent of this designation is to provide suitable land for environmental conservation, heritage conservation, biodiversity and wildlife connectivity, watershed protection, and low-impact public recreation. The designation also applies to the Village's parks, playgrounds, and other public open spaces including regional parks and conservation areas.
Recreational Residential	11.11	This designation applies to land on the east end of Comox Lake, developed with recreational cabins prior to modern zoning and environmental controls. The intent is to restrict additional development on the property, minimize the impact of existing non-conforming development, and reduce the risk of possible short- and long-term impacts on the water quality of Comox Lake, the drinking water supply for the Comox Valley.

OCP Land Use Designation	Approximate Area (ha)	Development Intent
Residential	28.64	This designation is intended for low density residential use. These properties are generally located outside or at the fringe of the urban containment boundary and may or may not be connected to municipal servicing.
Residential Infill	100.19	This land use is intended to accommodate infill density housing of up to four units within a 10-20 minute walk of the Historic Village Commercial Core and absorb a large proportion of the projected population growth. Infill housing provides small scale multi-unit housing, somewhere in size between detached single-family dwellings and multi-unit apartment buildings, to increase the diversity of housing in the Village. Infill development may include a range of housing forms such as single-family homes with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, duplexes, triplexes, fourplexes. The renovation of heritage homes to include multiple units is also envisioned within this area. Densities range from approximately 31 units to 123 units per hectare.
Working Forest	706.80	This designation includes privately managed working forest located in the northwest of the Village and is intended to accommodate forest management and other resource land uses. Land to the south of Comox Lake Road is intended to accommodate low impact recreational uses. The intent is that subdivision of land within this land use designation will be primarily for environmental conservation and appropriate recreational purposes.

Table 5: Land Use Designation Areas

Land Use Designation	Area (ha)	Percent of Total Village Area
Commercial	24.14	0.85%
Commercial Mixed USE	38.46	0.14%
Freshwater	1,369.97	4.81%
Industrial	436.28	15.33%
Institutional	15.54	0.55%
Interchange Lands	291.65	10.25%

Land Use Designation	Area (ha)	Percent of Total Village Area
Mixed Use	37.6	1.32%
Mixed Use – Civic Facilities	9.47	0.33%
Multi-Unit Residential	18.93	0.66%
Open Spaces, Park, and Greenways	1,043.52	36.67%
Recreational Residential	11.11	0.39%
Residential	28.64	1.01%
Residential Infill	100.19	3.52%
Working Forest	706.80	24.84%
TOTAL	**2,864.72**[10]	**100%**

The Village has a good distribution of different land use designations, including natural areas (66%, comprised of Working Forest, Open Spaces, Parks and Greenways, Freshwater), employment lands (42%, comprised of Commercial, Industrial, Institutional, and Working Forest), residential lands (5%, comprised of Multi-Unit Residential, Residential and Residential Infill) and mixed use lands which contribute to both residential and employment lands (12% including Commercial Mixed Use, Interchange Lands, Mixed Use, Mixed Use-Civic Facilities) (Table 5).

The Heritage Conservation Area, encompassing the Village's commercial core, continues to accommodate all the Commercial Mixed Use area, and a significant percentage of Mixed Use and Mixed Use Civic Facilities.

Table 6: Area within the Heritage Conservation Area

Heritage Conservation Area (HCA)	Area (ha)	Percent of Total HCA	Percent of Total Designated Area
Commercial Mixed Use	3.85	42.24	100%
Institutional	0.14	1.53	0.9%
Mixed Use	3.27	35.96	8.71%
Mixed Use – Civic Facilities	1.74	19.16	18.42%
Open Spaces, Parks and Greenways	0.1	1.10	0.01%
TOTAL	**9.1**	**100%**	

[10] Note that this total is different from the total area of the Village administrative area identified in section 1.4 because the calculations are based on the area of properties within the designations and does not include the area taken up by road rights-of-way.

7.1.2 LAND USE DESIGNATIONS AND ZONING

Lands within the Village are designated for specific land uses to guide how properties can be developed. Land use designations may differ from the current zoning. The intent of an OCP designation is to reflect present use, or to guide the future development of the Village and to provide a greater level of certainty to landowners and the community of what uses are supported in certain areas. **Map A** refers to land use designations.

In some instances, existing zoning will be carried forward at the time a comprehensive new Zoning Bylaw is adopted; this is intended to respect existing businesses and industry and acknowledge that full implementation of the Official Community Plan designations and policies may await comprehensive re-development proposals by the owners.

7.1.3 OBJECTIVES FOR OCP AMENDMENT APPLICATIONS

1. Ensure applications to amend the OCP Bylaw fit within the vision and goals of the OCP and have a community benefit.

7.1.4 POLICIES FOR OCP AMENDMENT APPLICATIONS

1. Property owners proposing to amend the OCP may be required to submit impact assessment reports, at the discretion of the Village. Where required, these will be prepared by appropriately qualified professionals.
2. The use of public funds for capital cost of extending infrastructure including, but not limited to, roads, potable water, sewer and stormwater management, outside existing serviced areas is discouraged.
3. Proposed development projects must demonstrate clear and measurable benefit to the community through rigorous and supportable evidence-based research and analysis.
4. OCP amendment applications, in particular amendments to the urban containment boundary, must demonstrate the benefit of the proposed project to the community. The proposal will be evaluated on that basis. Demonstrable community benefit includes:
    a. Extent to which the development meets the OCP vision, goals and policies
    b. Providing a use that is responding to community need
    c. Contributing toward meeting the projected housing need as per the most recent Housing Needs Report.
    d. Providing an amenity that will benefit the residents of Cumberland (including, but not limited to):
        i. Affordable housing, with a signed housing agreement with the Village
        ii. Park dedication (in addition to the minimum requirements for subdivisions that trigger a five percent dedication) and park improvements
        iii. Contributions to fire and emergency services
        v. Contributions to the Affordable Housing Reserve Fund

vi. Conservation of heritage resources

vii. Provision of off-site infrastructure, or upgrades

viii. Public EV charging stations

viii. Inclusion of universal designed and adaptable housing

5. Parks, public trails and pathways, and utilities are permitted in all land use designations, subject to the zoning regulations for the specific site.

7.2 GROWTH MANAGEMENT

7.2.1 OVERVIEW

Between 2016 and 2021, the Comox Valley was among the fastest-growing regions in BC, with a 9% population increase compared to the provincial average of 7%. Cumberland experienced the most rapid growth in the area, expanding by 19% during this period. [11]

This growth brings community, economic, and environmental impacts that must be carefully managed. Through the OCP engagement process, Cumberland residents expressed strong support for accountable, well-managed growth that maintains the Village's unique character and safeguards its natural environment.

Effective growth management requires thoughtful evaluation of development and infrastructure, guided by clear evidence, measurable outcomes, and long-term planning for housing, heritage conservation, services, employment, agriculture, and social needs. For Cumberland, this means fostering compact, complete communities near existing amenities and ensuring development aligns with the Village's financial capacity.

Unmanaged expansion risks inefficiency and sprawl. This OCP establishes an urban containment boundary for new residential growth, identified on **Map A: Land Use Designations**. By focusing new residential development where infrastructure already exists, the Village can reduce costs, optimize services, and preserve its distinct identity.

Land designated for industrial and commercial uses that depend on large properties or are incompatible with residential use are located outside the urban containment boundary.

[11] Comox Valley Regional District 2024 Housing Needs Report

7.2.2 FUTURE HOUSING DEMAND

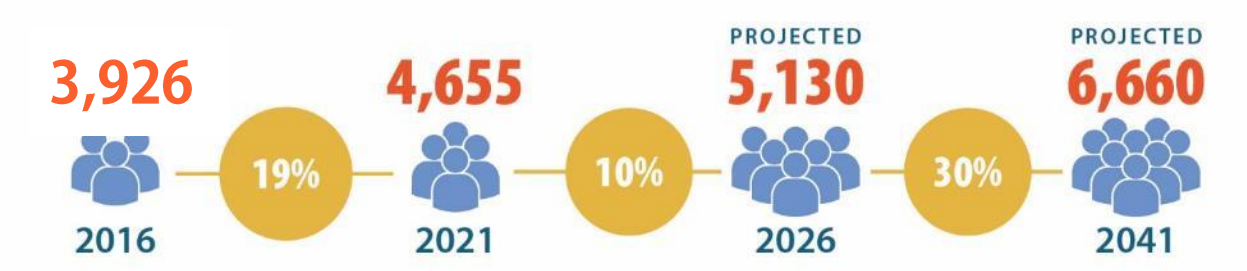


Figure 15: Population Growth (BC Statistics)

Provincial legislation enacted in 2023 requires local governments to designate sufficient land in their OCP for residential use to meet the projected 5- and 20-year housing need for different types of housing, using 2021 as the base year. Cumberland's 2024 Housing Needs Report projects the community's population to grow from 4,655[12] residents in 2021 to 5,130 in 2026. By 2041, the population is expected to reach 6,660. In other words, from 2021 to 2041 about 2005 more people are estimated to call Cumberland home (figure 15).

The projected housing need is 358 units by 2026, using 2021 as the base year, and 1,350 units by 2041 (figure 16).[13] The total demand for housing is comprised of categories identified in table 7 below and further described in table 8.

Figure 16: 5- and 20-year Housing Demand from 2021 base year

[12] Note that the 2021 Canada census reports a population of 4,447. BC Statistics adjusts census population numbers to account for possible undercounting during census enumeration.

[13] Village of Cumberland 2024 Housing Needs Report

Table 7: Housing Demand Projection

Housing Units For:	5-year (by 2026)	20-year (by 2041)
A: Housing in Extreme Core Housing Need	21	86
B: Individuals experiencing homelessness	12	23
C: Suppressed households	19	78
D: Anticipated household growth	232	866
E: Increasing the rental vacancy rate to 3%	2	9
F: Local demand buffer	72	289
Total	**358**	**1,350**

Table 8: Components of Housing Demand

Housing units for:	Intention
A: Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B: Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.
C: Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment.
D: Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Anticipated growth for municipalities is based on the average of local and regional projections.
E: Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F: A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This “demand buffer” accounts for the number of units required to meet “healthy” market demand in different communities. The demand factor is based on a ratio of housing price to housing density in the community.

Source: Ministry of Housing. 2024. Guidelines for Housing Needs Reports

The projected housing demand can be met primarily through development within the following land use designations:

- Residential Infill
- Multi-Unit Residential
- Mixed-Use
- Mixed-Use Civic Facilities

The type of development that will contribute to meeting Cumberland's housing need are additional secondary suites, accessory dwelling units and redevelopment of some properties with four units within the Residential Infill designation, new multi-unit residential development within the Village core, and residential infill and multi-unit development within the remainder, and still undeveloped portion, of Coal Valley Estates. In addition, the Village is expecting to redevelop the property that includes the municipal hall with a mixed use building that may include civic offices on the ground floor and apartment units above. The Village-owned property on Union Road may also be developed within the next 20-years with a mixed-use development that includes residential units.

In short, there is sufficient capacity to accommodate projected future housing demand on the lands designated for residential use on Map A of the OCP. Pursuant to provincial requirements, the numbers will be updated every five years to help stay on track to meet housing demand.

7.2.4 GROWTH MANAGEMENT OBJECTIVES

1. Provide a balanced amount of land within residential, commercial, industrial, agricultural and resource lands, open space, parks and greenways land use designations.
2. Carefully manage the geographic extent of development and the amount of greenfield converted to development.
3. Strive to concentrate new development or human activities to the least environmentally sensitive lands.
4. Avoid development within environmentally sensitive areas.
5. Carefully consider the impacts of new development proposed within the Comox Lake watershed, the regional drinking water supply, requiring professional studies and feedback from the Comox Lake Watershed Protection Advisory Group, as part of the review of a development application.
6. Maintain the integrity of a secure and productive resource base.
7. Encourage the assembly of development sites that enable the best realization of permitted development potential for the area.
8. Encourage settlement patterns that minimize the risks associated with natural hazards.
9. Maintain strong relationships with municipal neighbours and regional partners to ensure that growth and change decisions reflect provincial and regional policies.
10. Maintain the Village Centre as the residential and commercial hub of the community.
11. Ensure decision-making on growth and change takes into consideration the Village's financial and infrastructure capacities.
13. Maintain an urban containment boundary to:
    a. Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
    b. Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.

c. Create a complete community where most residential areas are located within a 15 – 20-minute walk of services and/or areas that can be efficiently serviced by transit and active transportation corridors.

d. Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.

e. Focus the infill development mandated by the *Local Government Act* (LGA), section 481.3 to areas within walking distance of the Village core.

7.2.5 GROWTH MANAGEMENT POLICIES

Areas within the Village boundaries provide more than 20 years supply of residential land to accommodate a mix of housing types in various neighbourhood settings and to allow the Village to concentrate infrastructure spending and community amenities within or near the Village Centre.

1. Take a precautionary approach to future growth in currently undeveloped areas, including coordinating with adjacent jurisdictions to share information and resources, identify, map and ground truth conservation areas that connect habitats.
2. Make Village capacity to finance growth a priority consideration in growth and change decisions.
3. Identify and protect environmentally sensitive areas to ensure an appropriate balance between future growth of the community and conservation of natural ecosystems.
4. Coordinate with School District 71 to identify potential sites for future schools as Cumberland grows. Existing school locations are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**.
5. To facilitate managed growth, appropriate development, and decision making, require all development proposals to demonstrate to the Village and community, clear and robust evidence-based analysis and assessment of market and growth conditions, community needs and benefits.
6. Except as required to improve the health and safety of existing development, do not expend public funds for the capital cost of extending servicing of roads, water, sewer, and stormwater/rainwater systems to lands outside of the Village boundaries.
7. Direct most of the new growth, particularly higher density residential uses, within a 15–20-minute walk to the Historic Village Commercial Core (HVCC) as shown on **Map A: Land Use Designations**. This is intended to:
    a. Reinforce the role of the HVCC as the preferred focus for business, cultural, recreation, and tourism services for Cumberland
    b. Promote walkable, pedestrian friendly neighbourhoods
    c. Encourage an entrepreneurial and business-friendly climate for future investment
    d. Reinforce and promote the heritage values and character of the downtown area and the Village centre as a whole,
    e. Accommodate appropriate infill and development in this area
    f. Reduce infrastructure servicing costs associated with new development.

7.3 HOUSING

7.3.1 HOUSING OVERVIEW

The Village strives to provide a mix of housing types and tenures, accommodating residents' needs across all stages of life, including ageing in place. A diverse mix of housing types includes single family dwellings, secondary suites, accessory dwelling units, multi-plexes, and apartment units.

A greater diversity of housing, including affordable housing, also ensures that residents of different income levels can live and work in Cumberland.

Village development permit requirements and building inspection ensures housing is well-built and safe, has efficient heating and water systems, and reduced greenhouse gas emissions.

Housing Form

The majority of housing in Cumberland continues to be single-detached homes, with about one quarter built prior to 1961. However, Cumberland's housing stock has been getting newer and more diverse over the past decade. In 2011, 78% of households lived in single-detached homes. By 2021 this decreased to 65% (figure 17). The decrease is largely due to more homes with secondary suites which now make up 29% of housing in Cumberland. Since the proportion of apartment buildings remains low, at 4% of all dwelling types in Cumberland, secondary suites are the main housing option for renter households who cannot afford to rent an entire single residential detached home.

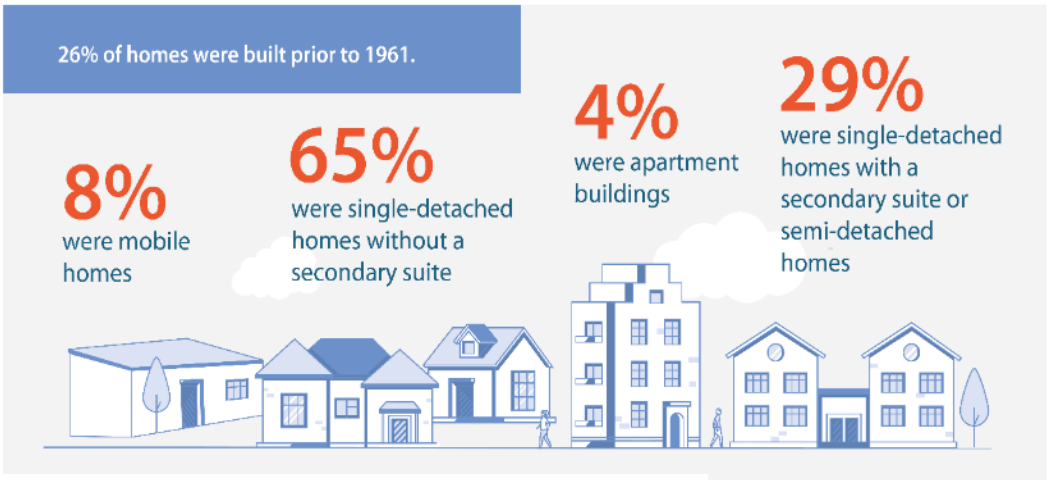


Figure 17: Dwelling Types (2021 Census)

Housing Tenure

The proportion of renters increased by only one percent between 2016 and 2021. A bigger jump was observed between 2011 and 2016 when the proportion of renters increased from 18% to 27%. The low rental vacancy rate in recent years (ranging from 0.7% to 1.4%) is evidence of a high demand but low supply of rental units in Cumberland.

Subsidized Housing

While the number of renters living in subsidized housing increased from 415 to 515 between 2016 and 2021, the number decreased as a proportion of the total number of renters from 11% to 8.7%.

Housing Affordability

The number of households living in housing that is unaffordable to them has decreased from 380 in 2016 to 340 in 2021. That is a proportionate decrease of 6%, from 24% in 2016 to 18% in 2021.

However, these numbers are misleading. Housing has not become more affordable for low-income residents in Cumberland. The reason for the decrease in persons living in housing that is unaffordable to them is that the number of more affluent residents in the Village has grown. The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. Lower income households therefore make up a relatively lower percentage of the population. It is likely that some have been displaced to other, more affordable communities.

Core and Extreme Core Housing Need

Households experiencing core housing need lack access to housing that is considered adequate, affordable and suitable. Housing is considered inadequate if it lacks the bedrooms and size suitable for the size of the household. It is considered unaffordable, if it costs a household more than 30 percent of before-tax income, and unsuitable if the dwelling needs major repairs.

The core housing need of owners increased by 1% between 2016 and 2021, while the core housing need of renters decreased by 8% from 26% in 2016 down to 16% in 2021. In real numbers, this represents 20 fewer owners and 15 fewer renters in core housing need in 2021.

At first glance, this looks like a good news story; however, extreme core housing need statistics, where households pay more than 50 percent of before-tax income on their housing, paint a different picture. Extreme core housing need increased by 1% for owners (15) and by 2% for renters (20).

Core and extreme core housing need was most likely also lower in 2021 than in 2016 due to income support payments during the 2019-2021 corona virus pandemic.

7.3.2 HOUSING OBJECTIVES

1. Make housing in Cumberland more attainable for people of medium and low incomes.
2. Meet the community's 20-year housing need identified in the most recent Village of Cumberland Housing Needs report.
3. Provide a greater diversity of housing types to respond to residents' needs at all stages of their lives, in particular housing types currently in short supply such as residential infill and multi-family housing.
4. Facilitate more rental housing.

5. Increase the number of affordable housing units in the Village to reduce the number of residents in core housing need.

7.3.3 HOUSING POLICIES

Attainable Housing

1. Support opportunities for attainable housing through:
    a. New multi-residential development
    b. Residential infill development, including secondary suites, accessory dwelling units and multi-plexes in addition to single residential dwellings.
    c. Rental apartments
2. Support the delivery of new housing units by streamlining development permit requirements.
3. Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations.
4. Ensure zoning regulations, particularly density, use, and parking are calibrated to market realities.

Housing Diversity

5. Give priority to development proposals for housing that adds more diversity to the existing single-family dominated housing stock.
6. Encourage diverse housing tenures within residential areas such as rental housing, cohousing, and cooperative housing, especially where these meet an affordable housing need.
7. Integrate seniors and special needs housing into the community where there is good access to public transit and basic support services.

Rental Housing

8. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.
9. Retain Council policy not to grant conversions of rental apartments to strata condominiums if vacancy rate is below 3%.
10. Continue to restrict vacation rentals to a limited area within the Village
11. Support the location of supportive or transitional housing within the Village for special needs groups, such as the physically or mentally disabled, young people and others who have unique social needs (Note, provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes.).

Manufactured Home Parks

12. Encourage the retention and creation of manufactured home parks in appropriate locations, as a viable and important source of affordable home ownership in Cumberland. New, stand alone, manufactured home parks will be considered subject to the following conditions:
    a. Connection to municipal water, sanitary sewer and storm systems
    b. Meeting the minimum lot size required in the current zoning bylaw
    c. Establishment of a comprehensive site plan showing lay out of the pads, internal road circulation, parking, and extent of buffering from adjacent non-mobile homeland uses
    d. Sensitive integration into the existing neighbourhood and with adjacent residential uses
    e. The development of and compliance with a bylaw regulating their form and appearance
13. Explore the possibility of strengthening security of tenure for residents of manufactured home parks and other protections that address issues related to the displacement of manufactured home park residents. This may include requiring the development of a tenant relocation plan as a mandatory element of any application to re-zone/re-develop a manufactured home park.

Employee Housing

14. Ensure that all large-scale hotel and resort developments include an affordable supply of rental housing for employees, and where required, include the provision to provide employee housing.

Non-Market Housing

15. Collaborate with appropriate agencies and organizations to source funding for non-market 0housing projects.
16. Facilitate partnerships or partner directly with non-profit housing societies on non-market housing projects as part of the redevelopment on Village properties.
17. Consider zoning amendments to incorporate inclusionary zoning and/or density bonusing to support non-market housing developments.
18. Reduce development costs for non-market housing projects where possible by fast-tracking development applications, reducing application fees, granting partial or full property tax exemptions, reducing parking requirements, and/or reducing development cost charges.
19. Provide small grants for pre-development or other costs to non-profit housing providers from the Village's Affordable Housing Reserve Fund.

7.4 HERITAGE CONSERVATION

7.4.1 OVERVIEW

The heritage values of a community are communicated through the continued presence, use and understanding of its historic places. Cumberland's heritage values are founded in its downtown and surrounding residential area, historic town sites, industrial sites, structures, landscapes, people and events, and are central to the Village's identity.

K'ómoks First Nations Presence

Cumberland lies within the traditional territory of the K'ómoks First Nation. Historic records indicate that the K'ómoks people used the area for beaver hunting and for its forests. Stumps of culturally modified trees have been identified in the inundation zone of Comox Lake and on several sites adjacent to the lake. The K'ómoks also travelled through the area to access the Alberni Valley. Archaeological investigations have determined that the Comox Lake area has a high potential for unrecorded archaeological remains.[14]

Reconciliation is a priority for the Village and the Village will seek opportunities to recognize K'ómoks presence and culture throughout Cumberland. Examples of those efforts to date include the alleyway naming project and the welcome poles in Peace Park.

The Coal Mining Era

Beginning in 1852 with the discovery of rich coal deposits near Comox Lake, the area witnessed a huge cultural shift with the arrival of prospectors and later settlers. Drawn by the Provincial Government's offer of 100 acres of coal land for every $1000 invested in coal development, a group of prospectors organized the Union Company, from which the early settlement took its first name – Union.

[14] Baseline Archaeological Services. November 2002. Final Report – Archaeological Inventory Study of the Inundation Zone of Comox Lake.

The mines were developed in the 1860s and 1870s but once funds ran low, the investors sold their rights to the Dunsmuir family who formed the Union Colliery Company of British Columbia.

The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889. The town of Cumberland was built further east in 1893. Many residents of Union moved into Cumberland, leaving Union to the various ethnic communities. Cumberland was named after the county in England, known for its coal mining and beautiful lake country. The two towns were amalgamated in 1967. Many of the Union Camp houses still remain on Camp Road, now officially called Dunsmuir Avenue. Some homes in the black and Japanese sections of Union continue to be used as single-family homes.

Cumberland endured devastating mine explosions, two world wars and bitter labour disputes, but remained an active coal mining town until 1966. As the coal industry declined, the local population decreased. However, in the past 30 years Cumberland has celebrated its history and has transformed into a popular tourist and recreation destination, a hub for music, art, festivals and community events, and a desirable place to live for individuals and families.

A number of heritage commercial, institutional and residential buildings along with mining artifacts dating back to the coal mining era remain within the Village. The Village has designated the municipal, Japanese and Chinese cemeteries as heritage resources, along with the former Post Office/Customs Office located at 2739 Dunsmuir Avenue and the Memorial Arch (Built 1921) in front of the Legion Building located on 2775 Dunsmuir Avenue. In addition, a covenant to protect Coal Creek Historic Park, former site of Chinatown and Number One Japanese town is registered on property title. The Village's Parks and Greenways Plan requires the protection of historic mining areas and artifacts. In 2017, Village Council established a community heritage register. At the time of adoption of this Plan, the Register included 26 heritage features and is continually being expanded.

To maintain and support the cultural heritage of the community and assist in the revitalization of the downtown area, a Heritage Conservation Area has been established for the Historic Village Commercial Core and is described in Section 11 and identified on **Map L: HCA-1 Heritage Conservation Area**. This, however, does not preclude future preservation of the diverse heritage residential buildings located throughout the Village, which are a major asset and contribute to the Village's character. **Map M: Historic Neighbourhoods** identifies historic neighbourhoods in the Vllage. The map includes those neighbourhoods that still retain some of the original character and a high proportion of heritage buildings.

The names of the neighbourhoods are local names that reflect past residents' occupations or cultural heritage, the predominant building form, or the name of the subdivision. Table 9 lists the names and their origins.

Table 9: Cumberland Historic Neighbourhoods

Historic Neighbourhood	Origin of Name
Camp Road	Named after "Union Camp" this section of Dunsmuir Avenue west of Sutton Road encompasses the former Union Colliery Company's housing for mine workers. The street is known for its small gable or shed-roof cabins with front porches located close to the road.
Doctor's Row	Doctor's Row encompasses the residential homes located on Windermere Avenue, formerly called Hospital Avenue, between First Street and Second Street. Many of the homes were originally occupied by medical doctors working in Cumberland's hospital.
Fernwood Heights	Fernwood Heights consists of two blocks of residential homes located along Maryport Avenue between First and Third Streets. The homes date to 1894-1895 and were owned by well-to-do families, including business and store owners, architects and contractors. Fernwood Heights is one of the oldest residential streets in Cumberland.
42nd Street	This area carries the name of the 1932-33 "42nd Street" subdivision by Canadian Collieries Dunsmuir Limited (CCDL) encompassing properties along both sides of Cumberland Road, generally between Primrose and Hope Streets, along the east side of Mill Street, the south side of Wellington Street and the block between Primrose and Bevan Roads (see **Map M**). The company hired unemployed miners' sons for a dollar a day to clear the land. Once the lands had been subdivided into lots, the miner's sons drew the lots from a hat and they or their parents could then purchase the lot for $50. The "suburb", as it was called in the newspaper, was named after a movie playing at the Ilo Ilo Theatre at the time. A poster promoting the 42nd Street movie was displayed close to the subdivision.
Historic Village Commercial Core	This area generally corresponds to the historic commercial core of the Village, recognizing that there were a few isolated stores and businesses in other neighbourhoods of the Village.
Jerusalem	Jerusalem includes an area of 24 adjoining properties on the south side of Derwent Avenue and the North side of Allen Avenue between Second and Fourth Street. About 18 of the properties had rental cottages built for merchant Harry Hamburger. Because Hamburger was Jewish and the cottages had a distinctive building style, the area became known as Jerusalem.
New Bevan	The New Bevan neighbourhood encompasses 37 standard model residential homes, located on Dunsmuir, Penrith, Maryport and Windermere Avenue between Fifth and Seventh Street. The original homes are single storey, wood frame buildings with a hip roof. The houses were built as company homes for

Historic Neighbourhood	Origin of Name
	mineworkers' families in nearby Bevan in 1910-1912 and were relocated to Cumberland in 1918.
Veterans' Housing	Cumberland's veteran's housing consists of thirty-five residential homes built with federal funding between 1945 and 1947 to provide housing for WWII veterans. The houses are located on Beaufort, Maryport, Windermere and Ulverston Avenue. The land was deeded to the (then) City of Cumberland by Canadian Collieries Dunsmuir Limited (CCDL).
Historic Cumberland, remaining	Historic Cumberland includes all of the above neighbourhoods that have names based on common attributes as well as those neighbourhoods without specific names that were created through subdivision between 1893 and 1930.

Source: Barr, Jennifer Nell. 1997. Cumberland Heritage: A selected history of people, buildings, institutions and sites, 1888-1950.

7.4.2 HERITAGE CONSERVATION OBJECTIVES

1. Promote public awareness, appreciation and support for Cumberland's heritage resources and their importance to community identify and character.
2. Ensure heritage conservation is an integral part of community planning.
3. Preserve the Village's built heritage, artifacts, structures, and landscapes.
4. Identify and promote incentives to assist in the conservation of heritage buildings, structures, sites, and significant trees.

7.4.3 HERITAGE CONSERVATION POLICIES

1. Provide and continually update resources and information for property owners and developers about the process and requirements for development within the designated HCA, including information about the benefits of a Heritage Revitalization Agreement and having property listed on the Community Heritage Register.
2. Create signage to recognize historic places, streetscapes, alleys, and neighbourhoods to increase awareness and appreciation of Cumberland's heritage.
3. Create awareness, appreciation and support for Cumberland's heritage resources by supporting initiatives such as heritage-themed events, interpretive walks, heritage restoration awards, heritage plaque program, and stop of interest signs.
4. Explore establishing limited area HCAs outside of the HCA-1 boundaries even if they include only one building, a few buildings, or a block, to capture significant heritage properties.

5. Facilitate the preservation of the Saito House in Coal Creek Historic Park through the creation of a separate lot containing the house and yard, a heritage conservation covenant and heritage designation.

6. Work in a collaborative and transparent manner with property owners and occupants, when documenting heritage values and adding resources to the Community Heritage Register.

7. Continue to implement the vision, principles and actions set out in the 2016 Heritage Management Plan.

8. Determine priority heritage resources to be added to the Community Heritage Register based on the selection criteria in the 2016 Heritage Management Plan and document their historic, social, cultural, spiritual, aesthetic, architectural, and scientific values.

9. Explore the adoption of a Heritage Site Maintenance Standards Bylaw for properties listed on the Community Heritage Register.

10. Where opportunity and funds are available, seek partnerships for the acquisition of lands and structures of cultural and historic significance within the Village for the purposes of conservation, preservation and redevelopment of the Village's historic character.

11. Work with private landowners to retain appropriate public access to the existing system of logging roads, artifacts and rail beds as part of the Village's broader heritage infrastructure.

12. Encourage the preservation, restoration, rehabilitation, and heritage designation of privately-owned heritage resources through a heritage revitalization agreement offering incentives such as the following:

    a. Additional density (e.g. addition of a mezzanine in a heritage building or addition of a new building behind a heritage building)
    b. Relaxation of Zoning Bylaw requirements (permitted uses, site coverage, parking requirements, set-backs, etc)
    c. Partial or full property tax exemption for a period of 5 or 10 years

12. Where financially feasible, seek to provide incentives for heritage conservation such as façade renovation grants.

13. Discourage the demolition or unauthorized alteration of heritage buildings or structures.

14. Employ, where appropriate heritage protection measures such as:

    a. Heritage Inspections
    b. Heritage Impact Assessments
    c. Temporary Heritage Protection
    d. Heritage Conservation Covenants
    e. Heritage Revitalization Agreements
    f. Heritage Designations

g. Heritage Compensations
h. Heritage Conservation Areas
i. Heritage Alteration Permits
j. Heritage Site Maintenance Standards
k. Tree Protection
l. Reservation and Dedication of Heritage Property

15. Heritage conservation is inherently sustainable, as it minimizes:

    a. The need to destroy building materials and retains established land use situations and infrastructure
    b. Conserves embodied energy
    c. Reduces pressure on landfill sites
    d. Avoids impacts of new construction and minimizes the need for new building materials
    e. The loss of cultural and economic opportunities that support a healthy livable community

    The Village encourages building upgrades that increase energy efficiency, water conservation and reduce greenhouse gas emissions. However, upgrades should be undertaken without destroying heritage character defining elements, and consideration should be given as to how to balance upgrades and heritage conservation. Energy upgrading measures for heritage buildings should be assessed against the *Parks Canada Standards and Guidelines for the Conservation of Historic Places*.

7.5 MUNICIPAL INFRASTRUCTURE

7.5.1 OVERVIEW

The water, sewer, and stormwater systems are critical to the long-term sustainability of the built environment. Municipal infrastructure supports development and growth and creates opportunities for recreation, tourism, and environmentally friendly and innovative industrial development. As areas grow and redevelop, infrastructure needs to be upgraded or expanded. At the same time, existing infrastructure throughout the Village has to be maintained and eventually replaced. Like many municipalities, Cumberland is facing infrastructure challenges, including growth induced demand for more and improved services, aging infrastructure, and regulatory demands with limited options for raising capital to respond. These challenges have resulted in an infrastructure deficit at a critical time where infrastructure upgrades and repairs are necessary to respond to the impacts of climate change.

Managing how and where the community grows is the most important tool the Village has to achieve financially sustainable infrastructure. Strategically focusing investment close to the Village core and areas of our community with existing surplus capacity will help to service population growth while minimizing long-term maintenance and renewal costs.

To meet the goals and objectives of this OCP for the built and natural environment, policies outlined below have been developed that encourage new developments to incorporate best management practices (BMPs) in stormwater, waste, sewer, and water supply management planning and facility designs. This is combined with policies toward existing infrastructure that looks to continual and cost-effective improvement of the current network of services and utilities.

7.5.2 GENERAL MUNICIPAL INFRASTRUCTURE OBJECTIVES

1. Ensure financially sustainable service delivery that considers long-term maintenance and replacement costs.
2. Ensure the availability of services to meet existing and future community needs in a cost-effective and environmentally friendly manner.
3. Seek mutually beneficial partnerships with all levels of government and First Nations.
4. Provide an adequate and appropriate supply of water to meet domestic, commercial, industrial and institutional needs and fire protection requirements.
5. Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems.
6. Encourage the use of integrated stormwater management techniques.
7. Provide a safe and efficient multi-modal transportation network compatible with existing and proposed land uses.

7.5.3 GENERAL MUNICIPAL INFRASTRUCTURE POLICIES

1. Consider full lifecycle costing of new infrastructure at time of redevelopment or community expansion when determining new fees and charges.
2. Implement an asset management program to ensure fiscally sustainable delivery of infrastructure services that takes into account long term maintenance and replacement costs.
3. Focus growth away from new suburban greenfield developments and towards areas that are already well-serviced to ensure the efficient use of infrastructure.
4. Focus infrastructure upgrades in areas of the Village that exhibit limited infrastructure capacity and high likelihood of redevelopment:
    a. West Dunsmuir and parts of Downtown/Village Core have a high likelihood of redevelopment due to the age and condition of some of the buildings but are also in areas facing major or moderate water and sanitary sewer capacity issues. The Village will prioritize infrastructure upgrades in these areas to support future development. This ensures that infill or higher-density projects will not be hindered by service limitations.
    b. Royston Road and Second Street areas show some capacity issues and a medium likelihood of redevelopment. These areas should be considered for mid-term infrastructure planning to prevent any bottlenecks as redevelopment grows, particularly if surrounding areas are upgraded.
5. Generally, allocate resources to enable civic capital (e.g., signage, street furniture, sidewalks, cycling facilities, parks, leisure facilities, and other infrastructure investments) in growth areas identified on Map A: Land Use Designations with the purpose of making these safe, accessible, high-quality living and working environments.
6. Update storm, sanitary and water master plans and models to reflect the future land use designations.
7. Assess infrastructure capacity and review fire flow requirements and on-site stormwater management to support infill and higher density development.
8. Update the Development Cost Charges (DCC) Bylaw when new projects are identified through updated master plans and growth modelling.
9. Synchronize the Village's 5-year capital plan and DCC projects to support infrastructure in expected growth areas and known areas of concern.
10. Ensure that developers pay the full cost of providing services as a result of new development.
11. Apply for funding to support infrastructure upgrades that facilitate infill development.
12. Seek out funding programs to construct capital projects (water, sewer, and road frontage) where they are most needed.
13. Advocate for, pursue and maximize senior government contributions to fund municipal infrastructure.

14. Support opportunities for federal, provincial, and First Nation partnerships for infrastructure to manage costs and risk to the Village and taxpayers.
15. Incorporate greenhouse gas reduction criteria in infrastructure projects for valuation/modeling and procurement.
16. Ensure the provision of adequate off-street parking, loading and service areas for large lot commercial and industrial developments. Consider reducing parking requirements for areas serviced by transit and/or active transportation corridors and for affordable housing developments will lower than average vehicle ownership.
17. Provide appropriate streetlighting for roads and pedestrian walkways.

7.5.4 SOLID WASTE MANAGEMENT

Solid waste management encompasses the processes involved in handling waste generated by households, businesses, and institutions within the region. This includes collection, recycling, composting, and disposal. The Village of Cumberland is part of the Comox Strathcona Waste Management service which serves the municipalities and rural areas of the Comox Valley and Strathcona Regional Districts.

The Comox Valley Waste Management Centre (CVWMC), located on Bevan Road to the northwest of the Village centre, includes a landfill, leachate treatment plant, a recycling depot, facilities for hazardous waste, and an organics transfer station. The site is also home to a biosolids composting facility, operated by the Comox Valley Sewerage Service. With the closure of the Campbell River Waste Management Centre in 2023 and the future closure of community landfills in Tahsis, Zeballos, and Gold River in the next five to ten years, the CVWMC will be the only waste disposal facility within the CSWM service area, serving an increasing population.

The BC Ministry of Environment (MoE) Landfill Permit 5050 was originally issued in 1978 and was amended in September 2016 under Operational Certificate Number 5050, permitting expansion to three new engineered landfill cells. In 2019 the original landfill at the CVWMC was closed, equipped with an engineered system to manage landfill gas and stormwater and capped and vegetated. A new engineered landfill cell opened in 2013. A third cell is projected to be constructed after 2030. The top of the now closed original landfill cell is approximately 185 metres above sea level. The cell currently in operation will have a similar height and future cells are proposed to have a maximum height of 212 metres above sea level.

The 2016 provincial Landfill Criteria for Municipal Solid Waste require a minimum 50 metre landfill site boundary, of which the 30 m closest to the landfill site boundary must be reserved for natural or landscaped screening (berms and/or vegetative screens). Retention of a tall tree buffer to active landfill cells from the south and north, and a vegetated berm from Bevan Road will be important to mitigate against the potential visual impact of active cells nearing or at capacity.

The 2016 provincial Landfill Criteria for Municipal Solid Waste restricts the location of landfills. The siting criteria state that “the landfill footprint must not be located within 500 metres of an existing or planned

sensitive use."[15] Examples of sensitive land uses identified in the document include, but are not limited to, schools, residences, hotels, restaurants, cemeteries, food processing facilities, churches and municipal parks. **Map A: Land Use Designations** shows the 500 metre buffer, drawn around the current active cell and future cells that have been approved by the provincial government.

7.5.5 SOLID WASTE MANAGEMENT POLICIES

1. Continue to encourage and implement resource conservation and waste reduction by continued emphasis on the 4-R's: Reduce, Reuse, Recycle, and Recover; and by community education initiatives with respect to recycling and composting options.
2. Work with regional partners to encourage all property sectors to reduce solid waste generation and increase recycling towards the target of zero waste and to report on waste diversion.
3. Seek opportunities to provide appropriate education programs to public and private sectors emphasizing the importance of waste reduction.
4. Continue coordination with the Comox Strathcona Waste Management service on the implementation of the *Comox Strathcona Waste Management Solid Waste Management Plan, 2012* and participate in the process to update that plan.
5. Update the Zoning Bylaw to restrict sensitive uses, such as food processing industries, hotels, restaurants, schools and residences, from locating within the 500 metre buffer to the CVWMC shown on the **Map A**: Land Use Designations.
6. Ensure that a buffer of tall trees is allowed to grow to the north, and existing trees are retained to the west and south of the CVWMC and that a vegetated berm is maintained along Bevan Road to reduce the visual impact of currently active landfill cells.
7. The host community agreement with the CVRD should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan Road, and impacts on Bevan Road from large trucks and landfill traffic.

7.5.6 STORMWATER MANAGEMENT

The Village's Stormwater Drainage Master Plan, prepared in 2010, provides an overview of the current stormwater characteristics and challenges to the stormwater infrastructure within the Village. The system includes a combined sewer system and a dedicated storm drain system. Combined sewers provide drainage for stormwater and sanitary services and flows to the wastewater treatment lagoons located on the east side of the Village.

The combined sewer system is comprised mainly of clay pipes and asbestos-cement pipes that are reported to be almost a century in age. The dedicated stormwater system is generally newer, with all

[15] Ministry of Environment, 2016. Landfill Criteria for Municipal Solid Waste.

recent subdivisions having separate systems. Older sections employ open ditches and splash pads, while newer subdivisions generally have piped underground drainage systems and rock pits.[16] It was noted that the existing older systems will need significant upgrades over the long term. Over the past decade, the Village has been steadily making improvements to separate combined sewers to reduce stormwater flows to the sanitary sewer system and reduce the possibility of flooding and decreased treatment efficiency at the sewage lagoon.[17]

The design of stormwater systems at subdivision and building permit is regulated through the Village's Municipal Stormwater System Regulation and Fees Bylaw, 1024, 2015.

The Village is planning to prepare a new Stormwater Management Plan in 2026/2027. Among other things, the new plan will update the existing system model to reflect current and projected population growth and embrace sustainable, nature-based approaches that mimic natural hydrological processes to manage rainfall and reduce runoff.

7.5.7 STORMWATER MANAGEMENT POLICIES

1. Develop and maintain a functional and environmentally responsible stormwater management system.
2. Assess infrastructure capacity and review policies such as on-site stormwater management to support infill and higher density development.
3. Continue to prioritize separating older combined stormwater-sanitary sewers within the Village to free up capacity in the sanitary sewer system.
4. Require, prior to the development of new areas, that flow elevations be established with existing storm infrastructure to ensure adequate drainage.
5. Apply current best practices and standards to parking lot design to ensure protection of the environment, water quality and overall management of stormwater.
6. Encourage green stormwater infrastructure, such as green roofs, greywater recycling, bioswales, and infiltration galleries.
7. Use integrated stormwater management practices where appropriate.
8. Encourage, and as feasible, incentivize the use of low impact development strategies in new developments and major redevelopments such as:
    a. Rain gardens and bioretention cells
    b. Green roofs
    c. Permeable pavements
    d. Vegetated swales
    e. Infiltration trenches

[16] McElhanney Consulting Services Ltd, Village of Cumberland, Stormwater Drainage Master Plan 2010 p.3
[17] Ibid. p.4

9. Adopt performance-based standards that require developments to retain a specified volume of stormwater on-site using green infrastructure before discharging to municipal systems.
10. Explore the feasibility of a stormwater utility fee based on impervious area and offer fee reductions or rebates for properties that incorporate green infrastructure solutions.
11. Where feasible, include green infrastructure features in capital projects related to roads, sidewalks, parks, and civic buildings. This can include bioswales, curb cuts into rain gardens, tree trenches, green boulevards, street trees, amended soils, permeable pavement and green roofs.
12. Protect and restore natural hydrological features:
    a. Preserve wetlands, riparian buffers, and natural floodplains
    b. Prohibit development in sensitive recharge or flood-prone areas
    c. Encourage stream daylighting and naturalization of stormwater channels
13. Encourage or incentivize the installation of rainwater harvesting systems in new developments for non-potable uses such as irrigation and toilet flushing.
14. Partner with other local governments in the region to provide community education, technical support, and demonstration projects to promote awareness and adoption of green infrastructure.

7.5.8 WATER SUPPLY

Most of Cumberland's drinking water comes from five lakes located in the Cumberland Creek and Perseverance Creek watersheds: Allen Lake, Stevens Lake, Hamilton Lake, No. 2 Reservoir and Henderson Lake (see Map C Public Facilities, Major Roads, Sewer and Water Systems). At full storage capacity these reservoirs hold approximately 1, 237, 800 cubic metres of water. This water and the ground water source in Coal Creek Historic Park are the water sources for all of Cumberland and the Royston community (through the sale of bulk water by the Village to the CVRD). Approximately 16 litres of water per second can be drawn from the Coal Creek well while approximately 90 litres of water per second can be drawn from the reservoirs[18] . In late 2014, the Village completed a seismic upgrade of the Stevens Lake dam. Upgrades to No. 2 dam and restoration of eroded sections of Perseverance Creek have been identified as future priority capital projects to improve the resiliency of the Village's water supply to potential climate change impacts.

In response to the Vancouver Island Health Authority (VIHA) policy directive (4-3-2-1 Drinking Water Treatment for Surface Water Policy), the Village installed ultraviolet disinfection treatment in 2015, which provides additional treatment for neutralizing bacteria that cause water borne diseases. The Village has also been proactive in securing and governing safe water supply through various initiatives and policies which were directed towards water conservation, potential groundwater development, and control of water demand within the Village.[19] In order to maintain long term water quality that protects

[18] https://cumberland.ca/water-services/

[19] McElhanney Consulting Services Ltd. Village of Cumberland Long Range Water Supply Strategy,2011

public health, recreational activities and forestry activities within the Village watershed will be closely monitored to minimize potential impacts on water quality.

7.5.9 WATER SUPPLY POLICIES

1. Protect and preserve community drinking water sources to ensure the safe supply of water to any municipal water system.
1. Effectively manage all recharge areas critical to the maintenance and safe function of the Village's water supply.
2. Continue long range planning for water treatment within the water supply system.
3. Ensure that adequate standards and water capacity levels are maintained as Cumberland's population grows.
4. Protect, restore, and where appropriate enhance the natural stream and wetland habitats that support fish and wildlife resources.
5. Implement ongoing water demand management and education.
6. Encourage gray-water recycling.
7. Promote water storage barrels/rainwater catchment in yards for water reuse.

7.5.10 LIQUID WASTE MANAGEMENT SERVICES

The Village of Cumberland has been undertaking a comprehensive Liquid Waste Management Plan (LWMP) process since 1998, with the current phase restarted in 2016 following Council's decision to pursue a made in Cumberland solution rather than joining regional wastewater treatment initiatives. The LWMP was developed through extensive community consultation and technical analysis, with the Draft Stage 3 report submitted to the Ministry of Environment and Parks in March 2025 for approval.

The Village's wastewater treatment system will consist of upgraded lagoons with tertiary filtration, UV disinfection as well as a biochar media reed bed that discharges treated effluent to augment the North Wetland area and support habitat restoration. The system has been designed to handle high wet weather flows from remaining combined sewer areas as well as further population increases. The combined storm sewer systems will need to be replaced. This upgrade is essential to meet regulatory requirements and protect receiving waters including Maple Lake Creek, Trent River, and Baynes Sound.

The Village's wastewater treatment facility site requires protection through appropriate land use designations to ensure long-term operational viability and allow for future expansion or upgrades. The treatment system capacity will guide the sequencing and density of future development to ensure adequate servicing levels are maintained.

Key Infrastructure Projects

- Completion of wastewater treatment lagoon system upgrades to meet regulatory standards
- Continued separation of combined sewer systems in remaining areas
- Implementation of source control measures for industrial and commercial discharges

- Enhancement of system monitoring and compliance reporting capabilities. Development of long-term asset management strategies for major infrastructure components

Environmental Protection Measures

The LWMP emphasizes protection of receiving waters including Maple Lake Creek, Trent River, and associated wetlands through upgraded lagoon treatment and enhanced discharge monitoring. Natural nitrogen removal occurring in Maple Lake Creek provides additional environmental protection, though future nitrogen treatment requirements may be imposed through operational certificate amendments. The north wetland area serves as both a receiving environment for treated effluent and habitat enhancement area, requiring protection from incompatible land uses. The treated water will augment the wetland and support the proposed new Maple Lake Creek channel for habitat restoration. Stormwater management integration is essential to reduce inflow and infiltration into the sanitary system while protecting water quality in local watersheds.

7.5.11 LIQUID WASTE MANAGEMENT PLAN COMMITMENTS

1. Continue with the combined sewer separation program to achieve 100% separation of all remaining combined sewers and pursue all grant funding and co-construction opportunities to assist with this.
2. Complete the updates to the storm drainage and sewer master plans and update storm drainage and sewer bylaws and enforcement policy, if necessary. Specific attention to be given to the storm bylaw for encouragement and enforcement for property owners in newly separated storm/sanitary areas to make connections to the new storm system.
3. Develop and implement the Fats, Oils, and Grease (FOG) Bylaw to improve the wastewater source control and compatibility for treatment at the WWTF.
4. Develop an educational program for the public and private sector with a focus on source control of contaminated dischargers to the sanitary sewer (and storm drain) systems.
5. Identify other sources of infiltration and inflow (other than combined sewers), develop a repair program, and update an asset management plan of the collection system.
6. Implement the required funding structure to fund the LWMP program. Update the Wastewater DCC rates and bylaw to include future payment of the loans for the treatment upgrades.
7. Establish a composite sampling program of the WWTF influent and final effluent to verify contaminant loading and removal rates. Formulate and define sampling protocols.
8. Implement the enhanced Receiving Environment Monitoring Program (REMP) to assess the cumulative effects and benefits of the future effluent discharges into the receiving environment.

7.5.12 OUTDOOR LIGHTING

Intrusive lighting installations can significantly disrupt the nocturnal environment and impact residents if the light encroaches into their homes. Preserving dark skies is a key priority for Cumberland, not only to

protect the character of the night-time landscape but also to support human health and the natural environment. Equally important is the energy efficiency of lighting systems, which plays a crucial role in reducing the community's overall energy consumption.

To that end, it is essential that all lighting installations are thoughtfully designed—both in terms of their placement and their energy use. In many instances, existing lighting can be made more environmentally responsible through simple measures such as redirecting light, adding shielding, or reducing the wattage of luminaires. The form and character development permit area guidelines (DPA's 5 to 11) in this OCP include guidelines on outdoor lighting on private property.

In 2021, the Village started replacing existing streetlights with dark sky compliant 3000K warm colour LED lights as old light bulbs burn out. All new developments in the Village are now required to use LED lights.

7.5.12 OUTDOOR LIGHTING POLICIES

1. Ensure outdoor lighting installed in new developments follow international dark skies guidelines, controlling both the quantity and quality of night lighting. There should be sufficient on-site illumination for pedestrian and vehicle safety, while minimizing encroachment into adjacent properties and natural areas.
2. Continue efforts to replace existing conventional street lighting with LED bulbs with the minimum wattage required to ensure pedestrian and vehicle safety.

7.6 TRANSPORTATION AND CONNECTIVITY

7.6.1 OVERVIEW

The Village depends on the municipal and provincial transportation network and services for work, recreation and day-to-day travel. The Village is primarily accessed and connected to the rest of the region via Highway 19, Cumberland Road, Royston Road, and the Comox Valley Parkway. Dunsmuir Avenue is the main road servicing the commercial uses in the Village core. Cumberland Road services industrial uses at the entrance to the Village and Bevan Road services the Comox Valley Waste Management Centre and industrial uses to the north of the Village core.

As the community grows, additional residential, commercial and industrial development add more demand on the transportation network. The transportation infrastructure needs to address all forms of mobility including walking, rolling, cycling, public transit, and driving. The 2024 Transportation Master Plan and the 2024 Complete Communities Assessment emphasize the role that active transportation options play in creating a liveable and sustainable community. An interconnected multi-modal transportation network offers sustainable choices for accessing daily needs, thereby making it attractive and safe for residents to shift transportation modes, reducing their dependence on vehicles and cutting transportation-related greenhouse gas emissions.

Key goals for the Village are Cumberland over the next decade are maintenance, repairs and replacement of an aging road system in the Village core, addition of sidewalks, and implementing the

recommendations of the 2024 Transportation Master Plan. Proposed future road connections are shown on **Map C: Public Facilities, Major Roads, Sewer and Water Systems**. The existing and proposed active transportation network is shown on Map B: Active Transportation Network, Parks, Trails and Conservation Lands. More detailed maps, priority projects corridors, road classifications, cross sections and standards are provided in the 2024 Transportation Master Plan and subsequent updates.

Key transportation projects anticipated over the next decade are:

a. a road and multi-use pathway connection through Coal Valley Estates from the end of Kendal Avenue to Penrith Avenue.
b. a separated multi-modal pathway connecting the Village of Cumberland to the City of Courtenay
c. a safe, and where feasible, separated multi-modal pathway connecting the Village core to Comox Lake

A future alternate connection from the entrance to the Village to Bevan Road will depend on the development pace of the Bevan Industrial lands and may not be a consideration until a future OCP update.

7.6.2 TRANSPORTATION AND CONNECTIVITY OBJECTIVES

As per the 2024 Transportation Master Plan, the Village's objectives for its transportation network are:

1. Encourage lower carbon transportation such as carshare, biking, e-bikes and e-scooters, and encourage alternative transportation links within Comox Valley and regionally.
2. Focus on existing road and infrastructure before constructing new facilities.
3. Utilize low-cost, temporary, and quick-build materials for all new active transportation facilities to allow the community to test what works well and what needs to be adapted.
4. Create a transportation network that maximizes accessibility for vulnerable road users and those with visual and mobility impairments.
5. Prioritize connections to the most important destinations and cherished assets in the community including schools, parks, trails, and the downtown.
6. Strengthen active transportation connections to the larger Comox Valley.
7. Follow a more rigorous approach to measuring, monitoring, and reducing community-wide and corporate emissions in the transportation sector.

7.6.3 GENERAL TRANSPORTATION POLICIES

1. Work in collaboration with the Ministry of Transportation and Transit (MOTT), the Comox Valley Regional District (CVRD), and the City of Courtenay to provide safe and separated active transportation facilities connecting the Village of Cumberland to the City of Courtenay and the electoral areas.
2. Construct new roads and road improvements in accordance with the road classifications, cross-sections and standards in the 2024 Transportation Master Plan and subsequent updates.

3. Implement roundabouts and mini roundabouts as per the recommendations in the 2024 Transportation Master Plan and subsequent updates.
3. Resources and budget permitting, prioritize local road and sidewalk improvements as per the 2024 Transportation Master Plan and subsequent updates.
4. Prioritize improvements to sidewalks that form part of walking routes to community hubs, such as the school and the Village commercial core as per the 2024 Transportation Master Plan and subsequent updates.
5. Work to improve accessibility, quality, and safety of existing roads and laneways.
6. Research and apply for provincial and federal grant funding for transportation infrastructure projects.
7. Place emphasis on alternative modes of transportation (walking, cycling, transit) while maintaining automobile, commercial goods, and emergency vehicle mobility.
8. Improve general road conditions and the aesthetics of the highway corridor by discouraging unkempt lots and prohibiting billboard advertising.
9. Install native landscaping, planted in naturalized patterns, which does not infringe on safety and view lines of traffic and pedestrians.
10. Update the Village's Streets and Traffic Bylaw, Subdivision and Development Bylaw and develop Supplemental Standards to implement the 2024 Transportation Master Plan.
11. Adopt a traffic calming policy in accordance with the 2024 Transportation Master Plan recommendations.
12. Update the Snow and Ice Removal policy to include maintenance of active transportation facilities.
13. Explore the feasibility of installing on-street EV charging stations with considerations outlined in the 2024 Transportation Master Plan.
14. Develop an on-street accessible parking design standard.
15. Undertake regular parking counts as part of a parking management program.

7.6.4 MULTI-MODAL POLICIES

1. Promote Cumberland as a multi-modal community, with connectivity networks that integrate with transit services.
2. Continue to incorporate pedestrian and bicycle amenities throughout the Village.
3. As resources permit, complete the recommended pedestrian and cycling facility projects in the 2024 Transportation Master Plan and subsequent updates, including:
    a. Shared street network
    b. Priority corridors for improved pedestrian and cycling connections along:
        i. Maryport
        ii. Kendal Avenue

iii. Fourth Street
iv. Cumberland Road
v. Comox Lake Road
vi. Royston Road

c. Penrith Avenue extension and connection to Kendal Avenue including a multi-use pathway
d. Multi-use pathway or equivalent facility along Bevan Road
e. Active transportation facility along Union Road
f. Active transportation facilities along Ulverston Avenue

4. Streets should be:

   a. accessible, with wheelchair ramps, sufficient numbers of benches with shade, sidewalks on all streets.

   b. well-connected, with streets forming a connected grid that improves traffic by providing many routes to any destination

   c. built for an appropriate speed, with narrow lanes or traffic calming in place to control speed where required

   d. pedestrian medians at intersections, provisions for cyclists, protected bus shelters, and tree lined streets

5. Expand and diversify the public bicycle parking supply in accordance with the 2024 Transportation Master Plan.

6. To support more cycling and scooter trips within the Village, explore the feasibility of a downtown secure bicycle parking facility.

7. Work with the CVRD on infrastructure improvements between Cumberland and Courtenay to expedite the expansion of the e-bike program and provide safer facilities for active transportation users.

8. Update the Zoning Bylaw to include non-standard (oversized) bike parking requirements and associated design details.

9. Ensure that new residential developments and subdivisions have active transportation links to the nearest arterial or major collector roads at developer cost.

10. When undertaking road improvements and upgrades, the Village will incorporate active transportation requirements into subdivision design standards and road design.

11. Increase walkability throughout the Village by:

    a. Encouraging all new residential subdivisions and commercial, industrial and institutional developments to be within a 10-15 minute walk to adequate services.

    b. Avoid the use of cul-de-sacs where practical. Where there is no alternative layout option, ensure adequate pedestrian connectivity to the surrounding area is provided.

8. Encourage bicycle parking facilities on public and private lands where provision of such facilities is needed or would likely result in increased bicycle usage.
9. Seek co-operation for the pedestrian/bicyclist use of utility and right-of-way corridors.
10. Should a right-of-way no longer be needed for utility purposes, and the terms of the right-of-way agreement permit, the Village shall seek to preserve these corridors for future linear paths as part of active transportation networks.

7.6.5 RECREATIONAL GREENWAY CONNECTIVITY POLICIES

1. Coordinate and interconnect recreational greenways and trails with the overall transit, transportation and active transportation network servicing the community and region.
2. Designate a recreation corridor network that supports functional landscape connectivity.
3. Promote the development of a recreation network that incorporates existing informal trails and the establishment of new interconnecting walkways in order to extend and create new recreational opportunities.
4. Ensure the circulation pattern of trails identified on **Map B**: Active Transportation Network, Parks, Trails and Conservation Lands is retained and continually improved as resources permit.
5. Design requirements for recreational greenway trails shall follow current *Nature Without Borders* Report and current best practice for trail design and construction.

7.6.6 TRANSIT POLICIES

11. Work with BC Transit, the CVRD and the Comox Valley Regional Transit System to:
    a. Ensure future routes incorporate proper standards to accommodate buses.
    b. Maintain a base level of transit service (every 30 minutes) to facilitate convenient access to transit in areas with sufficient population and employment intensity to achieve acceptable performance standards and return on investment.
    c. Support the service improvement priorities in the Transit Future Action Plan for route 2.
    d. Investigate the potential for On-Demand Transit in Cumberland based on current ridership levels.
    e. Confirm existing amenities available at each bus stop and formalize criteria for prioritizing bus stop upgrades. This would include completion of an inventory, identification of prioritization criteria, and creation of a prioritized list of bus stop upgrades.

7.7 SAND AND GRAVEL EXTRACTION

7.7.1 OVERVIEW

The sand and gravel extraction industry constitutes a vital component of the construction sector within the Province of B.C. and has been recognized as such by both the Ministry of Transportation and Infrastructure and the Ministry of Energy, Mines and Petroleum Resources.

The Village of Cumberland is underlain by significant gravel deposits. In particular, areas adjacent to Bevan Road and north of the Comox Valley Parkway are characterized by substantial accumulations of glacial outwash sands and gravels, with only a thin layer of topsoil. This surficial geology is well suited for economical aggregate extraction. [20]

Several active sand and gravel pits currently operate within Cumberland's municipal boundaries (refer to **Map D: Areas Suitable for Sand and Gravel Extraction**, Notice of Works and Mines Act Permits). Operational sites are located along Cumberland Road, northeast of the Village core between Highway 19 and the Comox Valley Parkway, and along Bevan Road. Notably, some of these aggregate resources are located above former coal mining sites dating to the late 19th century through the mid-20th century.

According to provincial soil survey data[21], the predominant soils in these areas are classified as Quennel soils, composed mainly of gravel and loamy sands. These soils are highly permeable, drain rapidly, and generally lack a water table within three metres of the surface. [22] Due to their coarse texture and limited natural filtration capacity, special precautions must be taken to prevent contamination of the groundwater from surface activities.

Accordingly, areas designated as suitable for sand and gravel extraction on Map D are situated outside the Comox Lake drinking watershed to protect the community's potable water supply. Furthermore, given the intensive nature of aggregate operations — including dust generation and noise — these activities are not considered appropriate near residential or commercial zones. The designated extraction areas identified on Map D are located well away from such uses and are situated on lands also suitable for other forms of resource extraction and heavy industrial activity.

7.7.2 SAND AND GRAVEL EXTRACTION OBJECTIVES

1. Ensure sand and gravel resources are extracted in appropriate locations, away from residential and commercial uses.
2. Aim to prevent the encroachment of incompatible land uses until aggregate deposits have been fully recovered.

[20] Levelton Engineering Ltd., Environmental and Geotechnical Site Assessment Bevan Road Value Added Forestry Industrial Village, Cumberland BC, 2001

[21] Bc Soil Finder Tool

[22] BC Ministry of Environment and Ministry of Agriculture and Fisheries. Soils of Southeast Vancouver Island, Parksville, Qualicum Beach, Courtenay and Port Alberni Areas., MOE Technical Report 30. Victoria, 1989.

3. Encourage mining and reclamation techniques which allow for reuse of these parcels in the future.
4. Minimize risk to groundwater contamination.

7.7.3 SAND AND GRAVEL EXTRACTION POLICIES

1. Encourage the reclamation and repurpose of disused sand and gravel extraction areas.
2. Review and overlay future sand and gravel extraction applications with conservation lands and environmentally sensitive areas and (Maps B and F) to understand potential environmental impacts of the operation.
3. Advocate to the Ministry of Mines, that as part of issuing a mining permit in the area of the unconfined aquifer underlying the Bevan industrial area and much of the Village (identified by the Province as Aquifer #417), applicants are required to complete an environmental assessment of the impact of gravel extraction on the aquifer. The assessment should identify the direction of groundwater flows to ensure adjacent water bodies will not be impacted.
4. Accommodate sand and gravel extraction involving production processes of any kind insofar as possible, in areas close to the extraction sites, provided that:
    a. Such activities are not incompatible with existing residential or other development with respect to traffic, noise, water discharges, or hours of operation
    b. The Village water supply or sanitary sewerage is not required to be extended other than by immediately adjacent street connection
5. Proceed cautiously with permitting development of incompatible land uses in areas adjacent to lands designated for sand and gravel extraction.
6. Require adequate screening between sand and gravel extraction sites and adjacent uses, and where sand and gravel extraction sites abut a major/minor arterial or collector street.
7. Require all operations to minimize dust pollution.

8.0 ECONOMIC DEVELOPMENT

8.1 OVERVIEW

Labour Force

As Cumberland's population increases, so does its labour force. In 2021 Cumberland's labour force was 2,495 individuals. This compares to 2,065 in 2016, a 21% cumulative increase.

Occupation data from the 2021 Census provides an insight into the make-up of Cumberland's labour force. Top industries of employment for Cumberland residents in 2021 were health care and social assistance (17.6%), construction (55%), and professional, scientific and technical services (9.8%) (figure 18).

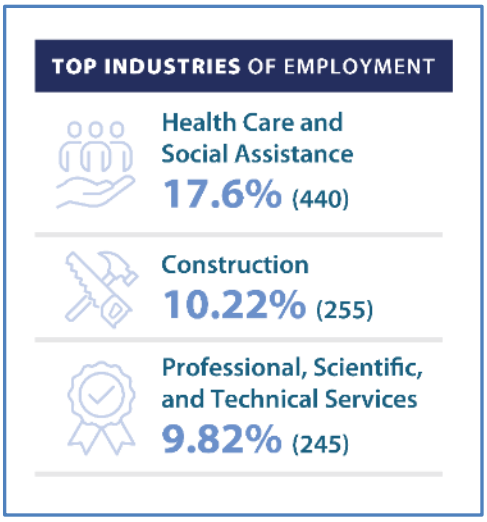


Figure 18: Top Industries of Employment (2021 Census)

Employment in the professional, scientific and technical services sector more than doubled between 2016 and 2021, increasing from 4.6% to 9.82% (figure 19). That increase may in part be due to greater options for working from home in that sector. The employer may be located in a larger urban centre, while employees are able to live in smaller, relatively more affordable municipalities.

Not quite as significant as the increase in employment in professional, scientific and technical services, but nonetheless important, is the increase in the number of residents employed in public administration and accommodation and food services (figure 19).

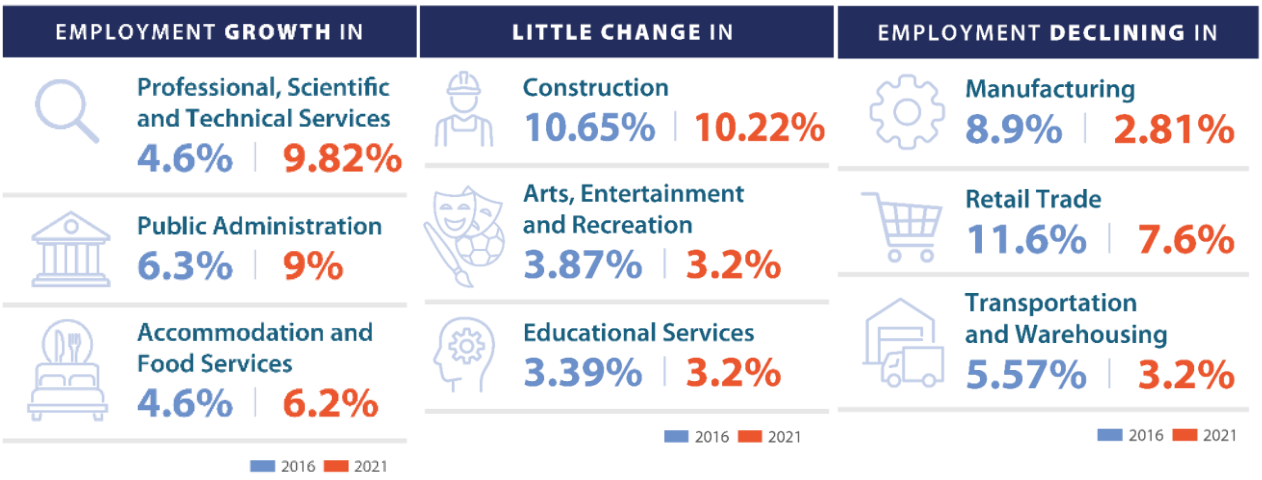


Figure 19: Change in Industries of Employment between 2016 and 2021 (2021 Census)

There has been little change in the percentage of residents who work in construction, arts, entertainment and recreation and educational services. Employment in manufacturing, retail trade and transportation and warehousing declined between 2016 and 2021 (figure 19).

Income

The number of households with an income of more than $100,000 has increased significantly between 2016 and 2021. It was 395 (25%) in 2016 and 775 (41%) in 2021. The decrease in core housing need among Village residents is likely due to those higher household income levels.

The average after-tax household income has increased from $61,159 to $81,400 in 2020 dollars.

Place of work

Census data shows a large jump in Cumberland residents working from home between 2016 and 2021, increasing from 7% to 17%. This is likely due to the COVID 19 pandemic when many employees were asked to work from home to prevent the spread of the Corona virus. The next census will show if working from home remained a popular work option. In 2021, 17% had no fixed place of work (e.g., construction or resource trades), down from 20% in 2016. In 2021 65% had a usual place of work, compared to 72% in 2016 (figure 20).

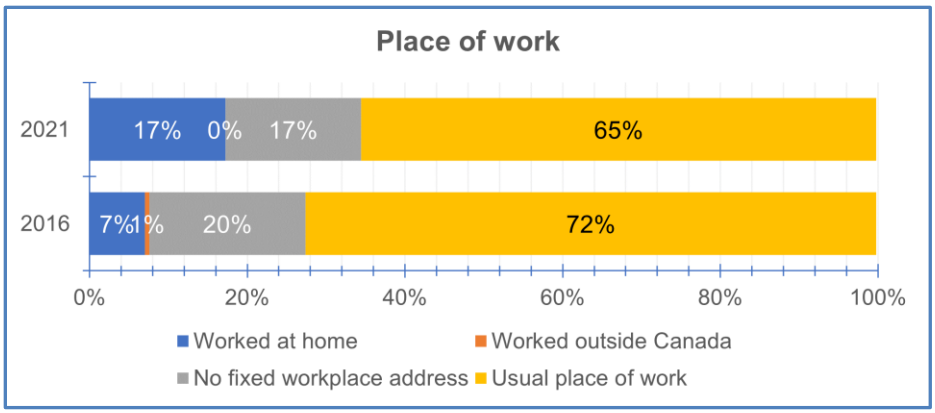


Figure 20: Place of Work of Cumberland Residents (2021 Census)

The degree of economic integration between communities in the Comox Valley is well established. In 2021 of those workers who have a usual place of work, 19% commuted within Cumberland while 68% commuted outside of Cumberland but within the CVRD. The commute destination has not changed much since 2016 when 17% commuted within Cumberland and 69% commuted to other areas within the region (figure 21).

Relatively few workers commute outside of BC, at 2%, an increase of 1% from 2016.

Further employment options in Cumberland, (e.g. through development of the Bevan industrial lands) and more affordable housing options (e.g. more rental option) may increase the percentage of those who live and work in Cumberland.

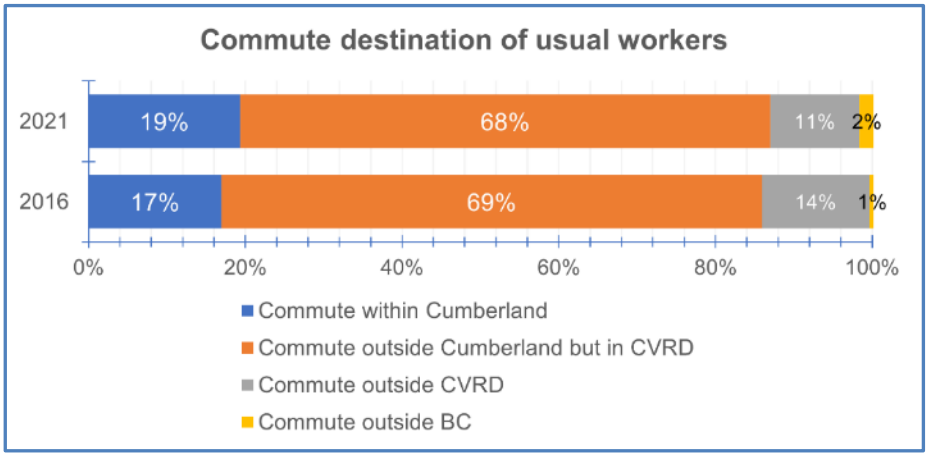


Figure 21: Commute Destination of Cumberland Residents (2021 Census)

Economic Challenges and Opportunities

Like many communities across British Columbia and Canada, Cumberland's business landscape is shaped by a number of pressing economic challenges. Chief among them is the lack of affordable housing and the persistently low rental vacancy rates, both of which hinder local businesses in their efforts to attract and retain skilled employees. Broader economic uncertainties—such as fluctuating market conditions and the potential trade war with the United States—further strain local enterprises, forcing them to allocate time and resources toward navigating an ever-evolving economic environment.

However, these challenges are accompanied by emerging opportunities. The rise of remote work, particularly among professionals with above-average incomes, is opening new avenues for growth in Cumberland's service-oriented sectors, including hospitality, the arts, entertainment, fitness, and recreation. With less time spent commuting and more disposable income, both residents and visitors are spending more on leisure activities, bolstering the local economy.

A particularly promising development on the horizon is the treaty with the K'ómoks First Nation, which was ratified by the Nation on March 8, 2025. Legislation to ratify the treaty at both the provincial and federal levels is expected to follow, with the treaty anticipated to take effect in 2028. This historic milestone will open new avenues for economic development, as the K'ómoks First Nation invests in business ventures and initiatives that will create employment opportunities for their people. Partnerships hold significant potential to enrich the local economy, strengthen regional collaboration, and support inclusive, long-term growth.

The ongoing development of the Bevan industrial area also presents a significant economic opportunity. As new businesses establish themselves in the region, Cumberland stands to benefit from a rise in employment within light industrial sectors including warehousing, light manufacturing, and food processing.

Cumberland continues to enjoy recognition as a premier mountain biking destination, attracting enthusiasts from across Vancouver Island, the province, and beyond.

Complementing its outdoor appeal is a thriving cultural scene, highlighted by a lively music community and a variety of festivals. These recreational and cultural assets are pillars of the local economy and have contributed to a steady increase in visitation over the past decade.

The OCP supports local economic development through a well-balanced designation of land for commercial, industrial and residential uses, accommodating a diverse range of home-based businesses, and adopting regulations that reduce costs for businesses – such as reducing parking requirements where appropriate – to support a resilient local economy.

The Village recognizes that affordable staff housing is key to a strong local economy, in particular for small businesses and the arts and culture industry.

8.1.1 LOCAL ECONOMIC DEVELOPMENT OBJECTIVES

1. Create a welcoming and supportive business environment within the Village.
2. Celebrate and support a diverse range of local businesses.
3. Foster entrepreneurship and home-based business.
4. Capture higher value from tourism.
5. Support community capacity and innovation.
6. Support affordable and diverse housing options to help businesses attract and retain employees.
7. Collaborate for regional economic strength.

8.1.2 LOCAL ECONOMIC DEVELOPMENT POLICIES

1. Streamline permitting regulations for all businesses and seek to minimize the costs of doing business throughout the Village.
2. Support mutually beneficial economic development opportunities with K'ómoks First Nation.
3. Support initiatives that build social capital, leadership, and organizational capacity within the community as a foundation for economic development.
4. Support the combined uses of commercial and residential activities in the Historic Village Commercial Core as appropriate, so as to continue a traditional mixed-use Village centre and support walkability, local commerce, and a vibrant village core.
5. Provide for and encourage the restoration and adaptive reuse of historic and other buildings as viable "live up, work down" mixed use development.
6. Review zoning to allow a diversity of spaces to support business start-ups, shared spaces, and live-work artist and artisan studios.
7. As part of the Zoning Bylaw review, consider reducing parking requirements for new commercial tenants in the downtown core, and at the same time, work toward better transit and bike infrastructure.

8. Support affordable, rental and non-market housing to help businesses maintain and attract staff.
9. Expand, preserve and promote the Village's working forest land, environmentally sensitive areas, and natural amenities as integral part of the Village's economy.
10. Accommodate environmentally friendly technologies and innovative industrial activities in appropriate areas, where sufficient infrastructure exists, or where the extension of existing infrastructure is economically viable without creating an infrastructure burden for existing ratepayers for the term of the land use.
11. Support home-based enterprises by ensuring land use regulations allow for a broad range of home-based businesses, particularly in creative industries, remote services, and knowledge-based sectors.
12. Support the development of regionally focused commercial business enterprises within Cumberland that are structured to meet the market needs of the region.
13. Develop new opportunities for light and medium industry, including value added manufacturing activities.
14. Encourage industrial activities that are non-polluting that support the local economy and provide local employment.
15. Ensure industrial uses permitted in the Village do not adversely affect the natural environment, the community's unique character or the peaceful enjoyment of neighbouring properties.
16. Improve transportation options and connectivity to support workers, residents, and tourists—while maintaining Cumberland's small-town character.
17. Maintain development cost charges that require new development to pay full servicing costs.
18. Encourage the use of local and regional partnerships to develop multi-purpose community and economic development opportunities.

8.3 ARTS AND CULTURE

A strong draw for Cumberland is its history and culture, which has attracted a diversity of people who enjoy a certain pace of life connected with nature, community, and the arts. Cumberland's existing arts and culture scene is characterized by visual, graphic, and performing arts, as well as an active calendar of community events, music shows, and festivals.

In addition to enriching residents' and visitor's daily lives, the arts, culture and entertainment industries are also important economic drivers for the Village. For example, participants at community events, music shows and festivals frequent Cumberland's food and beverage, retail, and accommodation businesses. Community appreciation of and participation in the arts provide opportunities for businesses that teach drawing and painting, dance, music, and other artistic endeavours, and businesses that provide organizational, communications, printing, and audiovisual services to the arts and culture industries.

8.3.1 ARTS AND CULTURE OBJECTIVES

1. Encourage partnerships that invest in cultural infrastructure
2. Support local artists and creative businesses
3. Promote arts-driven economic development
4. Integrate arts into placemaking
5. Foster cultural equity and inclusion
6. Host and sponsor cultural events.

8.3.2 ARTS AND CULTURE POLICIES

1. Review permitting live-work artist studio space in zones that also permit light industrial processes.
2. Help promote arts, culture and heritage programming and venues to enhance tourism and recreational uses.
3. Encourage the use of parks, civic buildings and public spaces for public art, performances, festivals, exhibitions, artists' studios and workshops, where appropriate.
4. Provide bookable Village facilities at an affordable rate for creation, performance, and exhibition.
5. Maintain clear and accessible permitting processes.
6. Support arts and culture venues, such as gallery and youth art space.
7. Incorporate arts and culture into economic development strategies and tourism campaigns.
8. Develop and support arts districts or creative corridors that attract foot traffic and business activity.
9. Collaborate with artists and cultural groups in the design of public spaces, transportation hubs, and community development projects.
10. Work with K'ómoks First Nation to explore opportunities for public art that incorporates Indigenous themes and topics.
11. Encourage public art as an integral component of the community. This includes the installation of public art in public spaces, parks, trails and on streets to enhance neighbourhoods and build a sense of local identity, as well as the installation of art on private properties.
12. Review how murals in the downtown core are reviewed and approved with a view to encourage and facilitate mural art.
13. Continue to support, where possible, collaborative efforts within the community to strengthen the Village's arts, culture, and heritage.
14. Ensure that Village grants and resources are distributed equitably across diverse communities and equity-deserving groups.

15. Support multilingual and multicultural programming.
16. Provide logistical and financial support for festivals, exhibitions, performances, and heritage celebrations.

8.4 LOCAL FOOD PRODUCTION

8.4.1 OVERVIEW

Cumberland supports a high quality of life through the protection and enhancement of community health, safety, and well-being. This includes the support for urban agriculture and local food production. The Village's Zoning bylaw permits small-scale urban agriculture in most residential areas. This includes domestic beekeeping and keeping of hens, rooftop beekeeping in the downtown core, and keeping of livestock on lots larger than 1 acre.

There are also opportunities for agriculture at a larger scale. While Cumberland does not have any land within the provincial Agricultural Land Reserve and soils are generally not suitable for farming, agriculture can take many forms that do not rely on local soil conditions, such as hydroponics, aeroponics, aquaponics, container growing with imported soil, vertical farming, and greenhouse growing with soil substitutes.

OCP policy supports local food production by removing barriers to different forms of agriculture in Cumberland, designating land for agricultural use, and promoting soil-less agriculture, food storage, processing and packaging within its industrial areas.

8.4.2 LOCAL FOOD PRODUCTION OBJECTIVES

1. Strengthen the regional food system.
2. Increase local food growing and farm gate sales opportunities on public and private lands.
3. Enable food storage, processing and packaging within industrial areas
4. Incorporate and celebrate First Nation traditional knowledge for edible plant foraging, gathering, and traditional uses.

8.4.3 LOCAL FOOD PRODUCTION POLICIES

Food Security and Access

1. Integrate food security into emergency planning.
2. Support local and regional food access programs, such as the Cumberland FoodShare program.
3. Participate in initiatives to raise awareness about food waste and how to reduce it.

Local Food Production, Processing and Storage

4. Update the municipal social procurement policy to more specifically support the purchase of locally grown or prepared food as part of the Village's sustainable procurement practices.
5. Support local food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.
6. Review permitted uses in industrial zones to include non-soil based agriculture, greenhouses, food processing and post-production facility uses.
7. Continue to support the keeping of animals for food production within designated land-uses as further defined in the Zoning Bylaw
8. Participate in regional initiatives, such as a food hub, to develop a more sustainable food system, including food production, processing, transportation, and waste diversion.
9. Support opportunities for First Nation partnerships in local food production and ecotourism through wildcrafting and traditional gathering knowledge.
10. Consider new and innovative approaches to urban food production that increase food security, in partnership with citizens, community groups, and other stakeholders.
11. Encourage small-scale, neighbourhood-level food production within the community.

Community Gardens

12. As part of the Zoning Bylaw review, explore permitting community gardens on private property.
13. As part of the next update of the Village's Parks and Greenways Master Plan, explore including policy that encourages community gardens in parks and along greenways.
14. Seek opportunities to pilot community gardens in parks and greenways.

Local Food Sales

15. Enable food production and sales on private lands, provided to the activities comply with provincial and federal regulations for food production, safety, handling and sales.
16. Support farmers and small-scale growers selling directly to the public through farmers markets, community food events, and roadside stands.

Greenhouse Gas Emission Reduction

17. Explore opportunities in the agricultural sector to reduce greenhouse gas emissions and conserve energy.

8.4 TOURISM

8.4.1 OVERVIEW

Over the decade preceding adoption of this OCP, nature-based recreation has increased steadily in Cumberland. Surrounded by mountains, forests, and lakes, the Village attracts locals and visitors who enjoy hiking, mountain biking, paddle boarding, kayaking, boating , camping, rock climbing, skiing, and sporting events. The Village recognizes that its attraction to outdoor recreation enthusiasts also benefits from regional tourism experiences adjacent to the Village (e.g., Mount Washington, Strathcona Provincial Park, and the Beaufort Range).

Complementing its outdoor appeal is a thriving arts and cultural scene, highlighted by live music events and a variety of festivals throughout the year. These recreational, arts, and cultural assets are pillars of the local tourism economy and have contributed to a steady increase in visitation over the past decade.

During recent engagement on the OCP, residents voiced a clear desire to strike a thoughtful balance between tourism and local quality of life. As a result, the community is shifting its focus—not on attracting more visitors, but on enhancing the economic returns of existing tourism. Over the coming decade, priorities will include expanding overnight accommodation options—such as small- to mid-sized hotels, hostels, and guest houses—ensuring that visitors can stay locally, thereby supporting Cumberland's vibrant array of local businesses.

8.4.2 TOURISM OBJECTIVES

1. Encourage tourism opportunities that helps to strengthen and diversify the Village's economy while protecting and preserving the Village's environment and culture.
2. Increase visitor length of stay, and expenditures within the Village.

8.4.3 TOURISM POLICIES

1. Encourage business development based upon eco-tourism principles and practices.
2. Encourage and support multi-season sustainable and authentic arts and culture, nature, adventure, heritage, and ecotourism .
3. Establish recreational trails that connect to regional trails and corridors.
4. Working with other partners, continue to maintain public access to private forest lands for appropriate recreational uses. Continue to implement tools such as access agreements and trail management plans to manage recreation on private forest lands.
5. Enable and incentivize the development of small and medium-scale overnight accommodations, including boutique hotels, hostels, and guest houses to encourage more overnight stays and increase business revenue from tourism.
6. Ensure tourist accommodations are designed, constructed, and operated in a manner consistent with the vision for Cumberland and do not take away long term rental housing.

7. As needed, encourage tourism developers to provide for appropriate levels of on- or off-site staff housing needed to support staff associated with new products and services
8. In support of a vibrant Village core, tourism amenities (e.g., bicycle rentals) and servicing (e.g., restaurants) should, to the extent possible, be sited within the Historic Village Commercial Core
9. Work with the tourism industry, K'ómoks First Nation, and other partners to encourage the development and provision of a diverse supply of visitor experiences, including attractions and activities which feature the Village's natural and heritage resources and K'ómoks First Nation culture.
10. Buffer tourism destination areas from residential and industrial developments to protect their character, preserve the visitor experience, and mitigate conflicts.
11. The Historic Village Commercial Core should be promoted and supported as a hub for tourism destinations with mixed use development in support of community and tourism activities.

9.0 COMMUNITY WELL-BEING

9.1 DIVERSITY, EQUITY AND INCLUSION

Diversity, equity and inclusion are the foundations of individual well-being and a strong and interconnected community. This section of the OCP recognizes that individual and community well-being extends beyond physical health—it encompasses mental, emotional, cultural, social, economic, and environmental dimensions. By fostering environments that are diverse, fair, and inclusive, the Village can enhance the quality of life for Indigenous peoples and people of all ages, ethnic identities, abilities, gender, and sexual orientation, regardless of source of income.

Supporting OCP policies prioritize equitable access to recreational opportunities, local nutritious food, affordable and adaptable housing, safe and accessible parks and public spaces, and opportunities for cultural expression. Policy also acknowledges the importance of preventive approaches to health, the value of strong social networks, and the need to reduce systemic barriers that impact equity-deserving populations.

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.

Figure 22: Diversity, Equity, and Inclusion - Key Concepts

Key to social inclusion is supporting residents to age in place, ensuring that older adults can remain safely, comfortably, and actively engaged in their homes and communities as they age. This requires thoughtful planning in the areas of housing, transportation, accessibility, recreation, parks and leisure.

Through thoughtful planning and collaboration with community organizations, other local governments in the region, and senior government agencies, the Village can create the conditions for all residents to live healthy, connected, and meaningful lives at any age.

9.1.2 DIVERSITY, EQUITY AND INCLUSION OBJECTIVES

1. Remove barriers to people of different ages, ethnic backgrounds, ability, gender and sexual orientation seeking to access Village services, programs, and facilities.
2. Create opportunities to promote healthy lifestyle practices through educational tools and community outreach that are tailored to people of different ages, ethnic backgrounds, ability, gender and sexual orientation.
3. Place public health as a priority in land use planning with objectives that are explicitly about health, active living, and address the multiple impacts of the built environment.

4. Provide a safe community by maintaining public safety and security through a focus on strategic prevention activities and timely emergency services. Apply CPTED (Crime Prevention Through Environmental Design) principles when reviewing new and re-development proposals.
5. Seek private and public partnerships that promote health, wellness, and healthy lifestyles.
6. Work to enable community health, social service, and recreational facilities to meet the physical, mental, spiritual, and social needs of residents and visitors.

9.1.3 DIVERSITY, EQUITY AND INCLUSION POLICIES

1. Complete an accessibility and inclusion assessment and action plan that reviews municipal services, employment, public communication, employee training, among other things.

2. Ensure civic engagement is accessible to residents of all ages and abilities and, in particular, actively reach out to equity-deserving groups.

3. Explore partnerships with organizations that support equity-seeking groups.
4. Explore opportunities to better engage youth as part of community engagement processes.
5. Explore ways to recognize the unceded traditional territory of the K'ómoks First Nation in public spaces and municipal facilities.
6. Update the Village's street naming policy to ensure street names are more reflective of Cumberland's diverse heritage and culture.
7. Encourage services, programs, and facilities that promote the health and social needs of youth and young adults.
8. Provide gender neutral bathrooms and gender inclusive recreation programming within the Village's recreation facilities (see section 9.2 for further parks, recreation and leisure policies)
9. Through land use planning and zoning, encourage a greater diversity of housing types to provide more options for ageing in place, long-term rentals, affordable starter-homes, adaptable and accessible units (see section 7.3 on housing for additional policies) to support socio-economic diversity.
10. When constructing new or repairing or replacing existing municipal infrastructure, neighbourhood parks and recreational facilities, ensure they are accessible to people of all abilities.
11. Provide adequate designated parking for people with disabilities.
12. Work with BC Transit towards more frequent transit service and better connections to the transit system in the City of Courtenay and the Town of Comox (see section 7.6.6 for additional transit policies).
13. Provide cycling routes that are safe and attractive for riders of all ages and abilities (see section 7.6.4 for additional policies on the cycling network).

14. Complete the sidewalk network to ensure safe access to the downtown core and other key destinations in the community (see section 7.6.4 for additional policies to improve pedestrian facilities).
15. Support healthy food options (see section 8.4 on local food production for specific policies).
16. Ensure a significant complement of municipal parks, trails and playgrounds is accessible to people of all abilities (see section 9.2 on parks and greenways for additional policies).
17. In close coordination with SD71, encourage the design and optimum use of school district facilities to provide additional recreational, cultural and adult education services to the community.
18. Work with Vancouver Island Health Authority in reviewing health care infrastructure capacity in conjunction with future community development.

9.1.4 AGEING IN PLACE POLICIES

1. All development applications and new Village infrastructure developments or upgrades should consider the needs of seniors and, where appropriate, incorporate design features to improve their friendliness to seniors.
2. Advocate for transit connections to destinations and amenities that serve seniors.
3. Where feasible, Village sidewalks, roads, public places, and facilities should be safe and accessible to seniors.
4. Support the development of assisted living options within the health care framework of the Village.
5. Work with relevant agencies and stakeholders to assess the need and delivery strategies for adult and senior care facilities in the community.

9.2 RECREATION, LEISURE AND PARKS

Providing a diverse range of indoor and outdoor activities and settings is essential to meeting the recreation needs of the community. Recreation activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver. The Village provides indoor and outdoor recreation opportunities and programs that enhance the quality of life expected by residents. Additionally, the recreation and leisure opportunities and programs available in the community are a key determinant of the health of individuals and interconnectivity of the community and a significant competitive attraction to a skilled labour force and employers.

Cumberland's natural and built recreation resources and settings provide opportunities for the community to be engaged as participants as well as organizers and providers of recreation opportunities, programs and events.

The built environment of a community shapes the lifestyles of residents toward or away from an active lifestyle. Academic research in the health sciences has consistently demonstrated a strong correlation

between the proximity to parks, open spaces, and recreation infrastructure and higher levels of physical activity. Through thoughtful land use planning, the Village plays an important role in providing opportunities for residents to be physically active and therefore, healthier.

9.2.1 RECREATION, PARKS, AND GREENWAYS OBJECTIVES

1. Through partnerships, provide indoor and outdoor recreation opportunities, facilities, and services that:
    a. Are diverse
    b. Improve community and individual health
    c. Are accessible to all—regardless of age, income or ability
    d. Provide both unstructured and structured recreation and play opportunities
    e. Ensure that recreation opportunities highlight and respect Cumberland's natural environment
2. Provide accessible and quality parks, greenways, open spaces, and recreational corridor systems that:
    a. Protect, restore or enhance biodiversity and environmentally sensitive areas to support ecosystem services. Ecosystem services include provisioning services (production of food, medicine, and water), regulating services (climate and disease control), and supporting services (nutrient cycling) and cultural services (recreation, tourism and mental health).
    b. Ensure functional natural connections and landscape connectivity.
    c. Offer a diversity of recreation settings and structured and unstructured recreation activities and play.
    d. Are located within walking distance (400 m) of most residents or places of employment.
    e. Are identifiable and actively managed
    f. Integrate with the regional parks, open space, and recreational corridor system
    g. Follow crime prevention through environmental design (CPTED) principles for safety and access to amenities and facilities.

9.2.2 RECREATION POLICIES

1. Develop and maintain a long-range *Village of Cumberland Recreation Facilities Master Plan* that provides a clear vision, goals, and strategies for meeting recreation needs in the community.
2. Update the *Village of Cumberland Parks and Greenways Master Plan*. As part of that planning process, consider mutually supportive goals and policies in the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030*, or successor plan, and in a future regional parks plan.
3. When updating the *Village of Cumberland Parks and Greenways Master Plan,* consider connectivity between protected greenspaces in the Village to electoral area and regional parks and greenways.
4. Seek out funding programs to upgrade or replace the recreation centre.

5. As part of any upgrades or replacement of recreation facilities, follow the policies and actions in the *2024 Climate Action Plan* to reduce building-related greenhouse gas emissions.
6. Enhance recreation facilities and programs available to children, youth, and adults with a focus on providing exciting ways of promoting early childhood development, life-skills, and community connection.
7. Encourage appropriate public and private sector investment in recreation facilities, parks, and recreation corridors through private donations, capital funding or other means.
8. Maintain policies and fee structures for recreation facilities and parks that encourage use by people of all incomes, ages, and abilities.
9. Work with partners and residents to support, sustain, and enhance the provision of community delivered recreation programs, facilities, and services.
10. Pursue joint-use agreements with the School District No. 71 (Comox Valley) to provide public access to school facilities and parks and school access to Village facilities and parks for recreation purposes.
11. Identify opportunities to create additional park space with play opportunities for families with children within mixed-use and residential areas that are currently underserviced with park space.

9.2.3 RECREATION MANAGEMENT POLICIES

1. Allow for public use and enjoyment of natural watercourses, water bodies, and wetlands on a site-by-site basis where such use can be shown to be compatible with OCP environmental protection objectives and policies and development permit guidelines, *Riparian Area Protection Regulation* and other legislation.
2. Actively manage recreational use of parks, open space, and recreational corridors to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Provide accessible information to residents and visitors so people may choose the type and location of recreation opportunities that best meet their desired experience.
4. Support and work with partners to actively manage motorized recreation activities (Off-Road Vehicles) through a network of designated trails and areas to minimize environmental impacts and conflicts while maintaining a quality recreation experience.

9.2.4 PARKS AND GREENWAYS POLICIES

1. Update and maintain the long-range *Parks and Greenways Master Plan*, to provide a clear vision, goals, and strategies for the parks and recreational corridors system.
2. Ensure that the planning, design, and development of parks reflects the conservation priorities and recreation needs of the community.

3. Collaboratively work with private and forestry landowners to plan, formalize, maintain and, where appropriate, enhance public recreational access to a network of multi-use trails for recreation and tourism purposes.
4. Support the implementation of the *Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030,* or successor plan, and a future regional parks plan.
5. Continue to secure access agreements and trail corridors on adjacent private forest lands.
6. Within Coal Creek Historic Park Permit, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.

9.2.5 PARKS AND GREENWAYS DEDICATION POLICIES

1. Consider granting higher density at time of rezoning, to encourage the donation by developers of amenities that include, but are not limited to, cash contributions to the improvement of parks and greenways and/or dedication of parkland beyond the minimum five percent required at subdivision. This is to balance the need for increased density to achieve the complete community goals of this Plan, with the need to maintain and enhance the quality of the public realm.
2. As shown on **Map B: Alternative Transportation Network, Parks, Trails and Conservation Lands**, work with partners to maintain and expand, as appropriate, a network of conservation-focused parks or open spaces to provide core biodiversity habitat areas and protect environmentally sensitive areas, ecosystem function, and landscape connectivity. Conservation-focused parks may support passive recreational use and ecotourism as a secondary management objective. Infrastructure and facilities should be limited to those necessary to manage the potential impacts of public use on ecological values.
3. Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.
4. Designate new, and maintain existing, recreation-focused parks in support of recreation objectives established in the OCP and community needs.
5. Retain a variety of open spaces ranging from natural areas, landscaped buffers, and passive spaces to beautify the Village and provide habitat and passive recreational use.
6. Retain public access to public lands, waterways, and shorelines for recreational use (e.g., Comox Lake).
7. Require that environmentally sensitive areas be retained under single ownership or dedicated to the Village at the time of subdivision. Such lands will not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.
8. Prioritize park dedication over cash-in-lieu contribution, where opportunities exist. Environmentally sensitive areas and required setback areas are not considered as part of development related park dedications.

9.2.6 PARKS AND GREENWAYS USE POLICIES

1. In accordance with the park classification and priorities as shown on **Map B,** and as appropriate, parks may:

    a. Support nature, adventure, and heritage and ecotourism
    b. Accommodate festivals, celebrations, and other special events that will not damage environmental values, ecosystem services or the enjoyment of the park by others
    c. Provide opportunities to enhance play through natural playgrounds
    d. Include community gardens
    e. Support public art.

2. Developers will be encouraged to provide integrated stormwater management facilities as parks and greenways dedication beyond the five percent minimum requirement at the time of subdivision. Incorporation of stormwater management facilities into the required five percent parks and greenways dedication will not be permitted.

9.2.7 PARKS AND GREENWAYS MANAGEMENT POLICIES

1. Manage parks and open spaces in accordance with their classification as defined in the *Parks and Greenways Master Plan*, as amended from time to time.
2. Actively manage recreational use of parks and open space to mitigate environmental impacts, impacts to recreation features, conflicts between users, and conflicts with adjacent users.
3. Support and encourage community involvement and participation in the management and stewardship of parks and open spaces.

D IMPLEMENTATION

10.0 IMPLEMENTATION

This section outlines objectives, policies, and strategies to enable implementation of OCP goals and policies, as well as methods to engage the community and monitor success. The implementation strategies also provide a basis for the Village to formulate and adopt an applicable financing strategy.

10.1 FIRST NATION ENGAGEMENT

10.11 OVERVIEW

The Village recognizes that the administrative boundaries of the Village of Cumberland fall within the core traditional territory of the K'ómoks First Nations with overlapping territories of the We Wai Kai Nation, Wei Wai Kum Nation, Tlowitsis First Nation, Da'naxda'xw/Awaetlala First Nation, Mamalilikulla First Nation, Qualicum First Nation, Homalco First Nation, and Tla'amin Nation. Engagement with First Nations is guided by the following objectives and policies.

10.12 FIRST NATION ENGAGEMENT OBJECTIVES

1. Build mutual trust and understanding.
2. Consider the perspectives and interests of the K'ómoks First Nation and other First Nations whose traditional territories encompass Cumberland during community planning and decision-making processes.

10.13 FIRST NATION ENGAGEMENT POLICIES

1. Engage with the K'ómoks First Nations in community planning processes on a government-to-government basis.
2. Engage the K'ómoks First Nation at the earliest possible stages of a planning process and work with them to determine how they wish to be engaged throughout the process.
3. Maintain communication throughout planning processes as agreed at the start of the process.
4. Refer high level plans, such as this OCP, for comment to all First Nations whose traditional territories overlap with the administrative boundary of the Village, as per the provincial consultative data base.
5. Communicate to First Nations how their interests and perspectives were considered during planning processes.

10.2 COMMUNITY ENGAGEMENT

10.2.1 OVERVIEW

Meaningful opportunities for community participation in land use planning and transparent decision-making processes are essential to building trust in local government institutions. They are also key to the achievement of the OCP vision and goals. The following policies provide direction for community engagement.

10.2.2 COMMUNITY ENGAGEMENT OBJECTIVES

1. Inspire and promote meaningful community engagement and involvement in planning and decision-making processes.
2. Maintain frequent, convenient, and accessible communications throughout all community planning and decision-making processes in accordance with statutory requirements.

10.2.3 COMMUNITY ENGAGEMENT POLICIES

1. Input will be sought from residents and stakeholders on how they can be best engaged in planning and decision-making.
2. Accessible, convenient, and transparent engagement methods and processes will be used to inspire engagement by all interested residents and stakeholders including those who may not normally express their views.
3. Residents will be engaged with at an early stage in community planning and decision-making.
4. Provide accurate, adequate, timely, and objective information to enable residents to meaningfully engage in community planning and decision-making.
5. Input provided by residents should meaningfully influence community planning and decision- making.
6. Developers, businesses, and other community organizations will be encouraged to communicate early and often with the community, on proposed developments and land use changes.

10.3 ADVISORY PLANNING COMMISSION

10.3.1 OVERVIEW

A Council may, by bylaw, establish an advisory planning commission (APC) to advise Council on all matters respecting land use, community planning or proposed bylaws and permits. Village Council established an advisory planning commission in 2014. Since its establishment, the APC has provided valuable input and recommendations to Council on development applications, planning initiatives,

policy and regulatory updates, representing diverse interests in the community. The APC is advisory in nature and does not have any direct approval, ownership, or authority over matters that are referred to it by Council. The roles and responsibilities of the APC are outlined in a bylaw.

10.3.2 OBJECTIVES

1. Provide the opportunity to residents to participate directly in civic affairs.
2. As resources permit, continue to support an advisory planning commission that reviews and provides feedback on land use planning matters to Council.

10.3.3 POLICIES

1. Recruit residents representative of a variety of community interests to the Advisory Planning Commission.
2. Provide information and training for Advisory Planning Commission members on land use planning to build their understanding and expertise in community planning.

10.4 MONITORING THE PLAN

10.4.1 OVERVIEW

Monitoring and evaluation have an important role to play in providing feedback and information on the performance of policies within the OCP. It determines how well policies are working and whether housing targets and greenhouse gas emission reduction targets are being met. The Village also submits local statistics annually to the Comox Valley Regional District to support monitoring the implementation progress of the Regional Growth Strategy. Monitoring will help the Village assess whether the Plan remains relevant or whether adjustments need to be made in order to meet the Plan's objectives and targets.

10.4.2 MONITORING OBJECTIVES AND POLICIES

1. Review housing needs every five years, prepare a housing needs report, and establish housing targets for the subsequent five and 20 years, pursuant to Local Government Act, Part 14, Division 22 *Housing Needs Reports*.
2. Report on climate actions and greenhouse gas emission targets outlined in the OCP and the Climate Action Plan 2024.
3. In preparation of the Council strategic planning process, report on progress on implementing key objectives and policies in the OCP.
4. As part of the Council strategic planning process, identify priorities for actions to be undertaken in the coming two to three years, taking into consideration community and Village staff resources and capacity.

10.5 IMPLEMENTATION CONSIDERATIONS

The implementation of the vision and goals of the OCP is supported by other bylaws, in particular the Zoning Bylaw. Subsequent to the adoption of the OCP, the Zoning Bylaw is amended to update zones to correspond to the OCP land use designation. In some instances, existing zoning may be retained at the time a comprehensive new Zoning Bylaw is adopted. This is intended to respect existing businesses and industry and acknowledge that full implementation of OCP designations and policies may await comprehensive re-development proposals by property owners. As such, the land use designations of this Plan incorporate existing lawfully established uses until redevelopment by the landowner. However, all new and re-developments must comply with applicable Development Permit Area designations.

The policies and guidelines in the OCP are not to be interpreted as an approval for a use on a specific site as the policies do not address the specific situation or condition of each site within the Plan area. The OCP makes no representation that a particular site is suitable for a particular use as site conditions or constraints, including environmental contamination, need to be assessed on a case-by-case basis as part of an application for land use, subdivision, or Development Permit approval.

10.6 SUPPORTING BYLAWS

To fully implement certain aspects of the Plan, amendments to the Zoning Bylaw will be required. However, the OCP will be a material consideration for all future redevelopment within the Plan area. Any land use rezoning applications will occur on a site-by-site basis. Any application to rezone parcels must be consistent with the **Error! Reference source not found.** Designation map (Map A). Where an a pplication is not consistent, an OCP amendment is required in addition to a Zoning Bylaw amendment. The OCP amendment application should demonstrate how the proposal meets OCP goals and policies.

10.8 DEVELOPMENT APPROVAL INFORMATION

The community vision and goals in this OCP are greatly shaped by the form and character of new development as well as the redevelopment of buildings and properties in the Village. Development also impacts the natural environment, groundwater resources, farmland and hazard areas. To implement the vision and goals in this OCP, development in Cumberland should be compatible with that vision and goals. To evaluate a proposed development and related activity, in particular its impact on the natural environment and community resources, the Village may require development approval information in relation to applications for Zoning Bylaw amendments, development permits, and temporary use permits. This authority is derived from section 485 of the *Local Government Act*,

Development approval information requested may include, but is not limited to, impacts and recommended mitigation measures on matters related to:

a. The natural environment
b. Transportation patterns including traffic flows
c. Local infrastructure
d. Public facilities including schools and parks

e. Community services
f. Displacement of tenants as a result of a redevelopment
g. Other matters as identified by the Village

The type of information required and the process to be followed to provide development approval information to the Village are outlined in the Development Application Procedures Bylaw, No. 1187, 2023 and amendments thereto.

10.8.1 DESIGNATED AREA

The Development Approval Information Area encompasses all lands within the Village's administrative boundaries.

10.8.2 OBJECTIVES

1. Ensure development is consistent with the community vision, goals, objectives, and policies outlined in this OCP and other Village bylaws, plans or policies.
2. Understand the possible impacts of development and related activities on the natural environment, infrastructure, and the community.
3. Avoid or mitigate, to the extent possible, any negative impacts.

10.9 TEMPORARY USE PERMITS

A temporary use permit (TUP) is a tool to allow a use that is not permitted by the Zoning Bylaw and may be utilized where a condition prevails that warrants such a use for a short period of time but does not warrant a change of land use designation or zoning of the land. A TUP can specify the conditions under which the temporary use may be carried out and regulate the construction of buildings or structures permitted by the TUP.

TUP's should not be considered a substitute for a rezoning application.

10.9.1 DESIGNATED AREA

The issuance of temporary use permits can be considered in all OCP land use designations within the Village boundaries.

10.9.2 OBJECTIVES

1. Avoid conflicts between different types of uses (i.e., residential, commercial and industrial).
2. Provide for temporary approval of transitional uses or uses where uncertainty exists.
3. Test the appropriateness or viability of a use where it is premature to decide upon rezoning and long-term land use rights.

10.9.3 EVALUATION CRITERIA

1. In addition to development procedure requirements, temporary use permits will be considered against the following criteria:

a. The temporary or seasonal nature of the use.

b. Compatibility of the proposed use with adjacent existing uses.

c. Benefit of the use to the larger community.

d. Impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas, and the proposed remedial measures to mitigate any damage to the natural environment as a result of the temporary use.

e. Intensity of the proposed use.

f. Inability to conduct the proposed use on land elsewhere in the community.

   Reviewed and approved by the Ministry of Transportation and Infrastructure (MOTI) with respect to access to and effect on provincial highways

10.10 OCP AMENDMENT PROCESS

There may be certain situations where there is a need for a site- or policy-specific OCP amendment such as the adoption of a local area, neighbourhood, or comprehensive development plan. Such amendments must not conflict with the broad plan policy but bring added provisions or clarifications for specific areas or topics. When an owner-initiated Official Community Plan amendment is reviewed by Council, among other considerations, the following may be considered as part of the decision:

a. Has the proponent demonstrated clearly that there is a need for the use in the community, given population projections, available properties in the Village and suitability of the subject lands for the proposed use?

b. Is the proposed use compatible with adjacent uses?

c. What are the life-cycle cost implications of the proposed for public infrastructure, including, but not limited to, roads, water, sewer, parks, and public facilities?

d. Does the proposal incorporate innovative or efficient technology into the design?

e. Does the proposal impact sensitive ecosystems on the property?

10.11 FISCAL PROCESS, IMPLEMENTATION PRIORITIES

Implementation of this OCP will require Village financial planning to align with the vision, goals and objectives of this Plan.

Short-term implementation priorities to implement OCP objectives and policy are captured in Table 9. The annual Council Strategic Priorities planning process will identify further priorities over three-year time frames.

Table 10.2 Short-Term Implementation Actions

Action	Reference	Type of Action
Comprehensive review of the Zoning Bylaw to align with the new OCP	Section 7.3	Regulatory
Update to the Subdivision Servicing and Building bylaws as part of modernization of the Village's development approvals bylaws and processes		Regulatory
Update to the Building Bylaw to introduce the Zero Carbon Step Code		Regulatory
Adoption of an Amenity Cost Charges Bylaw	Section 6.1 and 7.3	Regulatory
Updates to the Development Cost Charges Bylaw		
Updates to the Development Application Procedures Bylaw.	Section …	Regulatory
Liquid Waste Management Plan		Planning
Active travel projects (sidewalks, multi-use trails)		Capital Projects
Fleet greening		Capital Project
Parks and Greenways Plan update		Planning

11.0 DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREA

11.1 PURPOSE

The goals, objectives and policies of the OCP related to development are, in part, implemented through Development Permit Area (DPA) and Heritage Conservation Area (HCA) designations and guidelines.

Development Permit Areas and Heritage Conservation Areas are established to guide property owners and to assist the Village in addressing potential development issues by providing development objectives, guidelines and conditions. As well, they are intended to provide the residents of the Village with a degree of certainty that development is consistent with the community vision for Cumberland.

Development Permit Areas (DPA) are designated under section 488 (1) of the Local Government Act (LGA). As of 2025, provincial legislation authorized DPA's to be designated for the purposes of:

(a) Protection of the natural environment, its ecosystems, and biological diversity

(b) Protection of development from hazardous conditions

(c) Protection of farming

(d) Revitalization of an area in which a commercial use is permitted

(e) Establishment of objectives for the form and character of intensive residential development

(f) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development

(g) In relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region

(h) Establishment of objectives to promote energy conservation

(i) Establishment of objectives to promote water conservation

(j) Establishment of objectives to promote the reduction of greenhouse gas emissions

(k) Mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed development.

The HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation.

11.2 REQUIREMENT FOR A DEVELOPMENT PERMIT

Generally, a Development Permit is required prior to undertaking construction, alteration of land or subdivision within identified DPAs, unless exempted in the individual DPAs. Section 489 of the *Local*

Government Act more specifically outlines when a Development Permit is required, and section 615 outlines when a Heritage Alteration Permit is required in relation to a Heritage Conservation Area.

Development permits are issued in accordance with the stated guidelines.

Council may issue a development permit that varies or supplements regulations, including of the Subdivision or Zoning Bylaw, subject to the limitations identified in section 490 of the Local Government Act. Section 617 provides similar and broader authority and limitations in relation to Heritage Alteration Permits.

Also, development permits can include requirements and conditions or sets standards under section 491 of the *Local Government Act* and can impose conditions respecting the sequence and timing of construction.

11.3 GUIDELINE LANGUAGE

The development permit area guidelines provide direction at various levels:

Must and **required** identify a requirement. **Must not** and **prohibited** identify what is not allowed.

Should, **recommended**, and **encouraged** indicate a strong preference for a measure. Similarly, **should not, not recommended, discouraged** express a negative preference for a measure. Alternatives may be proposed but need to be justified and meet the intent of the guideline.

May and **could** indicate that a guideline is optional. The purpose of guidelines that use these terms is to support the exploration of different options.

In some circumstances not all of the guidelines may be applicable, and some may be competing. However, the final arbitrator of whether a guideline is applicable or reasonably satisfied is Council.

11.4 DPA AND HCA DESIGNATIONS

DPA designations are mapped on Maps F, G, H, I, J and K of this Bylaw. The following Development Permit Areas have been established for the Village:

Table 11.1 Cumberland DPA's and HCA's

DPA's and HCA's
DPA 1 Environmentally Sensitive Areas
DPA 2 Groundwater Protection
DPA 3 Farmland Protection
DPA 4 Wildland Urban Interface
DPA 5 Industrial

DPA's and HCA's
DPA 6 Multi-Unit Residential and Mixed Use
DPA 7 Commercial
DPA 8 Carlisle Lane
DPA 9 Interchange Lands
Heritage Conservation Areas
HCA 1 Historic Village Core

Section numbering to be adjusted in final draft bylaw (28-08-2025)

10.1 DPA 1 - ENVIRONMENTAL PROTECTION

A. DESIGNATED AREA

The Environmental Protection Development Permit Area, DPA 1, is shown on Map F and applies to all aquatic ecosystems, terrestrial ecosystems, and connectivity areas within the OCP area. Specifically, the Development Permit Area is defined as follows:

a. **Aquatic ecosystems**:

1. All mapped and unmapped riparian assessment areas as defined in the *Riparian Areas Protection Regulation* (RAPR) of the *Riparian Areas Protection Act* as follows:

   i) for a stream, a 30 metre strip on both sides of the stream measured from the high water mark;

   ii) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

   iii) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

2. All mapped watercourses, lakes, wetlands, and ponds that are not subject to the RAPR; 30 metres as measured from the natural boundary or top of ravine bank, whichever is greater.

The following definitions are used for the purpose of defining the aquatic ecosystems of DPA 1 as above:

'ravine' means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

'stream' includes any of the following that provides fish habitat: (a) a watercourse, whether it usually contains water or not; (b) a pond, lake, river, creek or brook; and (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

'top of the ravine bank' means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum

distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed

b. **Terrestrial ecosystems** mean the following sensitive ecosystems: terrestrial herbaceous (rocky outcrops), older forest, older second growth forest, sparsely vegetated (cliffs and bluffs), wetland, riparian and woodland.

c. **Connectivity areas** are areas that provide opportunities to connect freshwater aquatic ecosystems and terrestrial ecosystems, and at-risk ecological communities to create an interconnected natural areas network.

d. **Steep Slope** means land in its natural state with an angle of 20% or greater for a minimum height of 10 metres; and slopes designated as hazard lands by a geotechnical engineer.

B. CATEGORY

This development permit area is designated pursuant to section 488(1)(a), (b), (i) and (j) of the *Local Government Act* for the following purposes:

(a) Protection of the natural environment, its ecosystems and biological diversity
(b) Protection of development from hazardous conditions
(i) Establishment of objectives to promote water conservation

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, bio-inventories, other research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

A large area within the Village's administrative boundaries remains undeveloped. The undeveloped areas consist of lakes, streams, wetlands, and forests of varying age classes, as well as recently harvested and replanted forests. Those areas support the ecosystems that sustain a diversity of plant and animal species and their habitats. Healthy ecosystems are important to human health and well-being. DPA 1 is intended for the implementation of the requirements of the provincial *Riparian Areas Protection Regulation* (RAPR) for the protection of fish habitat and, more broadly, for the protection, conservation, and restoration of sensitive ecosystems that are fragile remnants of specialized ecosystems with high biodiversity. They are generally classified as herbaceous terrestrial areas, older forest, sparsely vegetated areas, wetlands, riparian areas, and woodlands. These ecosystems are sensitive to development due to their potential vulnerability and rarity.

DPA 1 incorporates biodiversity, terrestrial, watercourse, and riparian ecological protection requirements. These areas are necessary to conserve and enhance ecosystem services, to sustain the quality of life in the community, and to maintain and restore habitat connectivity for

species movement. Habitat connectivity can occur in the following forms illustrated in figure 11[1].

a. **Core areas**–Sensitive terrestrial and aquatic ecosystems, critical habitats and large forested areas that may be protected as parks or reserves.

b. **Linear corridors**–The land and water habitat corridors that link core areas. They can include intact and restored areas and some areas under human area, such as forestry and agriculture.

c. **Stepping stones**–Smaller patches of habitat that are linked to allow wildlife movement for shelter, feeding and resting within a landscape in which other activities (such as agriculture and forestry activities) are taking place.

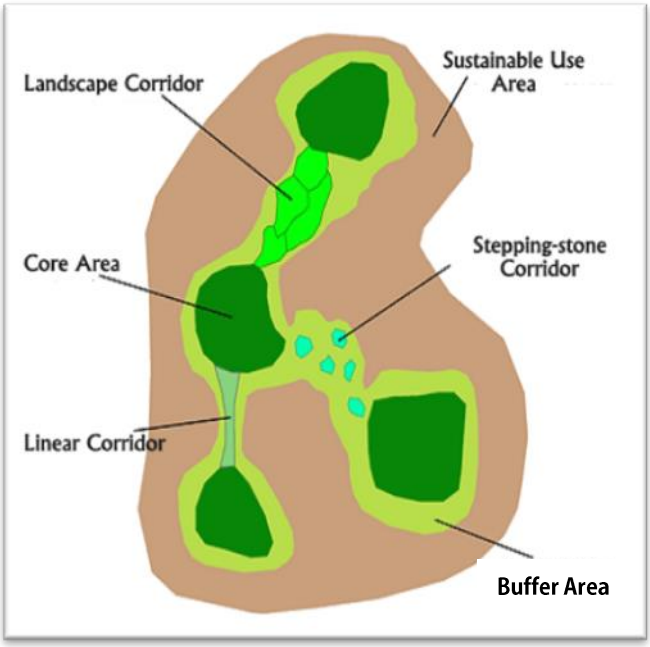


Figure 11: Components of A Natural Areas Network: a mosaic of land uses that can support and maintain biodiversity

d. **Buffer areas**–Zones of transition that protect core areas from adjacent uses

e. **Landscape corridor**–A corridor of continuous natural cover that allows movement between core habitat and protected areas (IUCN, Connectivity Conservation: Experience in Planning, Establishment and Management of Biodiversity Corridors, 2004).

f. **Sustainable use areas**–Lands designated for human settlement and use. They can be established outside of corridors as well as within both buffer and corridor zones.

Steep slopes may be associated with the aquatic, terrestrial, or connectivity areas identified in DPA 1. In addition to the protection of the natural environment, the intent of DPA 1 is to protect people and property in the course of land development.

Development at the site level can contribute to the overall objectives of this development permit area through the identification of restricted development areas and buffer areas:

> *Restricted development areas* are in place to protect core habitats including sensitive terrestrial and aquatic ecosystems.

[1] Adapted from Nature without Borders, 2nd Edition, April 2013, p. 18. Original image in International Union for Conservation of Nature (IUCN), July 23, 2007. Connectivity Conservation: International Experience in Planning, Establishment and Management of Biodiversity Corridors (Background Paper), p. 3.

Buffer areas buffer *restricted development areas* from land use impacts that may otherwise compromise their natural function. *Buffer areas* create a transition from core habitats to other land uses.

Additional objectives of this designation include:

1. Protect, conserve, and restore sensitive ecosystems.
2. Ensure that natural resources are protected, connectivity restored and maintained, and development impacts mitigated.
3. Create a network of habitat and natural areas through the identification of designated areas building on the concepts described above and illustrated in Figure 11.
4. Protect endangered species and ecological communities.
5. Protect raptor and eagle nests.
6. Restore and enhance previously degraded ecosystems.

Land within the DPA 1 designated area must not be subdivided or altered, and the construction of, addition to or alteration of a building or other structure must not be started unless the owner has obtained an environmental protection development permit or unless one or several of the following exemptions apply.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.

7. Construction of a Village approved trail or pathway that:

   i. meets Village trail design and construction standards,
   ii. is located outside of the riparian assessment area as defined in section 8 of the provincial RAPR, or where it has been delineated by a Qualified Environmental Professional (QEP) outside of the SPEA,
   iii. does not cross rare ecological plant communities,
   iv. does not cross endangered species habitat, and
   v. does not require removal of healthy mature trees.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.

10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.

12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Wildlife Movement

13. Wildlife-friendly fencing that does not present a risk of injury or entanglement to wildlife and is within an existing landscaped or disturbed area. It should:

   i. not be higher than 1.05 metres,
   ii. have a bottom strand not lower than 0.3 metres above the ground,
   iii. not be barbed, and
   iv. have a top that is highly visible, e.g marked with reflectors or flagging.

Limited Construction, Repair and Maintenance of Existing Property

14. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
15. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Areas under Covenant, Location Outside of DPA

16. Where the Village, the Province of BC or a land trust holds a covenant to protect the natural environment, which meets or exceeds current DPA 1 requirements, and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the protection measures in the covenant.
17. Where, upon inspection of the site and report by a Registered Professional Biologist (RPBio) and where the sufficiency of the report is to the satisfaction of the Director of Development and Bylaw Services, the actual location of an aquatic ecosystem, terrestrial ecosystems and/or connectivity area is not on the subject property. This exemption does not apply if a water body was previously filled or realigned without a development permit.

E. GUIDELINES

1. BIO-INVENTORY AND IMPACT MITIGATION REPORT

a. Before any land alteration and before development design begins within this DPA, the owner must obtain a professionally-prepared biological site inventory (bio-inventory) that includes recommendation to minimize impacts of the development.

b. The bio-inventory should be prepared by a registered professional biologist (RPBio) together with other professionals of relevant expertise, as the project warrants. For example, hydrologists should be consulted on maintaining hydrological function within aquatic ecosystems, a Professional Engineer or Geoscientist should be consulted if there is erosion potential or slope instability.

c. The inventory portion of the report shall:

   i. Be in accordance with *Develop with Care 2014 : Environmental Guidelines for Urban and Rural Land Development in British Columbia*, or the most current edition, and Appendix B: Bio-inventory Terms of Reference.

   ii. Describe the location of the parcel relative to the watershed that it is in, e.g. proximity to springs, headwaters and streams, and relative to underlying aquifers.

   iii. Describe the hydrological features of the parcel—including water shedding, collecting and conveyance areas.

iv. Include an inventory of wildlife species and their habitats, including raptor and heron nests, rare and threatened plant communities, endangered species listed under the *Provincial Wildlife Act* and the *Federal Species At Risk Act* (SARA) and any identified critical habitats for those species, and other important habitat features.

v. Present a detailed site plan showing the boundaries of environmentally sensitive areas within the site, location of existing and proposed buildings and structures, proposed new lot lines, and an assessment of existing natural vegetation, in particular mature trees.

e. The impact mitigation portion of the report shall:

i. Examine the impact of the proposed development on the larger watershed area(s) including watercourses, habitat connectivity, water quality and quantity upstream and downstream, and possible cumulative hydrological impacts that may result; and provide development pattern and servicing recommendations to minimize them.

ii. Describe the possible impacts of the proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem (as identified by the best available and most up to date information including the Province of BC's Sensitive Ecosystem Inventory and the Village's sensitive ecosystem inventory available on the iMap viewer).

iii. Determine and map recommended *restricted development* and *buffer areas* (see Develop With Care 2014 for general guidance on buffers).

iv. Provide the criteria used to define the boundaries of the *restricted development* and *buffer areas*.

v. Include any raptor and heron nest trees and setbacks from those trees to adequately protect the nests and nesting birds within the *restricted development areas*.

vi. Provide recommendations for development patterns and servicing, ecosystem restoration and enhancement to minimize the impact of the proposed development on the soils, vegetation, watercourses, wildlife, raptors and heron nests, and hydrology in all *restricted development* and *buffer areas*.

vii. Recommend appropriate timing of works associated with development in order to minimize impacts to wildlife during migration, breeding, birthing, and rearing seasons.

2. GENERAL GUIDELINES

a. When development is considered in Terrestrial or Aquatic Ecosystem Areas, the Village and owner may consider the following methods to prevent or minimize encroachment:

i. Bare land strata to allow flexibility in conserving the feature or area;

ii. Bonus density transfer, or density averaging, to the developable portion of the site;

iii. Variances to, or supplementing, regulations other than use or density (such as front and/or rear-yard setbacks, increasing the maximum site coverage of buildings provided that density is not increased, increasing the maximum building height, reducing parking space requirements); and/or

iv. Voluntary stewardship such as covenants, contracts, leases, or trusts to protect the feature or area.

v. Dedication to the Village as park However, these lands shall not be considered as part of the required 5% dedication for park where applicable as a condition of subdivision approval.

b. The Village encourages development proposals that offer to register a covenant on the title of lands consisting of sensitive ecosystems prior to any development, including subdivision. The covenant would protect the aquatic ecosystem and the nearby vegetation to ensure that it remains in a natural and vegetated state. It would be registered in favour of the Village, other public agencies including the Province of BC, or a land trust committed to the management of watercourses and streamside areas.

3. PROVINCIAL RIPARIAN AREA PROTECTION REGULATION

For development on existing lots:

a. If the development is proposed within a riparian assessment area, as per section 8 of the provincial *Riparian Areas Protection Regulation (RAPR)*, the applicant must, at their expense, retain the services of a registered professional Biologist (RPBio), or other Qualified Environmental Professional (QEP) to prepare and submit to the Province and the Village a riparian area assessment report pursuant to the regulations.

The Streamside Protection Area (SPEA) determined in the riparian assessment report must be the minimum setback required for the development but may be extended as part of a *restricted development area* to protect valued environmental resources.

For new subdivisions:

b. The proposed lot configuration of new subdivisions must consider the protection of the SPEA and minimize new lot lines in the SPEA. Depending on the location, accessibility, and sensitivity of the SPEA, the Village may require signage and fencing of the SPEA.

c. In accordance with section 490 of the *Local Government Act,* Village regulations may be supplemented so that minimum parcel sizes for subdivision parcels, including bare land strata lots, are met exclusive of the SPEA.

4. SITE PLAN AND DEVELOPMENT DESIGN

a. Development design must be informed by the objectives and guidelines of the most recent edition of Develop with Care - Environmental Guidelines for Urban and Rural Land Development in British Columbia.

b. The detailed bio-inventory and its recommendations must be used to create the site plan and development design. The plan and development design must include:

   i. if applying for subdivision, the proposed subdivision layout.

   ii. drawings or plans clearly describing any proposed structures and the materials and type of construction to be employed, including a cross section of the proposed structure and its layout on the ground,

   iii. a detailed description of existing structures near the proposed structure or area of work,

   iv. a detailed drawing or plan clearly describing any area of the removal of rock, gravel, or soil,

   v. estimated time required for completion in calendar days,

   vi. areas to be restored or enhanced as per the recommendations in the bio-inventory report,

   vii. a description of how environmental protection DPA guidelines will be met, how any issues identified in the bio-inventory and impact mitigation report will be addressed, and how recommended mitigation measures will be achieved,

   viii. copies of any applicable federal and provincial approvals, permits or licences, and.

   ix. any further information required by the Village to ensure compliance with these guidelines.

c. Development and subdivision should be planned in a manner that:

   i. supports the maintenance and restoration of natural system functions including watercourse hydrology and groundwater recharge, wetland vegetation and structure.

   ii. preserves natural features including soil, watercourses, groundwater, and native shrubs, groundcover, tree canopy cover, and mature trees, and incorporate these features into the design of the development.

   iii. minimize slope alterations and retain the natural terrain and topography of the site.

   iv. identify and avoid development on *steep slopes*.

v. maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas by preserving or replanting with native shrubs, groundcovers and trees to minimize fragmentation.

vi. protect endangered, threatened, or vulnerable species or plant communities by avoiding disturbance to sites where rare plants are growing and where rare natural plant communities occur.

vii. Protect raptor and heron nest trees and the setbacks around the trees.

viii. maintain critical habitat structures such as old trees, snags, trees with cavities, and ephemeral wetlands.

ix. protect existing soils and soil conditions.

x. restore and enhance historical forest densities and hydrological function within *restricted development zones*.

i. prevent disturbance of nesting sites and breeding areas.

d. Lighting within the proposed development must be designed to provide the minimum necessary for safety purposes and to avoid light intrusion throughout the parcel, but particularly into *restricted development* and *buffer areas*.

e. Fencing should be wildlife-friendly, allow animals to easily jump over or crawl under a fence and not present a risk of injury or entanglement. It should:

v. not be higher than 1.05 metres,

vi. have a bottom strand not lower than 0.3 metres above the ground,

vii. not be barbed, and

viii. have a top that is highly visible, e.g marked with reflectors or flagging.

f. Fencing to restrict access of livestock to Aquatic Ecosystem Areas must be installed where livestock are expected to be present on the property. Any fencing should be designed to be wildlife-friendly as per 4(e) above.

g. Any trail or pathway development must:

i. minimize the impacts of recreational use on *restricted development areas* and adjacent natural areas and systems,

ii. adhere to the Village's trail and pathway design and construction practices for environmentally sensitive areas, and

iii. be designed to prevent motorized vehicle use to the maximum extent possible.

5. ECOSYSTEM RESTORATION AND ENHANCEMENT

a. The SPEA and *restricted development areas* must remain free of development except in accordance with conditions contained in the permit.

b. If a portion of an Aquatic Ecosystem Area *buffer area* has been substantially altered or permanently removed such that restoration is impractical the *buffer area* may be widened in other portions of the site as compensation.

c. Disturbed areas within the SPEA, within *restricted development areas* and within *buffer areas* must be restored in accordance with a restoration plan provided by a QEP. At a minimum, the plan must include the following:

   i. Replanting must be with trees, shrubs, and ground cover native to the area and selected to suit soil, light, and groundwater conditions of the site.

   ii. Individual trees must be planted at a density in accordance with the recommendations of the QEP.

   iii. Replacement trees must be species native to the area or as approved by the Village.

   iv. Where needed, add plantings to enhance bank stability and provide cover to a watercourse.

   v. A native shrub layer should be provided for the restoration area and shrubs should be planted at an average density of 1.0metre apart and a minimum #2 pot size at time of planting.

   vi. Native groundcover may be substituted for native shrubs where groundcover would have occurred naturally. If used, groundcover must consist of brush layers or planted groundcover species at a maximum average spacing of 0.5metres with plants of minimum 10.0centimetre pot size at time of planting.

   vii. Areas not covered by trees, shrubs, or groundcover may be seeded with native herbaceous plants, grasses, or legumes or covered with a natural mulch to reduce the opportunity for germination and spread of non-native seeds.

   viii. For wooded areas, clearing should not exceed 10 percent of the Aquatic Ecosystem Area, should be confined to the outer portions of the Aquatic Ecosystem Area, and must not be on *steep slopes*. The same replacement ratio, average tree density, and site features as in guidelines ii. apply.

   ix. All vegetation must be protected from intrusion by motor vehicles with a curb or other suitable protective barrier if roads, driveways, or parking areas abut the restoration area.

6. STORMWATER MANAGEMENT

a. Development must minimize rainwater runoff and maintain pre-development water quality and quantity on the property.

b. In furtherance of the objectives and guidelines of this DPA, and as per the *Local Government Act,* sections 484 and 485, development approval information may be requested on the impact of a development proposal on the natural environment. The

Village may require a stormwater management plan and the development must be designed to implement the plan's recommendations. The plan must:

i. examine pre-development water quality and quantity on the site and provide mitigation and enhancement strategies to maintain pre-development water quality and quantity;

ii. follow source control (on-site) principles and practices, and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other waterbodies;

iii. take advantage of on-site opportunities for natural storage and infiltration to soil, wetlands, and forests; and

iv. use site adaptive principles in facility placement and design, site grading, tree retention, pervious surfaces, and the scale and types of measures used to capture, direct, and manage stormwater.

7. EROSION AND SEDIMENT CONTROL

a. To prevent harm to aquatic ecosystems, land alteration, construction, addition to or alteration of buildings must minimize the amount of sediment entering waterbodies and watercourses.

b. The Village may require an erosion and sediment control plan by a qualified professional to control erosion and sediment movement.

c. The development must be designed and implemented in accordance with the erosion and sediment control plan recommendations.

8. SHORELINE PROTECTION DEVICES

a. Where shoreline protection works are proposed, they shall be designed by a Professional Engineer and:
   i. Be limited to that necessary to prevent damage to existing structures or established uses on adjacent upland;
   ii. Be the 'softest' possible shore protection measure that will still provide satisfactory protection;
   iii. Not be expected to cause erosion or other physical damage to adjacent or down-current properties; and
   iv. Address compatibility with any adjacent shore protection works.

b. Where protection from erosion is proposed as either new works or replacement, every effort will be made to design shoreline protection in accordance with the Green Shores programs of the Stewardship Centre of BC. These programs provide resources for, and examples of, shoreline erosion protection involving creation or maintenance of low-angle slopes allowing for dissipation of wave energy, retaining native plants and habitat, and

providing a natural appearance. Some Green Shores approaches rely on use of the beach below the natural boundary, which may require permission from the Province or other landowner.

c. Entirely 'hard' structural shore protection measures such as concrete walls, lock block, or stacked rock (riprap), may be considered as a last resort only when a geotechnical and biophysical analysis demonstrates that:

    a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with upland development;

    b. All possible on site drainage solutions by directing drainage away from the shoreline edge have been exhausted;

    c. Green Shores non-structural or structural measures are not feasible or not sufficient to address the stabilization issues;

    d. It is not feasible to instead construct a retaining wall that meets the zoning bylaw s setback;

    e. The shore protection measure is designed so that neighbouring properties are not expected to experience additional erosion; and

    f. All shore protection structures are installed upland of the present natural boundary.

9. DOCKS AND BOAT LAUNCHES

a. Preference is to be given to the placement of mooring buoys and floats instead of docks. It is also to be given to the construction of joint use docks rather than individual ones. Multifamily and strata-titled developments are to construct joint use dock facilities.

b. Residential docks should be located and designed to avoid the need for shore defence works, or breakwaters.

c. Structures in contact with the water should be constructed of stable materials, including finishes and preservatives that will not degrade water quality. Refer to the BC Ministry of Environment Best Management Practices for Small Boat Moorage on Lakes, 2006 or as amended for more information.

d. All docks should be constructed so that they do not rest on the bottom of the foreshore at low water levels.

e. Any plastic foams or other non-biodegradable materials used in construction of floats and docks should be well contained to prevent escape into the natural environment.

f. Docks should not exceed 20 m2 in total surface area, and not extent a distance greater than 30m from the present natural boundary of the upland parcel.

g. Dock ramps should not exceed 1.5m in width for access ramps or walkways and 3 metres in width for any other portion of the dock.

h. Boat launch ramps are the least desirable of all water access structures and may only be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary. Ramps should be kept flush with the slope of the foreshore to minimize interruption of natural geo-hydraulic processes. The ramp width should be minimized, and paved strips versus a full concrete pad is preferable. Development Permit applications must demonstrate all applicable provincial and federal guidelines have been followed and approvals are in place.

10. STEEP SLOPES

a. Unnecessary disturbance of the steep slope should be avoided. Site development should preserve natural vegetation on steep slopes and retain the natural terrain, topography of the site, and minimize cutting into the slopes.

b. Development at the top and toe of a steep slope should be designed to prevent negative impacts to slope stability and protect development from the hazard. The Village may require a report by a qualified professional which must include recommendations to be implemented by the development such as drainage management, landscaping, and proximity of buildings and structures to the slope.

10.2 DPA 2 - GROUNDWATER PROTECTION

A. DESIGNATED AREAS

The areas shown on Map G are designated as Development Permit Area 2.

A development permit is required for the subdivision or the alteration of land, construction of, addition to, or alteration of a building or other structure on the land. For clarity, this includes, but is not limited to, the following activities:

a. Installation of a septic field (in areas where permitted)
b. Installation of fuel oil or gasoline storage tanks (in areas where permitted)
c. Construction of a new private well
d. Construction of a geothermal energy system

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(a) and (i), of the *Local Government Act*:

(a) Protection of the natural environment, its ecosystems and biological diversity

(i) Establishment of objectives to promote water conservation.

In addition, section 485 of the Local Government Act permits local governments to request development approval information such as site plans, research reports and studies. All of DPA 1 is included within the area designated by the Village for development approval information. Section 9.7 of this OCP further outlines policy on development approval information.

C. JUSTIFICATION

This Development Permit area (DPA) designation has been established to ensure that development takes place in a manner that protects, sustains or enhances the quality and quantity of ground water sources for drinking, irrigation, other approved uses and the overall health of the natural environment and aquatic ecosystems.

This DPA lies above an unconfined aquifer, an aquifer that lacks a confining layer such as clay, and has been identified by the provincial government as being highly vulnerable to contamination[1]. The aquifer is the source of domestic water for many Cumberland residents.

The DPA includes all lands designated industrial, all lands that have an industrial use, and lands that permit gas stations because those land uses may include the storage, handling, or disposal of hazardous materials and, therefore have a higher potential to contaminate underlying soils and groundwater than residential, institutional, commercial, and other non-industrial land uses.

The DPA also encompasses the Coal Creek well and the surrounding area which feeds the well. The Coal Creek well is one of Cumberland's sources of drinking water, further described in the Village's *Long Term Water Supply Strategy, Final Report, June 2016*. The aquifer which supplies water to the well is described in the Water Supply Strategy as an "unidentified aquifer" and lies below aquifer 417.

Additional objectives of this designation include:

1. To sustain the health of groundwater and hydraulically connected aquatic ecosystems.
2. To protect and sustain the quality and quantity of groundwater sources for drinking water, irrigation and other approved uses.
3. To reduce the risk of groundwater contamination from development.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.

[1] Map G which shows the extent of the unconfined aquifer corresponds to the provincially mapped Aquifer 417 with an area of 37.4 km2. Information about groundwater resources and wells are available at https://apps.nrs.gov.bc.ca/gwells/aquifers

3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

8. Subdivision of land where no new lots will be created.
9. Excavation of an area less than 15 m^2 and shallower than 0.5 m
10. Construction involving a building floor area of 10.0 m^2 or less.
11. Erection of fences 2.0 m or less in height.

E. GUIDELINES

1. Before any land alteration and before development design begins within this DPA, the owner must obtain a report from a qualified registered professional which assesses the risk of contamination resulting from the proposed land use and identifies measures to ensure development proposals have no detrimental impacts on either the quality or quantity of groundwater. At a minimum, the report must include the following:
    a. Review of the depth of groundwater, flow direction, soil permeability, and potential contamination sources from the proposed use.
    b. An examination of pre-development water quality and quantity on the site.
    c. Measures required to ensure the proposed development and land use will not have a negative impact on the aquifer.
2. Development proposals must demonstrate how they are implementing the measures identified in the required report to ensure that the development poses no unacceptable risk to either the quality or quantity of groundwater.
3. Where a municipal sanitary sewer system is not available, sewage must be conveyed to an on-site private sewage disposal system which must, at a minimum, include a two-stage septic system, a large capacity tank and a gate valve before infiltration to subsurface. The two-stage system must be designed by a qualified professional and consist of a separate tank where the sludge is digested and prohibit mixing of digested sludge with incoming sewage. The qualified professional must provide assurance that water quality of the aquifer is not impacted.
4. For developments to be serviced by a non-municipal community water system, the water service provider must provide written confirmation by a professional of sufficient quantity and quality of potable water.

5. Land uses involving materials and substances that have the potential to contaminate groundwater should be located on hard surfaced, impermeable floors, and include systems to capture and treat effluents and spills.
6. Grease, oil, and sedimentation removal facilities must be provided for stormwater infiltration systems, treated effluent, and diverted stormwater collection and discharge systems where there is potential for silt, petroleum-based and other contaminants to enter a watercourse or infiltrate into the ground. A plan for on-going maintenance of these facilities must be provided.
7. All hazardous substances must be stored in secure, impervious containers with secondary containment.
8. Facilities handling fuel, oils, solvents, pesticides, or fertilizers must include spill containment systems and a Spill Response Plan.
9. Above and underground storage tanks for hazardous materials or petroleum products are strongly discouraged. Where they are warranted, their installation must follow industry best practices to avoid contamination of the soil and groundwater, at a minimum, meeting the following requirements:
    a. Double-walled steel tank construction
    b. Secondary containment of piping
    c. Tanks coated with rust-resistant material
    d. Overfill protection device
    e. Spill containment device around fill pipe
    f. A dispenser sump and tank sump, for the control of possible leakage from the dispenser or piping; and
    g. Leak detection of the interstitial space, piping and sump pump(s).
10. Installation of hazardous materials and petroleum product storage tanks must be conducted by a licensed qualified contractor under the supervision of a qualified professional.

10.3 DPA 3 - FARMLAND PROTECTION

A. DESIGNATED AREA

The areas shown on Map H are designated as Development Permit Area (DPA) 3.

B. CATEGORY

DPA 3 is designated pursuant to section 488 (1)(c) of the *Local Government Act* for the protection of farming.

C. JUSTIFICATION

This development permit area is intended to reduce land use conflicts that may arise between active farm operations and non-farm uses. Appropriately designed developments on non-Agricultural Land Reserve (ALR) lands adjacent to farmland can decrease the likelihood of conflict and nuisance complaints from adjacent non-farm users. Normal farm practices are protected under the *Provincial Farm Practices Protection Act (Right to Farm)*.

Typical conflicts that may occur as a result of non-farm uses being located in or adjacent to agricultural areas include complaints about early morning farm equipment noises, drifting dust or spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.

The following guidelines are intended to protect the vitality of local agriculture and encourage commercial, active agricultural operations on lands within the provincial ALR. While there is no designated ALR within the jurisdiction of the Village, parts of the municipal boundary adjoin ALR in other jurisdictions. Consideration of subdivision layout, building design, stormwater management, buffering and fencing of lands beside the ALR will protect the agricultural uses of the ALR lands and reduce conflicts between users.

Additional objectives of this designation include:

1. To reduce the potential for conflict between non-farm uses and neighbouring active farm operations.
2. To protect the viability of agricultural operations.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act.*
2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and as designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known non-native invasive species in accordance with the *Invasive Species Council of MetroVancouver Technical Guides for Practitioners, 2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into watercourses and immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

13. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
14. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

1. Construction of an accessory building with a floor area of 10.0square metres or less.
2. Erection of fences 2.0metres or less in height.
3. Roof replacement.
4. Installation of solar domestic hot water or photovoltaic systems on roofs.
5. Land alteration or construction that occurs more than 30.0 metres from the nearest property line of a parcel of land within the ALR
6. Subdivision of land where no new lots will be created.
7. Land alteration for urban agriculture and community gardens.

E. GUIDELINES

1. Any proposed development, including subdivision, should be designed to minimize the impacts of non-farm development on adjacent agricultural uses.
2. Roads and pedestrian access routes that end at the boundary of the ALR should be avoided except where necessary to provide access for farm equipment.
3. A minimum 15 m continuous vegetated landscape buffer must be established parallel to the agricultural land boundary within the non-farmland. New plantings should be native, drought resistant, and adapted to the site conditions. Where already present, native

vegetation should be retained and, as applicable, densified to establish a continuous buffer.

4. Mature trees within the buffer should be preserved, except where they have been determined by a certified arborist to pose a hazard or be at high risk of failure.
5. A landscape plan should identify existing species and additional species to be planted and include prescription for maintenance.
6. The landscape buffer may be designed to absorb and manage stormwater as long as this does not compromise the vegetation or reduce its effectiveness as a buffer.
7. Landscape buffers should be designed to mitigate equipment noises, drifting dust and spray affecting non-farmlands, odours from agricultural operations and trespass or vandalism of agricultural crops or buildings.
8. Where soils and site conditions permit, vegetation should include evergreens for year-round screening.
9. Buffer design may include appropriate barrier fencing in combination with vegetative screening.

15. Fencing should be wildlife-friendly and not present a risk of injury or entanglement to wildlife and be within an existing landscaped or disturbed area. It should:

    i. not be higher than 1.05 m,
    ii. have a bottom strand not lower than 0.3 m above the ground,
    iii. not be barbed, and
    iv. have a top that is highly visible, e.g. marked with reflectors or flagging.

10.4 DPA 4 - WILDLAND-URBAN INTERFACE

A. DESIGNATED AREA

The areas shown on Map I are designated as Development Permit Area No. 4 (DPA 4).

B. CATEGORY

This development permit area is designated pursuant to section 488 (1) (b), of *the Local Government Act*: Protection of development from hazardous conditions.

In addition, section 485 of *the Local Government Act* permits local governments to request development approval information such as site plans, landscape plans, research reports and studies. All of DPA 4 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The Village is surrounded by large forested areas. These tracts of forest create an interface with adjacent residential, commercial and industrial areas. One purpose of this Development Permit Area is to reduce the potential for damage to private property in the event of a wildfire and reduce the potential for wildfire spreading into the Village.

Embers from large catastrophic wildfires are known to fly 1 km to 2.5 km under certain conditions. That means in the event of a large wildfire in the surrounding forests, buildings and structures in all of the Village may be exposed to airborne embers. The Village's form and character DPAs (DPA 5 – 10) include guidelines to reduce the use of highly flammable building materials and landscaping to reduce the risk of ignition. The Village also participates in the Comox Valley FireSmart Program to provide information and FireSmart assessments to homeowners in the Village to identify what further measures they can take to integrate FireSmart principles into their properties.

However, lands within 100 m of undeveloped forested lands are particularly at risk and are identified in the DPA 4 area. If designed to be FireSmart, those properties also play an

important role in preventing the spread of a wildfire into the community. In addition to meeting the DPA 4 guidelines below, property owners are encouraged to complete the most recent [BC Firesmart Home Ignition Zone Self-Assessment] at firesmart.ca to identify further ways to integrate FireSmart principles into their property and yard.

Source: BC FireSmart

Forested areas where future development could occur (subject to OCP amendments and rezoning) are also included in DPA 4 and the guidelines are intended to reduce the hazard potential in those areas.

While protecting development from wildfire is the primary purpose of this designation, it is also important to do so in a manner that minimizes harm to the natural environment itself. More fire resistant properties, including fire resistant buildings and landscaping, will reduce the risk of fire that may originate on a private property spreading to neighbouring properties and into adjacent forests.

Additional objectives of this designation include:

1. Protect buildings and properties near wildland-urban interface boundaries from heat radiation, direct flame contact or airborne embers produced by interface wildfires.
2. Reduce the risk of wildfires spreading into the Village from surrounding forested areas.
3. Promote the planting of native species with low flammability.

D. EXEMPTIONS

A Development Permit is not required for this DPA if the following conditions apply:

Activities under a Senior Government's Jurisdiction

Activities that are regulated by a senior level of government. Note that certain aspects of those activities, as for example, land clearing, blasting, or tree removal, may be subject to Village bylaws. Following are the most common activities that may be exempted partially or entirely from this DPA:

1. Normal farm practices under the *Farm Practices Protection (Right to Farm) Act*

2. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and classified as 'Forest Lands' on the property assessment.
3. Mining activities authorized by a *Mines Act* permit.
4. Works conducted and/or approved by the Department of Fisheries and Oceans and/or Ministry of Environment with respect to trail construction, stream enhancement, fish and wildlife habitat restoration and in-stream works.

Village and Village-Approved Works

5. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable development permit area guidelines as determined by the Village.
6. Maintenance of existing trails or pathways that does not include land alteration and designated and approved by the Village.
7. Construction of a Village approved trail or pathway that meets Village trail design and construction standards.

Emergency Response and Hazard Reduction

8. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
9. Slope stabilization work prescribed by a Professional Engineer or Geoscientist or other appropriate professional approved by the Village; and where no long-term damage to natural features is predicted as a result of the work.
10. Removal of trees deemed hazardous by a certified Arborist or Registered Professional Forester that pose an imminent threat to buildings or life safety. Removal of hazardous trees that also contain an eagle or heron nest are exempt only if a permit under the *Wildlife Act* has been obtained.

Ecosystem Restoration and Enhancement

11. The small-scale, manual removal of noxious weeds, as identified in the BC Weed Control Regulation, and known invasive species the *Invasive Species Council of Metro Vancouver Technical Guides for Practitioners*, *2021-2023* and *Invasive Plant Council of BC 2017-2024 factsheets.* Manual removal must include measures to prevent soil or debris discharge into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions.
12. Restoration or enhancement of native ecosystems as directed by a qualified environmental professional (QEP). The design and a work schedule must be provided to the Village in advance of the work.

Limited Construction, Repair and Maintenance of Existing Property

15. The placement of impermanent structures such as benches and tables, provided no land alteration occurs.
16. Reconstruction, addition to, or repair of a structure or building on its existing foundation.

Other

17. Subdivision of land where no new lots will be created.
18. Construction involving a building floor area of 10.0 ^{m2} or less.
19. Construction that is limited to the addition, replacement, or alteration of doors, windows, building trim, or soffits.
20. Replacement of a roof with a fire-resistant material
21. Replacement of siding with a fire-resistant material
22. Land alteration to facilitate urban agriculture and community gardens.
23. Erection of fences 2.0metres or less in height.
24. Where the Village holds a covenant directing requirements for FireSmart buildings and yards, that meets or exceeds current DPA 4 guidelines and is registered against the title, under Section 219 of the *Land Title Act* in priority to financial encumbrances, and with indemnity of the Village. The proposed development must be in compliance with the requirements of the covenant.

D. GUIDELINES

1. FIRESMART BUILDINGS AND YARDS

a. Following are the minimum FireSmart standards that must be met for all buildings and vegetation on a property:
   i. Roofing materials with Class A or B Fire Resistant rating.
   ii. Gutters constructed of non-combustible material.
   iii. Non-combustible siding materials such as stucco, metal, brick, cement shingles, fibre cement, or non-combustible cladding.
   iv. Non-combustible or fire-rated exterior doors.
   v. Closed in and screened roof vents.
   vi. Eaves enclosed with properly fitted non-combustible soffits and fascia.

vii. Heavy timber construction, fire-retardant treated materials, and other non-flammable materials for decks and railings.

viii. Underside of decks or porches enclosed with non-combustible sheathing.

ix. A 1.5 m non-combustible surface surrounding buildings and decks.

x. Fencing within 1.5 m of a structure constructed of non-combustible material.

xi. Where chimneys are permitted, they should have approved spark arrestors.

xii. Vegetation is cleared 3.0 m from power lines and, where permitted, propane tanks.

xiii. Coniferous trees within 10.0 m of any buildings and structures shall be limbed up to 2.0 m from the ground.

xiv. No hedges comprising of coniferous species such as juniper, cedar or yew, may be planted.

xv. No bark mulch may be applied within 10 m of buildings and structures.

2. FIRESMART SUBDIVISION DESIGN

a. As part of subdivision applications, where the land to be subdivided is partially or fully within DPA 4, a Wildfire Hazard Assessment Report should be completed and the subdivision design must implement those measures. The Assessment Report must assess wildfire hazard risk and may recommend additional measures beyond the following guidelines below to minimize that risk:

   i. Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and density of the subdivision and lands beyond.

   ii. Wherever possible, the subdivision must provide opportunities for large setbacks (10.0metres minimum) between new building sites and forested areas. As a term of the development permit, the Village may ask for a covenant requiring buildings to be located within an identified buildable area to the front of properties that are located on a forested edge.

   iii. Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision.

   iv. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

v. Where forested areas extend into the subdivision, a fuel hazard assessment including recommendations for mitigating any hazards should be prepared by a qualified wildfire mitigation specialist.

vi. Site design should consider topography so that building sites are located on the flattest areas of the property, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.

10.5 DPA 5 – INDUSTRIAL

A. DESIGNATED AREA

The areas shown on Map J are designated as Development Permit Area 5.

B. CATEGORY

This development permit area is designated pursuant to sections 488 (1)(f)(h), (i), and (j), of the *Local Government Act*.

f) Establishment of objectives for the form and character of industrial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 5 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

The intent of this designation is to foster industrial development that is both visually appealing and sensitive to its surrounding context.

The development permit guidelines promote thoughtful building and landscape design that considers the relationship between structures, the streetscape, viewscapes, open spaces, and neighbouring properties, while ensuring safe, multimodal access to industrial lands.

Although the preservation of viewscapes is important throughout the area, it holds particular significance in the Bevan Industrial Area—known as the "Bevan Lands"—which occupies a plateau with expansive views toward the Comox Glacier and other peaks of the Vancouver Island Range. The development permit area guidelines aim to safeguard key view corridor (also see figure 14: viewscapes from Village in section 6.2 of the OCP). .

Long-time established industrial uses are located along Cumberland Road and Ulverston Road. New development or improvements on those properties are equally subject to these development permit guidelines, with an emphasis on mitigating potential negative impacts on neighbouring residential uses, ensuring the continued visual quality of the developments, and promoting upgrades that result in increased energy efficiency, water conservation and lower greenhouse gas emissions.

Additional objectives of this designation include:

1. Enhance the visual quality of industrial development through architectural and landscape design.
2. Mitigate negative impacts on neighbouring uses.

3. Provide safe access and circulation for personal and commercial vehicles.
4. Integrate safe pedestrian and cycling facilities within the circulation system.
5. Provide landscaping that is drought-resistant and wildlife and pollinator-friendly.
6. Reduce energy and water consumption and reduce greenhouse gas emissions associated with the development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities, may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
10. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to less than 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the Local Government Act). A building permit may still be required.
11. Erection of fences 2.0 metres or less in height
12. Installation of solar domestic hot water of photovoltaic systems on roofs

Other

13. Subdivision where no new lots are created.

14. Text of content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. On-site vehicle circulation must be conveniently laid out, with unrestricted access to waste receptacle storage areas where on-site pick-up is necessary.

c. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.

d. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

2. LANDSCAPING AND AMENITY AREA

a. The open space around all buildings or structures, not required for parking, loading, equipment storage, assembly, processing, or manufacturing, should be enhanced through hard- and softscape landscaping.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees including street trees, shrubs, perennials, grasses. Lawn areas should be used minimally. Select plant species that are:

   i. Native or adapted to the region
   ii. Supportive of habitat, nesting, foraging, or pollination
   iii. Drought-tolerant
   iv. Adapted to anticipated future climate conditions wherever possible.
   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Landscaped buffers designed by a landscape professional must be provided:

i. where the industrial zone is adjacent to any property zoned for residential use, the buffer will be designed to effectively screen from view and mitigate noise from the industrial use as effectively as possible through the use of a landscaped buffer, sound-attenuating fencing, and siting; and

ii. along the road frontage on those lots identified on Map E, in order to screen from view and mitigate noise emanating from the industrial use to the highway:

- A planting buffer at least 4.0metres (13.1feet) wide which may include the plantable portion of the Village boulevard, if the private property has insufficient setback for buildings or required parking, and private property;
- This design will include combinations of trees, shrubs, drought tolerant grasses, ground covers, etc;
- The design will include at least one tree capable of attaining a height of at least 5.0metres (16.04feet), which must be planted on average every 10.0metres (32.8feet), interrupted only for driveways or walkways.

iii. along all other roads,

- A landscaped area buffer must be provided along the road frontage to soften the view of the industrial uses and create an attractive transition to the sidewalk and road.

h. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

iii. Due to their high flammability, juniper and cedar hedges should not be planted.

HARDSCAPING

i. Building footprints should be located to create opportunities for an outdoor amenity area for employees which includes outdoor seating and landscaping.

j. Fencing and/or vegetative screening on property lines should protect the privacy of occupants on adjacent properties.

k. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

l. Where an industrial use is located within 60 metres of a residential use, sound attenuating fencing, a minimum of 2.0 metres in height, should be installed to buffer noise transfer to the residential use. To break up a long solid fence line visually, fences over 10 metres in length should have a vegetated buffer in front of the fence.

m. All waste disposal and recycling bins must be screened and be protected within an animal-proof enclosure, not less than 2.0metres in height.

n. Such elements as shipping and loading areas, outdoor storage areas, shipping containers, transformers, and meters must be additionally screened through landscaping, solid fencing and appropriate siting.

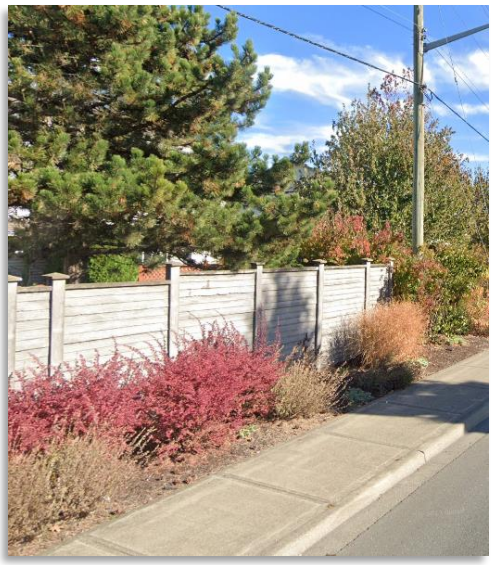


Figure 10.5-1: Example of sound attenuating fencing with a vegetative buffer in front (guideline 2l)

WATER CONSERVATION

o. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

p. Design sites to minimize water use for irrigation by using strategies such as:
   a. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.
   b. Selecting drought-tolerant species
   c. Using lower water requirement systems such as drip irrigation.
   d. Using recycled water for drip irrigation systems.

q. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

r. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25 percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. All buildings and expansions thereto, storage, parking, and supply yards should be designed to be compatible with surrounding land uses and the major roads fronting the property.

b. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

c. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

d. Building design should include a variety of architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest.

e. Building massing should respond to a human scale with materials and details that are proportionate to human height.

f. Buildings should provide visual interest at the street and sidewalk level by:

   i. Designing primary entrances to be clearly visible and accessible from the street.

   ii. Locating the office, reception, or sales component of the building closer to the street than the plant/warehouse component of the building and using different roof lines, different exterior materials, decorative design elements and/or architectural elements, to distinguish between the two building components.

   iii. Articulating building frontages by visually separating them into smaller distinctive units and avoiding blank walls along street, sidewalk, and multi-use trail frontages. Where blank walls cannot be avoided because of the proposed use of a building, their effect should be attenuated through a wall treatment.

Figure 10.5-2: Example of interesting ways of treating blank walls (guideline 3fiii)

   iv. Locating purely utilitarian accessory buildings, such as equipment storage buildings or shelters, concrete or prefabricated metal buildings in rear or side yards and screening them to the street with landscaping or fencing.

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing is encouraged to incorporate passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain
   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce heat island effect. A variance to lot coverage of around 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards to prevent skyglow

Figure 10.5-4: Example of shielded directional lights (guideline 5d)

ii. Located to minimize light instrusion into residential caretaker units

iii. not reduce the separation effectiveness of any landscaped buffer.

d. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards.

6. ACCESS, PARKING AND LOADING

Figure 10.5-5: Examples of guidelines 6 b. and c.

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas should be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

e. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of buildings.

10.6 DPA 6 – MULTI-UNIT RESIDENTIAL AND MIXED USE

A. DESIGNATED AREA

The Multi-Unit Residential and Mixed-Use Development Permit Area, DPA 6, is shown on Map K.

B. CATEGORY

This development permit area is designated pursuant to section 488.1 (1), (a), (b), (f), (h), (i), (j) of the *Local Government Act* for the following purposes:

(f) Establishment of objectives for the form and character of commercial and multi-family residential development.
(h) Establishment of objectives to promote energy conservation.
(i) Establishment of objectives to promote water conservation.
(j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 6 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design for stand-alone multi-unit residential developments and for mixed use developments that include both residential and commercial uses.

Additional objectives of this designation include:

1. Promote a compact urban form where housing is located within a short walking distance of shops, restaurants, grocery stores, personal services, the community centre and parks.
2. Support housing diversity.
3. Ensure multi-unit residential development is well integrated and sensitive to the surrounding neighbourhood context.
4. Design buildings to a human scale and orient them to the street.
5. Ensure a pedestrian and bicycle-oriented development.
6. Provide landscaping and create greenspace for the enjoyment of residents.
7. Provide landscaping that is drought resistant and pollinator-friendly.

8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height
8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.

11. Text or content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. Wayfinding signage for larger developments should be provided. All signage should be architecturally compatible with the overall design of the buildings.

c. Service and outside storage areas should be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

d. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. cafes, retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

SOFTSCAPING

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaped areas should primarily feature trees, shrubs, perennials, and grasses. Lawn areas should be used minimally. Select plant species that are:
   i. Native or adapted to the region
   ii. Supportive of habitat, nesting, foraging, or pollination
   iii. Drought-tolerant
   iv. Adapted to anticipated future climate conditions wherever possible.
   v. BC FireSmart

d. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

e. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

f. Impermeable surfaces over the root zones of existing mature trees should be avoided.

g. Vegetation should be chosen and planted in accordance with BC FireSmart guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.
   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.
   iii. Due to their high flammability, juniper and cedar hedges should not be planted.

Figure 10.6-1: Example of emphasis on public realm (guideline 2 j)

HARDSCAPING

h. Building footprints should be located to create opportunities for plazas, courtyards, or garden patio areas with appropriate site furniture and lighting.

j. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

k. Where a playground is required, it must:

   i. be sited so that the maximum number of units possible within the development may view it, and
   ii. not have a grade greater than 2 percent.

l. Common open spaces should:

   i. Be located as close to dwelling units as possible, with walkways or multi-use pathways connecting to building entrances and to any parks and open spaces adjacent to the development;
   ii. Include a portion that is usable for active recreation, such as a walkway.

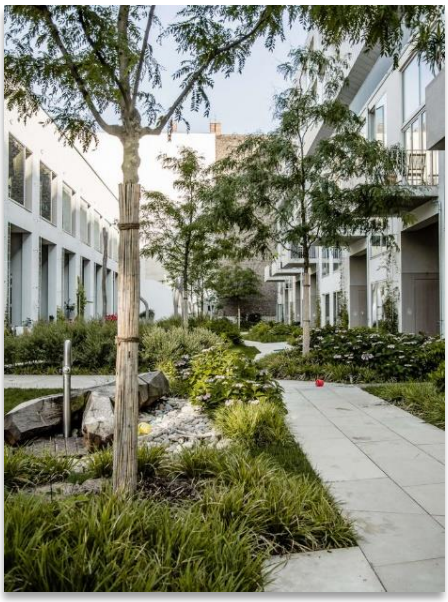


Figure 10.6-2: Example of landscaped common space with walkway (guidelines 2 l.i.)

m. Green walls/green screens are encouraged.

n. Fencing and/or vegetative screening on property lines should protect the privacy of occupants of adjacent properties.

o. Fencing materials should be sensitive to the neighbourhood context. Chainlink and solid corrugated metal fences on front lot lines are discouraged.

p. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

q. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.

r. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.

Figure 10.6-4: Example of screened outdoor storage (guidelines 2 q)

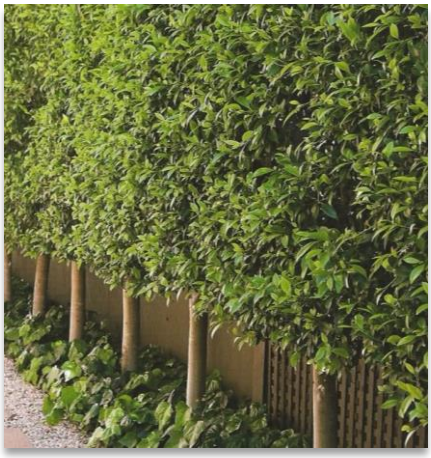


Figure 10.6-5: Example of fence and vegetative screening (guidelines 2 m,n)

WATER CONSERVATION

s. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

t. Design sites to minimize water use for irrigation by using strategies such as:
   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.
   ii. Selecting drought-tolerant species
   iii. Using lower water requirement systems such as drip irrigation.
   iv. Using recycled water for drip irrigation systems.

3. BUILDING FORM AND CHARACTER

a. Buildings should be sited to ensure that any adjacent low density single- and infill residential properties have visual privacy, by facing decks and balconies away from adjacent properties where possible.

b. Where the setback from an interior or rear lot line is less than 4.5 metres, transparent surfaces (windows) on walls facing directly onto adjacent low density residential properties should be limited to 20% of the total wall area and favour several smaller windows over one large window.

c. Design and site buildings to reduce direct sight lines into neighbouring properties to protect privacy.

d. Window placements should be offset between buildings facing each other to maintain privacy.

e. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.

f. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

g. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

h. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

i. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

   i. articulated building footprints and varying setbacks to reduce massing, and

   ii. frontages that are articulated and separated into smaller distinctive units.

j. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.

Figure 10.6-6: Example of interesting ways of treating blank walls (guideline 3j)

k. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

l. Building entrances should be prominent and clearly visible from access driveways and streets.

k. In the case of townhouses, where garages cannot be located off a laneway or off a driveway to the interior of the lot, garage doors must not be visually prominent, mitigated through a minimum of a 1.2 m setback relative to the front door, landscaping, varied orientation, materials, scale, and finishes.

m. In situations where multi-unit residential buildings face single-detached or residential infill development across a street, the multi- unit residential building should be designed to communicate with the dwellings across the street, for example, by including ground level entrances or patios facing the main road.

Figure 10.6-7: Example of ground level entrances (guideline 3 l)

Figure 10.6-8: Example of ground level entrances to apartment building units (guideline 3 l)

ADDITIONAL GUIDELINES FOR MIXED-USE BUILDINGS

n. The primary façade of mixed-use buildings and commercial entrances in mixed-use buildings should face the street, relate to the pedestrian scale and connect to the public realm (i.e. the sidewalk, street, public plaza). This may be achieved through design of entrance ways, the use of façade detailing, ground floor glazing, window size, awnings or roof canopies, signage, landscape treatment, outdoor furniture, distinct materiality and building articulation.

Figure 10.6-9: Example of ground floor commercial use oriented towards the public realm (guideline 3k)

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features, such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months

Figure 10.6-10: Example of passive building features (guideline 4a)

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

Figure 10.6-11: Example of green roofs in a multi-family development (guideline 4b)

c. Building design should incorporate solar ready features for solar domestic hot

water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code under relevant legislation.

Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

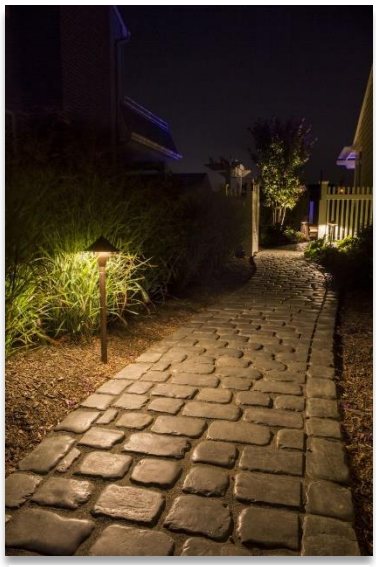


Figure 10.6-12: Example of illuminated pedestrian pathway (guideline 5c)

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (e.g. low level bollards).

d. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards

   ii. located to minimize light intrusion into residential units or not reduce the separation effectiveness of any landscaped buffer.

   iii. be complementary to the form and character of adjacent sites and Village streetlighting standards.

Figure 10.6-13: Example of shielded directional lights (guideline 5d)

6. ACCESS, PARKING AND LOADING

a. Large surface parking areas should not be located along the road frontage.

b. Large surface parking areas may be broken down into smaller blocks, defined by landscaping, including bioswales for parking lot drainage, to reduce the amount of contiguous pavement and manage onsite stormwater.

c. Parking areas must clearly identify pedestrian and bicycle circulation areas, preferably with different paving and landscaping treatment, that allow safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.

Figure 10.6-13: Example of landscaping and bioswale in a parking lot (guideline 6b)

f. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

g. Permeable surface treatments for roadways, parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.

i. Where individual dwelling units have vehicular access via a public street, combined driveway access points are encouraged to minimize interruptions of landscaping along the boulevard.

j. Internal private roadways must be wide enough to permit easy negotiation of car access to individual garages or carports, parking areas, and to provide access for fire trucks.

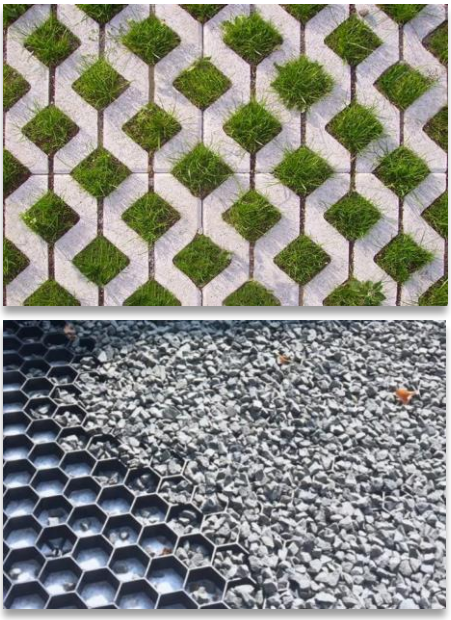


Figure 10.6-14: Example of permeable paving surfaces (guideline 6g)

10.7 DPA 7 - COMMERCIAL

A. DESIGNATED AREA

The areas shown on Map K designated as Development Permit Area 7, DPA 7.

B. CATEGORY

This development permit area is designated pursuant to s.919.1(1)(a),(f), (h), (i), and (j) of the LGA.

f) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

In addition, section 485 of the *Local Government Act* permits local governments to request development approval information such as site plans, reports and studies. All of DPA 7 is included within the area designated by the Village for development approval information (see section 9.7 Development Approval Information).

C. JUSTIFICATION

This development permit area designation is established to ensure a high standard of design for commercial development located outside of the Village commercial core.

The guidelines direct the sensitive integration of the form, character, and scale of commercial development into the neighbourhood context, ensuring that the development enhances the liveability of the neighbourhood and the Village as a whole.

Many development sites may contain natural features which should be preserved and integrated into new development to reflect the Village ambiance and accentuate viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Beaufort Mountains, Boston Ridge). In addition, landscaping can provide habitat and food sources for urban wildlife, enhance the urban forest, and provide for seasonal shading and cooling.

Additional objectives of this designation include:

1. Ensure attractive streetscapes, landscapes, building design and vibrant public spaces associated with commercial developments.
2. Create buildings that address the street and are designed to the human scale.
3. Ensure a pedestrian and bicycle-oriented development for persons of all ages and abilities.
4. Mitigate impacts on neighbouring residential uses.

5. Mitigate adverse effects on the natural environment and urban wildlife, including songbirds.
6. Promote landscaping that is drought resistant and wildlife and pollinator-friendly.
7. Promote FireSmart principles to reduce the flammability of residential properties in the event of a wildfire.
8. Reduce energy and water consumption and greenhouse gas emissions associated with the overall development.

D. EXEMPTIONS

A Development Permit is not required for this DPA for the following types of work:

Activities under a Senior Government's Jurisdiction

1. Activities that are regulated by a senior level of government. Note that certain aspects of those activities may be subject to Village bylaws.

Village and Village-Approved Works

2. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable DPA guidelines as determined by the Village.

Emergency Response and Hazard Reduction

3. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.

Limited Construction, Repair and Maintenance of Existing Property

4. The placement of impermanent structures such as benches and tables.
5. Construction or replacement of buildings where there is less than 10.0 square metres increase in the building footprint (a building permit is not required), and which does not damage existing native vegetation, provided that:
    i. the building, and all associated land alteration, is more than 30 m away from the present natural boundary of any watercourse, wetland, or lake; and
    ii. construction of the building follows best management practices for erosion and sediment control.
6. Reconstruction, repair or maintenance of, or renovations to, existing legal buildings, structures or utilities within the existing footprint, including those buildings or structures that have been damaged or destroyed to *less than* 75% or more of their value above its foundations, as determined by the building inspector (s. 532 (1) of the *Local Government Act*). A building permit may still be required.
7. Erection of fences 2.0 metres or less in height

8. Installation of solar domestic hot water or photovoltaic systems on roofs.
9. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).

Other

10. Subdivision where no new lots are created.
11. Text or content changes to signage that does not alter the overall appearance.

E. GUIDELINES

1. SITE DESIGN

a. Site design must demonstrate how natural site features, such as the natural topography, mature trees and native understorey, are preserved and integrated into the design and layout.

b. All signage and its placement should be architecturally compatible with the overall design of the buildings. Wayfinding signage for larger developments should be provided.

Figure 10.7-1: View to Beaufort Mountains (guideline 1 c)

c. Site design should analyze viewscapes to surrounding natural features (e.g. Comox Glacier, Comox Lake, Boston Ridge, Beaufort Mountains) and demonstrate how key views can be preserved, in particularly from nearby sidewalks, streets, and public open spaces.

d. Service areas and outside storage areas should preferably be located at the rear of buildings. Where site constraints prevent this, they may be visually screened and located at the side of buildings.

e. Orientation and placement of buildings, building entrances and windows should contribute to animating the streetscape. For example, building entrances and display windows should be located close to the street. On corner sites consider wrapping active uses (e.g. retail stores) around the building corner at grade and orienting plazas, interior lobbies, and prominent windows towards the corner. Sites that are mid-block could integrate small courtyards or covered setbacks to display merchandise or provide outdoor seating.

2. LANDSCAPING AND AMENITY AREAS

a. All areas not covered by buildings or structures should be landscaped.

b. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

c. Landscaping should:

   i. treat vehicle entrances as design and landscape features or "gateways"

   ii. define building and parking area entrances

   iii. break up large parking areas

   iv. provide shade and climate control

   v. enhance the aesthetics of commercial developments

   vi. provide increased amenities for users

   vii. contribute to creation of a pedestrian friendly environment

   viii. break up the mass of buildings

   ix. soften architectural materials

   x. enhance the streetscape/parkway environment

   xi. ensure linkages to public sidewalks and multi-use pathways

   xii. improve the safety, function access and appearance of the area over the expected life of the landscaping and provide an accessible environment.

Figure 10.7-2: Examples of pedestrian-friendly commercial frontages and streetscapes (guidelines 2c vii,x)

SOFTSCAPING

d. Landscaping should consider the incorporation of natural daylight and seasonal shade needs. For example, evergreen and deciduous trees should be planted in appropriate locations to provide shade in the summer and solar radiation in winter.

e. Landscaping should include a mix of trees, shrubs, perennial plants and ground cover, preferably composed of native species that provide habitat and/or food sources for pollinators, native birds and small mammals.

a. Existing healthy mature trees, shrubs and native understorey should be retained to the extent possible.

b. The root zones of existing mature trees should be identified and building foundations and areas to be excavated during construction should be sited so as not to disturb the root zones.

c. Impermeable surfaces over the root zones of existing mature trees should be avoided.

d. Vegetation should be chosen and planted in accordance with BC FireSmar guidelines, including, but not limited to:

   i. A non-combustible surface should be left free of vegetation within 1.5 metres of a building or structure.

   ii. Coniferous trees can be present within 1.5 and 10 metres of a building or structure provided they are lone trees, are limbed up to 2.0 metres from the ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the building is non-combustible.

   iii. Due to their high flammability, juniper and cedar hedges should not be planted.

HARDSCAPING

f. Building footprints should be located to create opportunities for plazas, courtyards, or wide sidewalks connecting to the frontage of commercial units and include appropriate site furniture and lighting.

Figure 10.7-3: Examples of creating opportunities for plazas and courtyards (guideline 2j)

e. The appearance of both the buildings and the site landscaping should have a strong emphasis on views to and from the street, incorporating a concept that emphasizes the public realm.

f. Green walls are encouraged.

g. Fencing and/or vegetative screening along rear and side yards should protect the privacy of occupants of adjacent properties.

h. Fencing materials should be sensitive to the neighbourhood context. Unless there are security reasons, chainlink and solid corrugated metal fences on front lot lines are discouraged.

f. All waste disposal and recycling bins must be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Such elements as outdoor storage areas, transformers, and meters must be additionally screened with landscaping, solid fencing, and through appropriate siting.

Figure 10.7-4: Examples of screened waste disposal and recycling bins (guidelines 2f)

h. Outdoor storage should not be viewed from the public roadway by locating it behind buildings or setting it back from the street frontage and using fencing or landscaping for screening.

WATER CONSERVATION

i. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

j. Design sites to minimize water use for irrigation by using strategies such as:

   i. Designing planting areas and tree pits to passively capture rainwater and stormwater run-off.

   ii. Selecting drought-tolerant species

   iii. Using lower water requirement systems such as drip irrigation.

   iv. Using recycled water for drip irrigation systems.

k. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.

l. Areas of high water use turf, sod and lawn are to be a small portion (no more than 25percent) of overall landscaping.

3. BUILDING FORM AND CHARACTER

a. Buildings must be sited to ensure that any adjacent residential properties have visual privacy.

b. Buildings on corner sites should recognize their visibility from each road and present a continuity of design, colours, details, materials, exterior finishes, and landscaping on all facades.

c. All buildings and expansions thereto, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

d. Weather protection features (e.g. canopies, awnings) are encouraged at common entrances of buildings.

e. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

f. Building design should include a variety of architectural design treatments to promote architectural definition and interest, such as:

   i. articulated building footprints and varying setbacks to reduce massing

   ii. wall articulation

   iii. frontages that are articulated and separated into smaller distinctive units.

g. Large blank walls should be avoided or, where that is not feasible, their effect should be attenuated through a wall treatment.

h. Building massing should respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk (where present) level.

i. Building entrances should be prominent and clearly visible from access driveways and streets.

j. Building design should provide visual connections between entrances and

Figure 10.7-5: Example of interesting ways of treating blank walls (guideline 3g)

associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened "sense of place".

k. Building scale should step down to adjacent pedestrian routes and building entrances.

l. Buildings should include multi-planed, pitched roofs with meaningful overhangs and arcades.

m. Buildings should include regular or traditional window patterns.

n. Strongly thematic architectural styles associated with franchises are generally undesirable and if utilized must be modified to be compatible with nearby character buildings, the natural setting and other objectives and guidelines reflective of Cumberland's unique history, character and context.

Figure 10.7-6: Example of visual connection between entrances and pedestrian areas (guideline 3 j)

o. Where multiple buildings are proposed on one site, buildings should be designed to achieve a cohesive whole in terms of design, scale, massing, and proportion.

4. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation

   iii. roof overhangs, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. lot variance of about 5 percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface.

c. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

d. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

Figure 10.5-3: Examples of solar shading on south facing windows (guideline 4a iii)

5. LIGHTING

a. To minimize negative impacts on human health and the natural environment, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting (see darksky.org).

b. On-site illumination should be sufficient for pedestrian/vehicle safety and designed to minimize encroachment onto adjacent properties.

c. All site lighting installations must be:

   i. fully shielded (full cutoff), directing light downwards

ii. located to minimize light intrusion into residential units

iii. not reduce the separation effectiveness of any landscaped buffer.

Figure 10.7-7: Example of shielded directional lights (guideline 5ci)

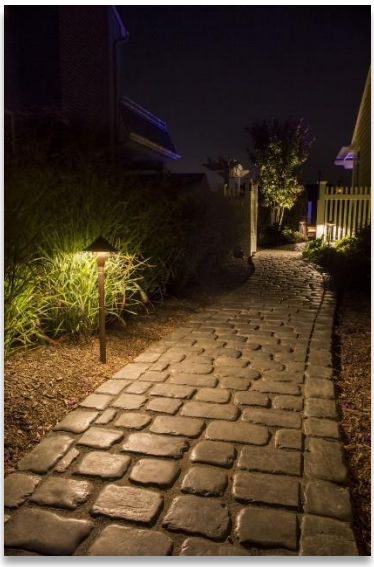


Figure 10.7-8: Example of illuminated pathway (guideline 5b)

7. ACCESS, PARKING AND LOADING

a. Large surface parking areas should be located at the rear and/or side of the main building(s).

b. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted, landscaped areas.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment and allow for safe access to the main entrances of buildings.

d. Priority must be given to alternate modes of transportation, including public transit, bicycles, and pedestrians.

e. The safety and mobility of through-traffic must be promoted by minimizing the number of access and egress points.

Figure 10.7-9: Example of Parking Lot at Quality Foods in Comox (guideline 7 b.)

p. Parking areas should be surfaced with a paving treatment, including pervious paving, cellular paving and concrete unit pavers. Parking aisles must provide a hard travel surface.

f. Travel routes of heavy equipment and trucks must have a dust free travel surface.

g. Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to reduce stormwater runoff from parking lots and rooftops. The use of permeable paving materials for parking areas and other surfaced areas within a development are encouraged.

h. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located to the rear of the buildings.

Figure 10.7-10: Examples of pedestrian circulation (guideline 7 c.)

10.8 DPA 8 - INTENSIVE RESIDENTIAL–CARLISLE LANE

A. DESIGNATED AREA

The guidelines apply to the entire area of the Carlisle Lane development shown on Map K and designated as Development Permit Area No. 8.

B. CATEGORY

This development permit area is designated pursuant to section 488 (1)(e), (h), (i), and (j) of the Local Government Act.

e) Establishment of objectives for the form and character of intensive residential development.
h) Establishment of objectives to promote energy conservation.
i) Establishment of objectives to promote water conservation.
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

C. JUSTIFICATION

This development permit area designation is established to promote a high standard of design within the Carlisle Lane development and to guide the integration of laneway housing into the neighbourhood. The following guidelines provide expectations for developments to promote a residential environment that maintains desirable relationships to its surrounding context.

The development of laneway houses in combination with secondary suites within a single family residential neighbourhood promotes increased density, efficient servicing, home-based businesses, and rental opportunities within the neighbourhood.

Additional objectives are:

1. Achieve a high degree of residential liveability.
2. Achieve development that considers site specific characteristics.
3. Achieve sensitive integration of coach houses into a low-density neighbourhood.
4. Promote and encourage construction of quality housing.
5. Accomplish the above in an energy-efficient, sustainable and responsible manner.

D. EXEMPTIONS

A development permit is not required in the following circumstances:

1. Projects that are exempt from municipal control and regulated under federal and provincial law[1] including, but not limited to:
    a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act
    b. Forestry activities under the Forest Act or Private Managed Forest Land Act
    c. Mining activities subject to the Mines Act
    d. Hydroelectric facilities licensed by the Province
    e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village
    f. In-stream work as approved under the Water Sustainability Act
2. Public infrastructure works undertaken by the Village
3. Subdivision
4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))
5. Interior renovations to a building or structure
6. Erection of fences 2.0 metres or less in height
7. Replacement of a roof with fire resistant roofing material
8. Installation of solar domestic hot water or photovoltaic systems on roofs
9. For construction, alteration, renovation, addition or demolition of an accessory building.

E. GUIDELINES

1. FORM AND SCALE

a. New buildings should:
    i. Create visual interest by providing variations in height, rooflines and massing
    ii. Avoid building plans that are repetitive.
b. Flat roofed buildings are not permitted.
c. Large blank walls must not dominate the buildings and where windows/dormers/bays are not possible, landscaping should be used to mitigate the blank walls.

[1] Current laws and regulations as amended or replaced from time to time.

d. Garage must not be visually prominent, mitigated through the use of staggered setbacks, and varied orientation, materials, scale, finishes and colours.

e. The use of vinyl siding is prohibited.

f. Trim on windows, soffits and gables should complement the primary background colour of a building.

g. Large windows should not face directly onto adjacent properties.

h. Main entrances for principal dwellings should be prominent to the street.

i. The design and siting of coach houses shall:

   i. Be sensitive to the scale, mass and form of adjacent buildings

   ii. Use building materials that reflect the character of the principal dwelling unit

   iii. Not overlook and shadow adjacent properties

   iv. Utilize all habitable space opportunities such as building into the truss system of the unit.

2. LANDSCAPING

a. All portions of a parcel used for intensive residential, exclusive of parking areas, driveways or sidewalks shall be landscaped with a balanced mix of grass, shrub beds and trees to create a pleasant livable environment by providing an appropriate amount of usable open space, screening and shading.

b. A landscape plan by a landscape professional, shall be prepared with the broad objectives of providing:

   i. Vegetative screening on private lots to protect the privacy and to mitigate noise between occupants of adjacent properties

   ii. Low height vegetation between adjacent driveways on private lots to mitigate the visual impact of paved surfaces

   iii. Aesthetic, social and natural benefits of street trees and plantings on public and common areas

c. The use of drought-resistant plant species is encouraged in all landscaping.

d. Boulevard (common or public) landscaping will include street trees and grass or groundcovers.

e. Street trees of a type, spacing, and caliper size to be determined by the Village, shall be located on the public right of way within the subject development. These works shall include root barriers and irrigation.

f. Enhancement and landscaping along an adjacent lane must not contain parking or driveways.

g. Landscape plans will be provided at the developer's expense, which have been prepared by a landscape professional utilizing plants appropriate to the growing conditions. The plan shall

include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Private outdoor space for both the principal unit and the coach house must not constitute the same space and must be separated through landscaping.

i. Mature trees must not be cut down or damaged, wherever possible. Any trees removed by the Owners and occupiers must be replaced to meet the principle of "no net loss" of significant plant material. Replacement plantings must be sufficient in number, size, type and maturity in order to off-set its removal; Subsequent owners and occupiers must not remove replacement plantings installed by the developer or previous owner.

j. All landscaping is to be installed, staked, and mulched according to BC Landscape and Nursery Association standards.

k. Garbage and recycling systems must be placed in predetermined locations within the lane, in an enclosed area, garage, or adjacent to parking areas. Garbage and recycling areas and containers must be animal proof.

l. Fences must be constructed of wood. All wooden fencing and other wooden landscape components must not be left untreated unless the wood naturally has some preservative qualities (i.e., Western red cedar).

3. DRIVEWAYS AND PARKING

a. Paved driveway surfaces must not be wider than 5.0metres.

b. Where possible, parking for a coach house must not be accessed from the frontage road, but rather a secondary access in order to disperse traffic associated with any single property.

c. Parking areas for all recreational vehicles, trailers and boats, including commercial or industrial vehicles (if permitted by bylaw), must be parked behind the front face of the primary dwelling unit. This requirement must be met whenever these vehicles are on the property; there is no "temporary" storage or parking areas permitted.

4. OUTSIDE AMENITY AREA

a. A coach house must have an outside amenity area in the form of a deck, dedicated yard, garden or similar feature. A parking area does not qualify as an outside amenity area.

b. The amenity area must not be narrower than 2.5metres and must not be less than 10.0square metres in area.

c. Decks and balconies shall not overlook adjacent properties.

5. SAFETY FEATURES

a. The civic addressing for a coach house must be visible from the primary street frontage.

b. A coach house shall have a dedicated, unobstructed, hard surfaced path, not be less than 1.0metre in width that links the coach house to public street or lane. The pathway shall be lighted in such a way as to not impact neighbouring properties. Vertical clearance must not contradict fire safety requirements and standards of the Village and maintenance must not contradict Village bylaws.

6. ENERGY AND WATER CONSERVATION

a. Building units must not use any appliances that are not Energy Star certified.

b. Building siting and landscaping should consider passive solar exposure in wintertime and the reduction of sun penetration in summer.

c. Solar energy systems or pre-plumbing for future installation should be considered.

d. Natural infiltration of rainwater into the ground must be incorporated into the lot drainage management system unless the engineering and geotechnical reports confirm that the soils are not suitable for on-site infiltration.

e. Landscaping must not be developed without consideration of water-smart landscaping principles.

7. LIGHTING

a. Lighting for parking areas must not spill onto the neighbours' property or on to other units on the same property.

b. Motion-activated security lights must not create any light spillage on neighbouring buildings.

c. Lights from parked cars must not affect adjacent properties, but rather must be effectively prevented by the use of screening/fencing and/or landscaping and/or fencing.

8. STORMWATER MANAGEMENT

a. It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, it shall be required that each development prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan shall be prepared by a Professional Engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

9. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan shall be prepared by a registered profession for the construction and operational phases of the development.

10.9 DPA 9 - INTERCHANGE LANDS

A. DESIGNATED AREA

The guidelines apply to the areas shown on Map K and designated as Development Permit Area No. 10.

B. CATEGORY

This development permit area is designated pursuant to sections 488(1) (d),(f), (g), (h), (i), and (j) of the *Local Government Act*.

d) Revitalization of an area in which a commercial use is permitted
f) Establishment of objectives for the form and character of multi-family residential development
g) Establishment of objectives for the form and character of commercial development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions

C. JUSTIFICATION

The guidelines reflect the intent of conceptual development plans provided during the rezoning process for the lands. Guidelines are intended to provide development controls that will guide developers in the preparation of detailed development proposals. There is a need to buffer and to minimize the built form onto adjacent public realms including the existing neighbourhoods in the Village. The guidelines are structured to provide principles and a general set of acceptable solutions for the character, built form and public realm. The guidelines are intended to allow the design process to inform the preparation of a development proposal.

Additional objectives are:

1. Encourage opportunities for community surveillance and safety through clustering uses, parking and identified walkways
2. Complementary retail uses
3. Encourage the use of building finishes and forms that have a historic precedent in the Village
4. Ensure neighbourly integration of commercial uses with the residential area
5. Promote safe pedestrian-oriented streets and parking areas
6. Promote connectivity to area trails and public parks
7. Create a distinct identity and character within the Village

8. Minimize building impact
9. Promote the use of local materials and regional precedents
10. Promote barrier free access and design

EXEMPTIONS

A Development permit is not required in the following circumstances:

1. Projects that are exempt from municipal control and regulated under federal and provincial law[1] including, but not limited to:
    a. Normal farm practices under the Farm Practices Protection (Right to Farm) Act
    b. Forestry activities under the Forest Act or Private Managed Forest Land Act
    c. Mining activities subject to the Mines Act
    d. Hydroelectric facilities licensed by the Province
    e. Stream enhancement, fish and wildlife habitat restoration works approved by the responsible provincial ministry and/or federal department where notification is given to the Village
    f. In-stream work as approved under the Water Sustainability Act
2. Public infrastructure works undertaken by the Village
3. Subdivision
4. Construction involving a building floor area of 10.0square metres or less (does not include additions to existing dwelling(s))
5. Interior renovations to a building or structure
6. Erection of fences 2.0 metres or less in height
7. Replacement of a roof with fire resistant roofing material
8. Installation of solar domestic hot water or photovoltaic systems on roofs
9. For construction, alteration, renovation, addition or demolition of an accessory building.

[1] Current laws and regulations as amended or replaced from time to time.

GUIDELINES

1. SITE DESIGN

a. Each dwelling shall be provided with a minimum of 10.0square metres of open space. This space can be provided in the form of private open space such as balconies, courtyards, patios, porches, roof gardens and semi-private open space such as gardens, courtyards and landscaped setbacks to residential buildings.

b. Plaza design shall provide ease of pedestrian flow to primary routes.

   i. In general, a plaza should be a relatively open and uncluttered space, with clear sightlines to ensure visibility, surveillance and security.

   ii. The edge buildings of a central plaza should:

   - Maintain a continuous façade at the edge on all sides
   - Provide for active retail uses or visually interesting commercial, community, or residential uses at the first floor and above overlooking the space
   - Provide for rain protection at building edges

c. The Village will work with the principles of Crime Prevention Through Environmental Design (CPTED) in the consideration site design and landscaping.

d. Site design should consider the preservation of natural site features.

e. Site design should consider the preservation and enhancement of view corridors to open areas and viewscapes.

f. Site design should give priority to alternate modes of transportation, including public transit, bicycles and pedestrians.

g. Building setbacks shall be varied to enhance visual interest along the streetscape.

2. LANDSCAPING

a. Local building materials and finishes (e.g., stones, heavy timber) should be used.

b. Standard paving materials (i.e., materials such as asphalt and concrete) should be used for the majority of the streets and secondary sidewalks.

c. Higher quality paving (i.e., interlocking concrete pavers, brick and stone) should be used in highly public, special spaces such as squares, courts, pedestrian right of ways and primary sidewalks.

d. All landscaping shall be irrigated by means of an automated system.

e. A landscaped buffer shall be provided along all major roads and all buildings shall be screened from view from any adjacent property zoned for residential use as effectively as possible through the use of landscaping, solid sound attenuating fencing, and siting.

f. All waste disposal and recycling bins shall be screened on three sides within a solid walled animal-proof enclosure, not less than 2.0metres in height.

g. Landscape plans will be provided at the developer's expense, which have been prepared by landscape professional utilizing plants appropriate to the growing conditions. The plan shall include a complete plant list and cost estimate. A performance security will be required before the Permit is issued.

h. Landscaping should:

   i. Provide shade and climate control

   ii. Enhance the aesthetics of Commercial developments

   iii. Provide increased amenities for users

   iv. Create a pedestrian friendly environment

   v. Break up the mass of buildings

   vi. Soften architectural materials

   vii. Enhance the streetscape/parkway environment

   viii. Provide buffers between incompatible land uses or site areas

   ix. Use drought tolerant plant species that are native to the region or suitable to this climate.

3. ACCESSIBILITY

a. Accessibility features shall be integrated into the overall design concept and identified on the site plans.

b. Accessible travel routes shall be provided from adjacent roadways and parking areas to the main building entry and incorporate barrier-free universal design principles.

c. Accessible travel routes shall be of a hard, slip- resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC)

d. Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.

4. BUILDING FORM AND CHARACTER – GENERAL

a. Metal finishes should be limited to structural frameworks and elements, roofing and siding material.

b. Entries should include a significant architectural element to ensure that the building entry is prominent and provides legibility and identity.

c. The use of reflective glass, mirrors or other highly reflective material is not permitted as entry material finishes.

d. Local building materials and finishes (e.g., stones, heavy timber) are encouraged as part of exterior building treatment.

e. Composition of materials along the length of a façade should reinforce the sense of multiple buildings, and minimize the apparent length of a building.

f. Glazed canopies and weather protection are required at building entries and where possible at select walkways.

g. Guidelines for ground floor façades:

   i. Corners should be visually prominent and need to be strongly defined with special features wherever possible.

   ii. Wherever possible, the use of blank walls at grade level should be avoided.

h. Guidelines for above ground floor façades:

   i. Blank walls may only be above the ground floor where windows are not recommended. Such walls shall be addressed with a range of options such as articulation, surface detailing, material, and texture.

   ii. Insets up to 3.0metres deep and up to 10.0metres long for façade walls are permitted above the ground floor.

i. Buildings with large visible roof areas, as seen from surrounding roads and higher buildings, should where possible incorporate roof articulation elements or green roof design to reduce the visual impact and expanse of flat roof area.

j. Mechanical enclosures shall not to be visible from the public realm or from adjoining buildings.

k. A variety of balcony typologies are encouraged depending on the streetscape character, including recessed, cantilevered, concealed, open or screened.

l. Buildings shall be designed to take account of prevailing wind directions and minimize potential wind tunneling effects.

m. Buildings should be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise through landscaping or sound attenuating fences.

n. Buildings should include regular or traditional window pattern.

o. Thematic architectural styles associated with some chain restaurants and service stores are generally undesirable and if utilized shall be modified to be compatible with nearby structures and uses.

5. BUILDING FORM AND CHARACTER – RETAIL/COMMERCIAL

a. The expansive use of reflective glass is not permitted.

b. An entry door should be recessed from 1.2 to 1.6metres from the shop front to provide a more articulated and fine grade appearance

c. Common entries to upper levels should be defined by an entry walk from the footpath that is separated from retail or office entries that are serving at-grade uses in the same building

6. BUILDING FORM AND CHARACTER–RESIDENTIAL

a. Entries to residential lobbies along a retail street should be defined and identifiable as distinct from retail shop fronts, yet be sheltered and semi-private in character

b. Buildings with a setback greater than 3.0metres should provide a patio or walled courtyard. Buildings with a setback less than 3.0metres should provide a landscape area appropriate to the internal use to provide a transition between the footpath and unit

c. Flat roofs are discouraged

d. Limited encroachments up to 1.0metre in depth are permitted into the setback for balconies, unit end walls, entry covers, and similar architectural features

e. At least one primary balcony should be provided for each residential unit that does not have an alternate outdoor private open space

f. Parking entries to residential buildings shall be consolidated. Individual parking entries for single units are not permitted

g. Wherever possible, parking entries and gates should be located at the side of the building and accessed from a lane to minimize visual impacts from the street

h. Wherever parking can only be configured with access directly from a street, the entry design shall be integrated with the larger façade and the entry point shall be recessed

7. SIGNS–GENERAL

a. Sign illumination for new signs should be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos, subject to any Sign Bylaw

b. Sign heights and size shall be in context with the neighbourhood, subject to the applicable bylaw provisions

c. No signs shall be equipped with flashing, oscillating or moving lights or beacons

d. Signs for common entries of residential buildings should be integrated with architectural elements of the building or with the entry landscape character

8. SIGNS – COMMERCIAL

a. Small Scale Signage

   i. Signs in shopping street environments should be oriented to pedestrians

   ii. Permitted Small-Scale Signage typologies include:

b. Signs parallel to building face:

c. As an integral part of the façade

d. Maximum projection of 300millimetres from build-to line

e. Limited in height to 1.5metres

f. Signs perpendicular to building face:

g. The bottom of the sign shall be a minimum height of 3.0metres above street level

h. Signs located below an awning may be attached to the building face or hanging from the awning

i. Signs hanging from an awning shall not to extend beyond the outer edge of the awning

j. Signs above an awning attached to a building face are limited to locations where non-residential uses are present at the first level or above

k. Signs attached to outer face of awning:

l. Shall have a maximum vertical dimension of 300millimetres

m. To be integrated with the design of the awning

9. LIGHTING

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should be regulated to control both the quantity and quality of night lighting.

b. All site lighting installations should be fully shielded (full cutoff)

c. Light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter

d. Security and other lighting should be placed so as not to shine directly into residential properties or reduce the separation effectiveness of any landscaped buffer

e. Exterior building lighting should generally be concealed in soffits or other similar architectural features

f. Lamp poles and luminaries used for site area lighting should be complementary to the form and character of adjacent sites and Village streetlighting standards

g. There should be sufficient on-site illumination for pedestrian and vehicle safety. Illumination should not encroach onto adjacent properties

h. Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (i.e., low level bollards) and address pedestrian safety

10. ACCESS AND PARKING

a. Large surface parking areas may be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas.

b. Pedestrian sidewalks (inclusive of street tree planting) on both sides of the street are generally a minimum of 3.0metres within retail areas, and a minimum of 2.0metres within residential areas

c. Streets shall be scaled and configured to calm traffic, provide for safe bicycle use within the travel lane and provide for ease of parallel parking

d. Streets shall provide a complete network of pedestrian sidewalks and crossings to reinforce pedestrian-friendly use

e. Sidewalks should provide connections to pathways extending to other parts of the community

f. Primary Sidewalks

    i. Widths of primary sidewalks should range from 3.0–6.0metres to allow for a high volume of pedestrians, and in certain locations, opportunities for café seating and umbrellas

    ii. Service locations and access points shall be appropriately placed to minimize visual impact and shall be located away from primary circulation paths and key corner locations

g. Secondary Sidewalks shall be a minimum of 2.0metres wide and located along all other streets and access ways into parking areas

h. Servicing

    i. Dedicated servicing areas shall not be visible from the public realm, and access points from the street shall be limited to a driveway crossing with docks screened from view

    ii. At-grade service areas should be sized to fully accommodate service vehicles within the enclosed service area

iii. Crossings of pedestrian walkways and vehicular driveways by service access corridors shall be identified and marked with contrasting paving material—in both colour and texture, and where appropriate by a slightly raised roll over curb walkways of at least 150millimetres to 250millimetres high, and spanning the width of the affected walkway

iv. Commercial

- Minimize the number of entry points for servicing by providing service lanes and by grouping docks and associated services off single entry points
- Each service dock should integrate loading, rubbish, and recycling and mechanical servicing requirements as appropriate

v. Residential

- Servicing access and docks related to residential sites should be separate from the commercial servicing wherever possible
- The visual presence of service or parking entries at the street shall be minimized by incorporating them into the façade design

i. Parking areas shall clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment

j. Parking areas should be surfaced with a paving treatment including pervious paving, cellular paving and concrete unit pavers. Parking aisles shall provide a hard travel surface

k. Developers are encouraged to use permeable surface treatments for roadways, parking areas and other hard surfaced areas within a development, where appropriate

l. Site designs should include provisions for multi-modal transportation

m. All parking requirements for the development shall be met on-site

11. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS

a. Building design should include passive heating, lighting and cooling design features

b. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs

c. Building orientation should, where practical, be designed to optimize the benefits of solar orientation

d. Building design should incorporate solar ready features

e. Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use

f. Electric vehicle plug-ins should be provided for new developments

g. All buildings shall be designed and engineered to be solar ready

h. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation

12. WATER CONSERVATION

a. Development projects should incorporate rainfall capture systems for irrigation where feasible

b. Development projects should minimize impervious areas and incorporate on-site integrated stormwater management solutions that maintain pre-development infiltration rates and site hydrology

c. Landscape planting should be designed to reduce water consumption through the use of native and drought-tolerant plant species suitable for the growing area

d. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller

e. The use of high water use turf, sod and lawn is discouraged

13. STORMWATER MANAGEMENT

a. A stormwater management plan shall be required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season

b. Stormwater management shall follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other water-bodies

c. Stormwater management shall take advantage of on-site opportunities to recycle water to absorbent soils, wetlands, and forests

14. SOIL EROSION AND SEDIMENT CONTROL

a. A Sediment and Erosion Control Plan shall be prepared by a registered professional for the construction and operational phases of the development

Figure 11.1: Downtown core (February 11, 1932), Cumberland Museum and Archives CMA 270-042

11.0 HCA 1 - Historic Village Commercial Core

A. DESIGNATED AREA

These heritage conservation area guidelines apply to the area designated as Heritage Conservation Area 1 (HCA-1) and shown on Map L.

B. CATEGORY

This HCA is designated pursuant to section 614 of the *Local Government Act* for the purpose of heritage conservation. This HCA also includes development permit designations under section 488 (1) of the *Local Government Act*:

e) Establishment of objectives for the form and character of intensive residential development
f) Establishment of objectives for the form and character of multi-family residential development
h) Establishment of objectives to promote energy conservation
i) Establishment of objectives to promote water conservation
j) Establishment of objectives to promote the reduction of greenhouse gas emissions.

In order to facilitate development respectful of the surrounding natural environment through appropriate stormwater management and sediment control, this DPA also includes designation under 488(1)(a) *protection of the natural environment, its ecosystems and biological diversity.*

C. JUSTIFICATION

This Heritage Conservation Area (HCA) is intended to provide long-term protection of the Historic Village Commercial Core (HVCC) that has been designated for future mixed use.

Cumberland's downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design consideration which extends beyond the buildings themselves to the site development.

This HCA seeks to conserve the character of the HVCC by managing change that complements the established Village commercial streetscape and maintains the integrity of the historic architectural forms. It is essential to the integrity of an HCA to have the established heritage character serve as inspiration for new development. The form, character, and sense of place of the Historic Village Commercial Core is reliant on the existing stock of buildings, other structures and features and landscape elements, and it is essential that all components work together in an integrated and harmonious fashion. There is an eclectic mixture of architectural styles that lend to the unique character of the area and should inspire diversity of styles over time.

CHARACTER DEFINING ELEMENTS

Character defining elements of this area include:

a. A generally intact and unified streetscape of commercial and some residential buildings that illustrate the development period of the late 19th and first half of the 20th century, including buildings built to the street frontages. Character defining elements specific to some of the key historic buildings are further described in their Statements of Significance.

Commercial buildings:

b. A variety of architectural styles, including:

   i. "Storefront" design incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style. (e.g. Big Store, Frelones buildings);

   ii. Georgian style hip-roofed rectangular building with central recessed entry (e.g. King George Hotel)

   iii. Revival era commercial design (e.g. former Cumberland Drug Store at 2719 Dunsmuir, First Credit Union at 2717 Dunsmuir Avenue)

   iv. Edwardian era commercial style with balanced symmetrical façade, cornice with lentils, round headed windows on main frontage on facing first floor, and brick construction (Old Post Office).

v. Art Deco with sleek linear appearance, curved entrance with decorative tile work, and stucco siding (e.g. Ilo Ilo Theatre).

c. Architectural features such as cubic massing and dense site coverage, generally limited to one or two stories.

d. Continuing commercial viability with a variety of independent businesses, and a mix of institutional and residential uses.

e. Typical wood-frame construction for both early residential and commercial architecture

f. Street façades that are more elaborate than the more utilitarian rear façades.

g. Front façade that extends above the top storey and hides a gable or a flat roof.

h. Punched window openings, often with muntin or grille treatments.

i. Wood framed storefront windows, sometimes with transom windows.

j. Projecting cornices at the rooflines.

k. Recessed retail entrances.

l. Remaining examples of historic architectural detailing and materials.

m. An eclectic mix of vibrant and contrasting building styles and colours.

n. A mix of roof types including pitched as well as flat roofs.

Figure 11.2: Examples of false front (top and middle), canted storefront entrance with transom windows (all), pitched roof (middle), hip roof (right -most building in bottom photo).

Residential buildings:

o. Architectural styles predominantly represented are:

i. Queen Anne: asymmetrical house shape with intersecting roof lines, turrets and bay windows, first-floor porch, patterned shingles and decorative trim

ii. Folks Victorian: simple house forms decorated with elaborate spindle work, jigsaw-cut bargeboards, decorative trim

iii. Craftsman: low-pitched gable roof with deep, bracketed overhangs and exposed rafters, porches supported by massive piers and unadorned square posts, windows and doors with long vertical panes.

p. Typical wood-frame construction for early residential architecture.

q. The use of:

   i. pitched, gable and hip roofs,

   ii. large porches and verandas facing the main street:

   iii. wood siding and wooden-sash windows; trim and soffits.

r. End-wall chimneys, bay and picture windows.

s. Mature landscaping.

BRIEF HISTORY OF CUMBERLAND

Cumberland is part of the traditional territory of the K'ómoks First Nations (KFN) who used the area for hunting, gathering, and cultural practices long before the arrival of European settlers in the area. The Village recognizes the K'ómoks continued presence on the land and is committed to working with the First Nation to recognize that presence in formal and informal ways, as for example, through interpretive signage, art and place naming.

Colonial history is relatively short in Cumberland, beginning in 1852 with the discovery of rich coal deposits near Comox Lake. The earlier company town of Union was built in 1888 by coal baron, Robert Dunsmuir and Union Camp in 1889 centred around the part of Dunsmuir Avenue west of Sutton Road, locally known as "Camp Road". The town of Cumberland was built further east in 1893. The current Cumberland Village site began development in 1893, with the layout of streets and blocks from First to Fifth Street and between Allen to Windermere Avenue, by the Union Colliery Company Surveyor Frank B. Smith[1.] Many residents of Union moved into Cumberland, leaving Union to the various ethnic communities. The two towns were amalgamated in 1967. Cumberland was named after a county in England, known for its coal mining and beautiful lake country.

Today, the HVCC stands as one of few surviving early mining town commercial and adjacent residential areas on Vancouver Island. The historic form and scale of commercial and residential buildings in the downtown area of Cumberland are integral to the appearance, feeling, and ambience of this area.

The heritage features and characteristics of the HVCC form a direct link with Cumberland's historic past. As typical with prosperous resource driven towns, a mix of businesses, institutions, and residences evolved to support a rapidly growing population. Even with economic depressions throughout the mining era, the Village boasted significant cultural, institutional, and business amenities. The outcome of this growth legacy is a high level of civic pride, community voice, and sense of place that have attracted businesses, visitors, and residents alike.

The past 130 years has seen changes to the downtown commercial core either through fires, demolition or remodeling. Despite this, the core heritage character of buildings and streetscape continues to define

[1] Jennifer Nell Barr, Cumberland Heritage: A Selected History of People, Buildings, Institutions and Sites 1888-1950, p.37-38

Dunsmuir Avenue and neighbouring streets. This is a significant asset and opportunity for the Village. The value and character of this area provides the potential to greatly contribute to the near and long term economic and cultural well-being of the community, justifying stewardship, conservation, and repurposing of the downtown commercial core buildings and streetscape.

SUPPORTING PLANNING DOCUMENTS

Prepared in 2008, the Cumberland Enhancement Study identified Dunsmuir Avenue between First and Fifth Street as a 'Historic Commercial Core'. The 2014 OCP created a Heritage Conservation Area for the HVCC to achieve appropriate, consistent, and sensitive revitalization of that designated area.

In 2015-2016, the Village prepared a comprehensive Heritage Management Plan that lays out a policy framework and heritage themes to guide heritage conservation actions. The plan takes a broad view of heritage in Cumberland, recognizing the importance of heritage resources throughout the village, including older residential areas.

With the 2025 OCP, the HCA-1 is extended and updated to add the areas on either side of Dunsmuir Avenue that are designated for commercial-residential mixed use to guide their redevelopment in a way that is sympathetic to the heritage character of those streets.

OBJECTIVES

This HCA is designated to achieve the following objectives:

1. To recognize and enhance the historic nature of the HVCC, designated on Map L for the benefit of present and future generations.
2. To ensure that building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the HCA respect the history and enhance the heritage character and value of the HVCC.
3. To promote conservation, restoration, and heritage-sensitive rehabilitation and renovation of the heritage buildings, other structures, land or features in the HCA, listed on Schedule A at the end of the HCA guidelines.
4. To regulate subdivision within the HCA, in a manner consistent with the guidelines and heritage scale, form and character of the area.
5. To accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of the HCA.
6. To promote appropriate adaptive reuse of existing buildings.
7. To support commercial development and densification in the residential areas included within the HCA in a manner that is sensitive to the heritage character of those primarily residential streets.
8. To continue to promote a pedestrian-friendly, accessible, vibrant, and animated historic downtown Village core.

9. To ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.
10. To accommodate, encourage and manage new development on vacant lots and redevelopment of existing properties to ensure that new buildings constructed within this HCA are designed so as not to detract from the overall effect and character of the surrounding original structures.
11. To implement the above objectives in a manner that promotes energy conservation, water conservation, and reduction of greenhouse gas emissions.
12. To prevent sediment from entering the stormwater system.

D. HERITAGE ALTERATION PERMIT

A Heritage Alteration Permit (HAP) is required pursuant to sections 617 to 619 of the Local Government Act, noting current statutory language indicates a person must not do any of the following unless a heritage alteration permit authorizing the action has been issued:

a. Subdivide land within the area;
b. Start the construction of a building or structure or an addition to an existing building or structure within the area;
c. Alter a building or structure or land within the area
d. Alter a feature that is protected heritage property

For greater certainty, the above includes the requirement for a Heritage Alteration Permit for:

a. Demolition of a building
b. Placement of a shipping container

In those cases where zoning requirements are considered for a variance, the heritage character of the area will remain the primary concern.

Given the multiple designations under the section 614 and 488 of the *Local Government Act*, a HAP issued in accordance with this HCA includes the required Development Permit noted under the heading "Category" above, however if the lands under consideration are subject to a different Development Permit Area designation, requirements for that DP(s) must be satisfied separately.

E. EXEMPTIONS

In accordance with section 614(3)(a) of the *Local Government Act,* and section 488(4) with respect to the DP designations subsumed within this HCA, a heritage alteration permit is not required if the following conditions apply:

1. Works conducted by the Village or its agents where appropriate measures have been undertaken to satisfy the applicable heritage conservation area guidelines as determined by the Village.

2. Emergency responses or works undertaken by the Village or its agents to prevent or control forest fire, flooding, erosion, and other hazards or emergencies.
3. Routine upkeep, exterior maintenance and repairs of buildings with materials, design and colours that are consistent with these guidelines so long as there are no changes to overall appearance, design, or materials used. However, any alterations to the types of windows (e.g. window pattern, substitution of aluminum or vinyl for wood frame windows), changes to siding materials, or changes to architectural features will require a Heritage Alteration Permit.
4. Additions of accessibility features including automatic doors, ramps and/or handrails that are made to compatible (e.g. similar materials, colours, design) with, but subordinate to, the heritage character of the existing building.
5. Roof replacement with fire resistant roofing material, provided the roof retains the same shape and form and the historic colour.
6. Addition of solar photovoltaic systems on roofs.
7. Installation of heat pumps, provided they are screened from public view with materials compatible with the main building. For clarity, where mechanical lines are attached to the façade, a HAP is required.
8. Soft landscaping (replanting existing beds or creating new planting beds and planting vegetation).
9. Public art as approved by Council or designate.
10. Interior renovations.
11. The placement of impermanent structures such as benches and tables.

F. HERITAGE REVITALIZATION

When assessing applications for development within the HCA, the priority is the retention and restoration of buildings that contribute to the character and heritage value of the area.

Protected heritage property is listed in Schedule A. The buildings and sites on Schedule A meet one or more of the following criteria:

a. listed on the Cumberland Community Heritage Register
b. listed in the 2016 Cumberland Heritage Inventory
c. identified in “Cumberland Heritage – A Selected History of People, Buildings, Institutions and Sites 1888-1950
d. constructed prior to 1960, including reconstructed buildings
e. identified as having heritage significance – aesthetic, historic, scientific, cultural, social, spiritual or contextual (sometimes identified with a plaque)
f. post 1960 buildings that exhibit the HCA’s overall character-defining elements identified above.

A development proposal that retains and seeks to restore heritage property may be eligible for incentives as part of a Heritage Revitalization Agreement (HRA), a voluntary written agreement negotiated between a property owner and the Village and authorized by bylaw. An HRA outlines obligations and benefits to both parties to the agreement. Depending on the terms negotiated as part of the agreement, an HRA can vary or supplement zoning (except provincial Small Scale Multi-Unit Housing regulations use and density), servicing and other heritage regulations, including HAPs and other land use permits, as well as provide non-financial incentives to a property owner in return for the conservation of a heritage building. Incentives that may be considered as part of an HRA include:

- Additional permitted land uses
- Increase to lot coverage
- Additional density/increase in FAR
- Parking and/or setback variances
- Other variances to the Zoning bylaw as negotiated

Discussions on a Heritage Revitalization Agreement can be initiated by either the property owner or the Village. For certainty, and in accordance with section 610(5) of the Local Government Act, an HRA is not required for a Heritage Alteration Permit under this HCA, and is discussed here only for informational purposes.

G. GUIDELINES

1. GENERAL GUIDELINES – NEW CONSTRUCTION

a. Property owners proposing to construct new buildings in the HCA must look to the unique and special characteristics of the HVCC for design cues and guidance. Most important of these is the scale of the commercial area. The existing Downtown Commercial Core in Cumberland is a pedestrian scaled environment, with a range of one and two storey commercial buildings built from the late 19th century to the present day. Three-storey buildings were also common on Dunsmuir Avenue in the past, even though none of the original three storey buildings remain. This does not however, preclude an increase in storeys within the HCA, to encourage densification and multiple uses. New construction must integrate with the streetscape and enhance the character of the historic downtown core.

b. Consolidation of properties into large parcels must be discouraged unless the proposed building design is sensitive to the small-scale shop frontages typical in the commercial area of Cumberland.

2. GENERAL GUIDELINES – EXISTING BUILDINGS

c. The core principles of the guidelines are based on the integrity of individual buildings, an understanding of the original design concept for each structure, and integration of each building within the commercial core context. The current edition of **Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada** must be used as the basis for review and guidance. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention. Research is central to guiding proper conservation. Historic photos, archival records, and a careful examination of the building itself often yield clues as to what was located where, what materials were used, original colours, etc. This is especially true for windows and doors, which are often signature elements of buildings.

d. Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any renovations. The Village may request the completion of a Statement of Significance and/or a heritage conservation plan to guide the renovation or restoration of the exterior of those buildings, structures, land or features listed in Schedule A.

e. Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place and preserved.

f. Alterations should not be made to a building that interferes with the relationship of the lower and upper storeys.

g. The retail/commercial appearance of the street level of a building must not be significantly altered from the original.

h. The Village encourages the adaptive re-use of residential buildings for commercial purposes provided the renovations respect and do not significantly alter the exterior character of the residential building.

2. SITE DESIGN – EXISTING BUILDINGS AND NEW CONSTRUCTION

b. Site design must demonstrate how any natural site features, such as the natural topography and mature trees are preserved and integrated into the design and layout.

d. Site design must reserve the required setback from the powerline on Dunsmuir Avenue and reserve space for a transformer as per BC Hydro guidelines.

e. Recycling and solid waste pick-up and bin storage must be located to the rear of buildings.

f. All developments must reserve a non-buildable area a minimum of 1.5metres to the lane to provide adequate access to commercial and service vehicles, accommodate the turning radius of delivery trucks and enable the Village to maintain the lane and clear snow in winter. Owners are encouraged to grant a Statutory Right-of-Way (SRW) to the Village for those purposes.

g. No vehicle access will be permitted off Dunsmuir Avenue. Access must be from the rear lane to those lots fronting Dunsmuir Avenue.

3. LANDSCAPING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Landscaping must respect the heritage character of the area and be consistent with neighbouring properties.

b. Existing mature plantings that provide historic context and are a character-defining element of a property, must be taken into consideration for retention in any redevelopment of the site or before undertaking any new construction.

Hedges and Fencing

c. In order to maintain the existing open appearance, owners or designates should limit the height of solid hedges between the front of the principal building and the front lot line to the maximum fence heights.[2]

d. Fences must be compatible with the architectural style of building(s) on the property. Chain link and corrugated metal fencing is not permitted.

e. Such elements as shipping and loading areas, outdoor storage areas, shipping containers (if permitted), transformers, and meters must be screened through

Figure 11.3: Example of fence styles (guideline 3d)

[2] Maximum fence heights are regulated by the Zoning Bylaw.

landscaping, solid fencing, and appropriate siting.

Water Conservation

f. Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.

g. Landscape planting must be designed to reduce water consumption through the use of drought tolerant plants suitable for the growing area.

h. Design elements that recycle water into absorbent soils, such as raingardens and bioswales are encouraged.

Figure 11.4: Example of rainfall capture systems (guideline 3i)

i. Development projects are encouraged to incorporate rainfall capture systems for irrigation such as, for example, rainwater harvesting tanks or roof water collection.

j. Landscaped areas should be watered by an automatic irrigation system, complete with an automated 'smart' controller.

k. Development projects must minimize impervious areas and incorporate on-site integrated stormwater management solutions that strive to maintain pre-development infiltration rates and site hydrology.

4. FORM AND CHARACTER – NEW CONSTRUCTION

a. New buildings or additions to existing buildings should be sited to mitigate impacts to visual privacy, lighting and noise on adjacent residential properties.

b. New buildings must not be set back from the street or side property lines unless there are specific design reasons, such as the development of an outdoor area for seating or to accommodate a historic use on the property. However, a front setback may not be used for onsite parking.

Figure 11.5: Example of zero setback (guideline 4b)

c. New buildings and materials must respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building.

Figure 11.6: Example of large windows (guideline 4d)

d. All new buildings must have large window openings onto the street. New buildings must not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to pedestrians

e. To respect the scale and massing of adjacent buildings and reduce the impact of taller buildings on adjacent lower buildings, on the street rhythm, and on the pedestrian streetscape, new construction should reduce the massing of the building. Following are examples of interventions to reduce massing:

   i. stepping back the residential storeys from the setback line above the ground-floor commercial units and/or stepping back the top storey;

   ii. adding balconies or other building articulations to recess portions of the building's façade;

   iii. carrying through a cornice line from an adjacent lower building;

   iv. providing a small public plaza, seating area or courtyard fronting the street.

f. Building massing must respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

g. New buildings should provide overhead weather protection over sidewalks to shelter pedestrians from the rain, subject to an encroachment agreement with the Village.

h. Overhead weather protection can be a solid horizontal or downward angled projection from the building and must:

   i. provide a minimum 2.8 metres height clearance from ground level to the bottom of the overhead weather protection;

   ii. extend out over the sidewalk at least 2 metres, with greater coverage desirable where sidewalk widths are adequate, but should occupy no more than 3/4 of the total sidewalk width and not interfere with street trees or hydro poles;

iii. the slope of the weather protection should consider the dimensions of adjacent building weather protection and match or approximate those dimensions unless there is a strong design rationale not to do so;

iv. where sloped overhead weather protection is used, the slope must be at a minimum of 30 percent.

i. All buildings and additions, storage, parking, and supply yards must be designed to be compatible with surrounding land uses and the major roads fronting the property.

j. Rooftop mechanical equipment must be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

k. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

5. FORM AND CHARACTER – EXISTING BUILDINGS

a. Original architectural details should be rehabilitated, rather than removed or replaced. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:

i. In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.

ii. Not every detail of every building may be feasibly restored, but surviving features must be retained and repaired. Unsympathetic later additions must be removed or replaced.

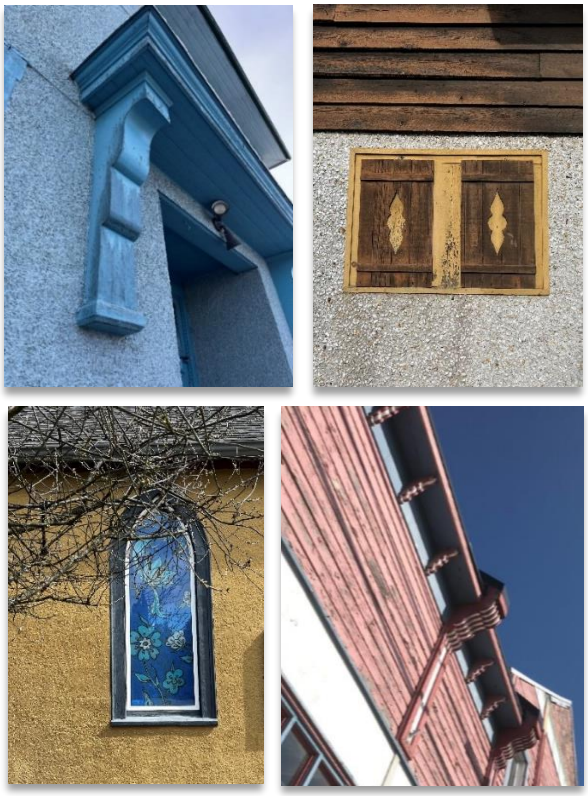


Figure 11.8: Example of architectural details (guideline 5a.)

Figure_: Example of storefront elements (guideline 4c)

iii. Fake or imitation "heritage looking" elements that were not part of the original building must not be added.

b. Building details must be compatible with the date the building was constructed or, a historically defensible later date, and must be based on documentary evidence.

c. The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) must be retained or if necessary reconstructed.

d. Shipping containers should be avoided, but where they are permitted in the zone, they must be clad in the same materials and colours as the main building, and other measures must be taken to ensure integration into the site respecting the heritage character of the area.

7. MATERIALS – EXISTING BUILDINGS

a. Original materials must be left in place, or exposed when intact.

b. Where original materials cannot be restored, replacement materials must respect both the style and the date of the individual building, as per the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

c. All materials used in alterations or additions, and for shipping containers (if permitted), must be sympathetic in appearance to the original structure.

d. Original wood siding and trim must be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary, the original configuration, assembly and appearance of wooden elements should be replicated as closely as possible.

8. WINDOWS AND DOORS – EXISTING BUILDINGS

a. Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt must be made to repair original windows or to replace inappropriate later additions with replicas of the originals.

b. If the original windows have not been removed, restoration must be considered.

c. Where windows are replaced, the same material should be used for the window frame as the original window, e.g. double pane wood frame windows should replace the previous single pane wood frame windows.

d. Windows that are blocked up in whole or in part should be opened and properly reglazed.

e. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed.

f. Where possible, original window and door hardware should be conserved and reused.

5. ADDITIONS AND PROJECTIONS – EXISTING BUILDINGS

a. Additions to buildings must respect and conform to the type of massing suggested by existing structures. This is a core principle in maintaining the heritage character of the area. The following also applies:

   i. Additions must be compatible with, distinguishable from, and subordinate to
   ii. existing historic structures. Good examples of this are provided in the *Parks Canada Standards and Guidelines for the Conservation of Historic Place.*

   iii. The visual impact of building additions must be minimized from adjoining streets.

   iv. Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch.

   v. Architectural elements such as front porches, verandahs and bay windows must be retained and, where possible, restored to their original design.

9. COLOUR – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. The existing colour scheme in the HCA is eclectic. Colours are neither jarring nor drab but vibrant and contrasting. The choice of a colour scheme for a new building must be made on the basis of what is most appropriate for the individual building and what colours may be complementary to adjacent and nearby buildings, while respecting the overall vibrant and contrasting colour palette within the Heritage Conservation Area.

Figure 11.9: Example of vibrant downtown color scheme (guidelines 9a, b)

b. If an existing building has a Statement of Significance that identifies a particular colour or colour scheme as character-defining, that colour or colour scheme should be followed when repainting the building or changing the siding.

10. INTERIOR FEATURES – EXISTING BUILDINGS

a. While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.

11. LIGHTING – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Natural cycles of day and night lighting are important for human health, the natural environment, astrophysical endeavors, and the conservation of energy. To minimize these impacts, outdoor lighting should follow international dark skies guidelines, controlling both the quantity and quality of night lighting.

Figure 11.10: Example of low level on-site illumination (guidelines 11b and c)

b. There must be sufficient on-site illumination for pedestrian/vehicle safety but illumination should minimize encroachment onto adjacent properties.

c. Lighting for pedestrian pathways, building entrances and parking areas must be designed at a human scale (i.e. low level bollards) and in a historically sensitive manner.

d. All site lighting installations must be fully shielded (full cut-off).

e. Security and other lighting must be placed so as not to shine directly into residential units or to reduce the separation effectiveness of any landscaped buffer.

f. Lamp poles and luminaries used for site area lighting must be complementary to the form and character of adjacent sites and Village streetlighting standards.

12. SIGNAGE – EXISTING BUILDINGS AND NEW CONSTRUCTION

a. Signs must not be made of plastic.

b. No signs must be permitted on a roof.

c. The following sign types[3] are permitted for use in the HCA designated area:

   i. Projecting hanging signs: These signs project out from a building at a 90°angle and generally hang over the sidewalk.

   ii. Fascia signs

   iii. Painted window signs

   iv. Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls

Figure11.11: Example of projecting hanging sign (guideline 12c i)

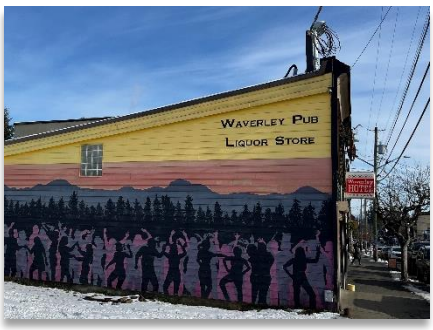


Figure 11.12: Example of wall signs (guideline 12c ivi)

Figure11.13: Example of awning with advertisement (guideline 12c

[3] An encroachment agreement with the Village is required for any signs encroaching over, into or on public property, such as projecting signs and canopy and awning signs.

of their buildings. Painted wall signs should use mostly graphic elements and minimal amount of text.

v. Canopy or awning signs: The valances of canopies and awnings are often used for signage. Any advertising message must be confined to the valance area of the awning or canopy. Logos and business names may be placed on the angled surface of the awning or canopy.

vi. Free standing signs, except freestanding neon roadside signs.

d. No signs must be equipped with flashing, oscillating or moving lights or beacons.

e. Sign illumination for new signs must be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.

f. The following materials are recommended for signage:

   i. Painted or sandblasted wood
   ii. Painted or enameled metal
   iii. Carved out metal with back lighting
   iv. Painted signs on fabric canopies or awnings

Figure 11.14: Example of sign illumination (guideline 12e)

13. ACCESS, PARKING AND LOADING – NEW PARKING LOTS

Figure 11.15: Example of landscaping for pedestrian walkways and bike parking (guideline 13a)

a. Prioritize alternate modes of transportation, including public transit, bicycles and pedestrians in the layout of parking, access and egress points.

b. Promote the safety and mobility of through traffic by minimizing the number of access and egress points.

c. Parking areas must clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

d. Permeable surface treatments for parking areas and other surfaced areas within a development are encouraged.

e. Building entrances must be prominent and clearly visible from the road or laneway that they are fronting. Where commercial units do not have road or laneway frontage, directional signage must be placed from the road or laneway, and the entrance must be accessible via a pedestrian walkway from the road or laneway.

Figure 11.16: Example of prominent building entrance (guideline 15f)

f. Service areas, including loading bays, should be safe to access, taking into account pedestrian and private vehicle flows, and be located at the rear of buildings.

g. Accessibility features, such as step-free entrances, must be integrated into the overall design concept and identified on the site plans.

Figure_: Example of directional signage (guideline 13f)

h. Accessible travel routes must be provided from adjacent roadways and parking areas to the main building entry, applying barrier-free universal design principles such as, but not limited to, step free pathways, hard and slip resistant travel surfaces, adequate width to accommodate mobility devices, path lighting, and lever door handles on any gates.

14. SUSTAINABLE BUILDINGS – EXISTING BUILDINGS

a. **Materials:** Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.

b. **Doors:** For historic buildings, every reasonable attempt must be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the originals.

c. **Windows:** Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows must only be undertaken as a final resort in cases of extreme deterioration.

d. **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.

e. **Insulation:** Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft-proofing measures.

f. **Energy Performance:** Where feasible, install energy-efficient heating and cooling systems.

15. ENERGY CONSERVATION, REDUCTION OF GREENHOUSE GAS EMISSIONS – NEW CONSTRUCTION

a. New building design, orientation, and massing should include passive heating, lighting and cooling design features such as:

   i. orientation to optimize the benefits of solar gain;

   ii. operable windows on different sides of buildings to enable passive cooling through cross ventilation; and

   iii. roof overhangs, exterior louvred shutters, fixed fins, awnings or solar shading devices over south facing windows to provide shade from peak summer sun while enabling sunlight penetration during winter months. These should be compatible with the character of the heritage context.

b. Green roofs are encouraged to manage on-site stormwater, improve building energy efficiency, and reduce the heat island effect. A variance to lot coverage of around 5

percent could be reasonably supported for buildings that use green roof technology over a minimum of 60 percent of the roof surface

c. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.

d. Building design should incorporate solar ready features for solar domestic hot water or photovoltaic systems as per the current Natural Resources Canada Solar Ready Guidelines.

Figure 11.18: Example of passive features (guideline 15a)

e. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

1. SOIL EROSION AND SEDIMENT CONTROL

a. Where the scope of work does not require a building permit, a Sediment and Erosion Control Plan prepared by a registered professional for the construction and operational phases of the development may be required.

SCHEDULE A: HERITAGE BUILDINGS, OTHER STRUCTURES, LAND OR FEATURES

Address	Historic Name	Current Common Name (where it exists)
North side of Dunsmuir Ave - West to East		
2688, 2692, 2694 Dunsmuir Avenue	Waverley Hotel and Liquor Store	Waverley Hotel and Liquor Store
2708 Dunsmuir Avenue	Babe's Café and Cumberland Accounting	
2712 Dunsmuir Avenue	Big Store – John Cliff's Dry Goods	Big Store
2714 Dunsmuir Avenue	Cumberland Hotel	
2718 Dunsmuir Avenue	--	
2720 Dunsmuir Avenue	Pete's Reproduction	
2722 Dunsmuir Avenue		
2724 Dunsmuir Avenue	Old Library	Biblio Taco
2726 Dunsmuir Avenue	Former Fly Shop	Tiny Pencils
2727 Dunsmuir Avenue	Royal Bank Building	
2730 Dunsmuir Avenue		Cumberland Brewing Company
2732 Dunsmuir Avenue		Cumberland Brewing Company
2744 Dunsmuir Avenue	Former Four Quarters	
2746 Dunsmuir Avenue	Bickle House	
2770 Dunsmuir Avenue	Legion Hall	
2780 Dunsmuir Avenue	Fourneau Building	
South side of Dunsmuir Ave – West to East		
2687 Dunsmuir Avenue	Masonic Hall	Masonic Hall
2691 Dunsmuir Avenue	Ilo Ilo Theatre	Ilo Ilo Theatre
2704 Dunsmuir Avenue	Fisherman's Daughter	
2701, 2703, 2705 Dunsmuir Avenue	Tarbell's / Cumberland Hardware	
2717 Dunsmuir Avenue	Credit Union	Credit Union
2719 Dunsmuir Avenue	Former Cumberland Drugstore	
2723 Dunsmuir Avenue	King George Hotel	King George Hotel
2733 Dunsmuir Avenue		Seeds Grocery

Address	**Historic Name**	**Current Common Name (where it exists)**
2739 Dunsmuir Avenue	Cumberland Post Office and Customs House	Old Post Office
2747 Dunsmuir Avenue	Bakery	
2757 Dunsmuir Avenue	Travel Information Centre	Ambulance Service
2771 Dunsmuir Avenue		Little Purple house
2773 Dunsmuir Avenue		Little Yellow house
2781 Dunsmuir Avenue	Frelone's Grocery	
North Side of Penrith Avenue		
2688 Penrith Avenue	United Church	Weird Church
2732 Penrith Avenue and 3287 Third Street	Anglican Church	Cumberland Community Church
South side of Penrith Avenue		
2687 Penrith Avenue	Catholic Church	Abbey Church
East side of Third Street		
3276 Third Street	Livery	
3290 Third Street	Old Bakery	
West side of Third Street		
3273 Third Street		Cook's
2731 Third Street		
East side of Second Street		
3270 Second Street		Alley Cuts
3272, 3274, 3276 Second Street Street	Marrochi Grocery	
West side of Second Street		
-	-	
East side of First Street		
-	-	
West Side of First Street		
-	-	
Beaufort Avenue		
2679 Beaufort Avenue	Old School Building Annex	

E MAPS

MAP A: LAND USE DESIGNATIONS

MAP B: ALTERNATIVE TRANSPORTATON CORRIDORS, PARKS, TRAILS AND CONSERVATION LANDS

MAP C: PUBLIC FACILITIES, MAJOR ROADS, SEWER AND WATER SYSTEMS

Map D: AREAS SUITABLE FOR SAND AND GRAVEL EXTRACTION

MAP E: LANDSCAPE SCREENING REQUIREMENTS ON CUMBERLAND ROAD

MAP F: DPA 1 - ENVIRONMENTAL PROTECTION AREA

MAP G: DPA 2 - GROUNDWATER PROTECTION

MAP H: DPA 3 - FARMLAND PROTECTION

MAP I: DPA 4 - WILDLAND URBAN INTERFACE

MAP J: DPA 5 – INDUSTRIAL

MAP K: DPA'S 6 – 9 RESIDENTIAL AND COMMERCIAL

MAP L: HCA 1 – HERITAGE CONSERVATION AREA

MAP M: HERITAGE NEIGHBOURHOODS