

PURPOSE OF DEVELOPMENT PERMIT AREAS (DPAs)

Development Permit Areas (DPA's) set guidelines that have to be followed by new development to:

- protect the environment
- protect people and property from natural hazards
- guide form and character of multi-family residential, commercial and industrial developments

Within a DPA, a landowner must get a development permit before:

- altering or subdividing land and/or
- constructing, adding to or altering a building

A Heritage Conservation Area (HCA) is a type of DPA that applies to areas with heritage value. The HCA covers Cumberland's downtown core and guides the form and character of renovations to existing buildings and of new construction.



Cumberland's DPAs

Environmental/Agriculture/Natural Hazard DPAs
DPA 1 Environmentally Sensitive Areas
DPA 2 Groundwater Protection
DPA 3 Farmland Protection
DPA 4 Wildland Urban Interface
Form and Character DPAs
DPA 5 Industrial
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

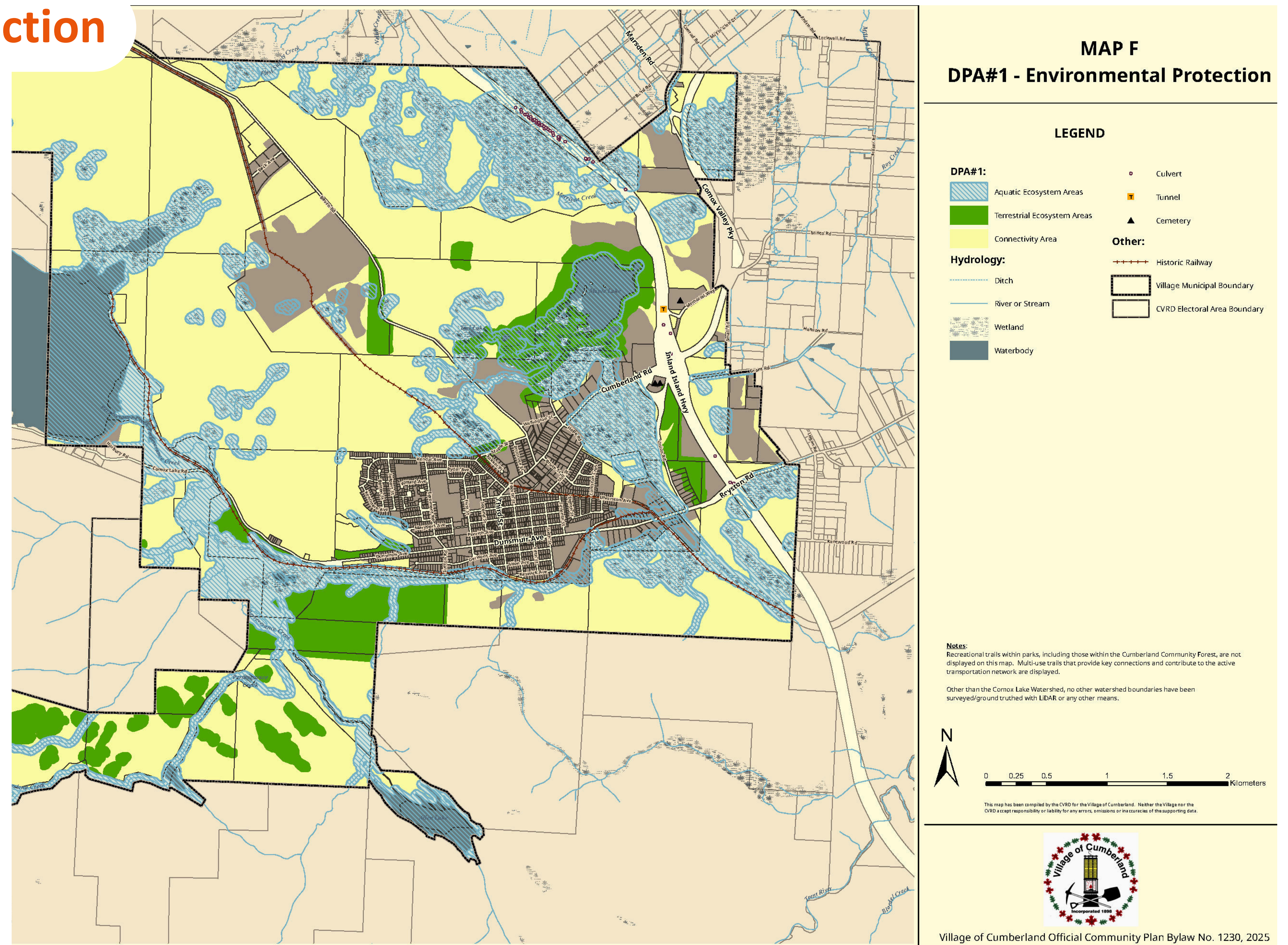
DPA 1: Environmental Protection

Applies to

- Aquatic ecosystems and terrestrial ecosystems based on sensitive ecosystem Inventory mapping
- Connectivity areas

Key Changes

- Received legal review to make guidelines and permits more robust.
- Specific development conditions no longer in the guidelines but to be included in permits for greater enforceability
- Added guidelines on docks and shoreline protection devices
- Retained ability to require ecosystem restoration within sensitive ecosystems and within connectivity areas

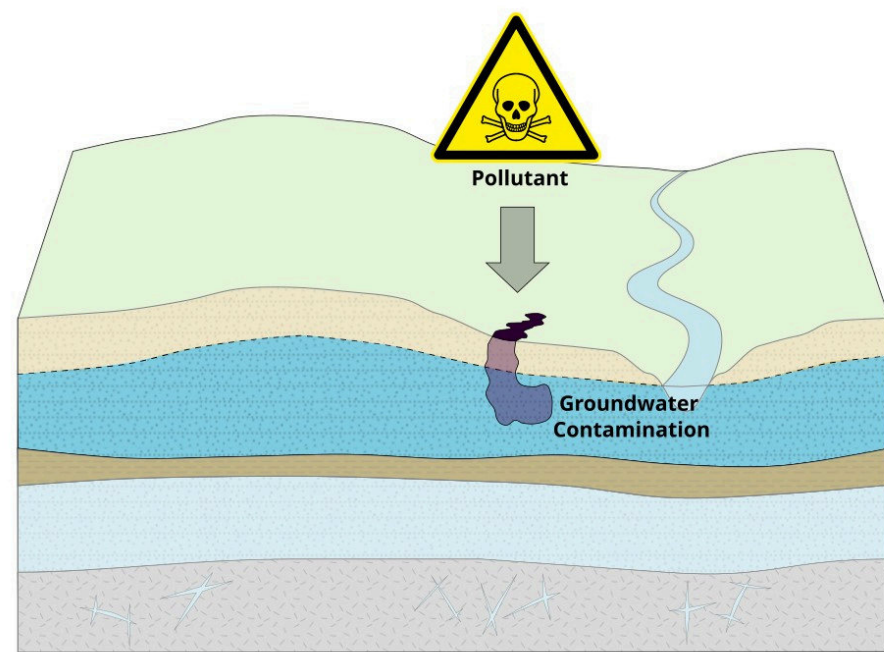


GROUNDWATER, FARMLAND, AND WILDLAND-URBAN INTERFACE

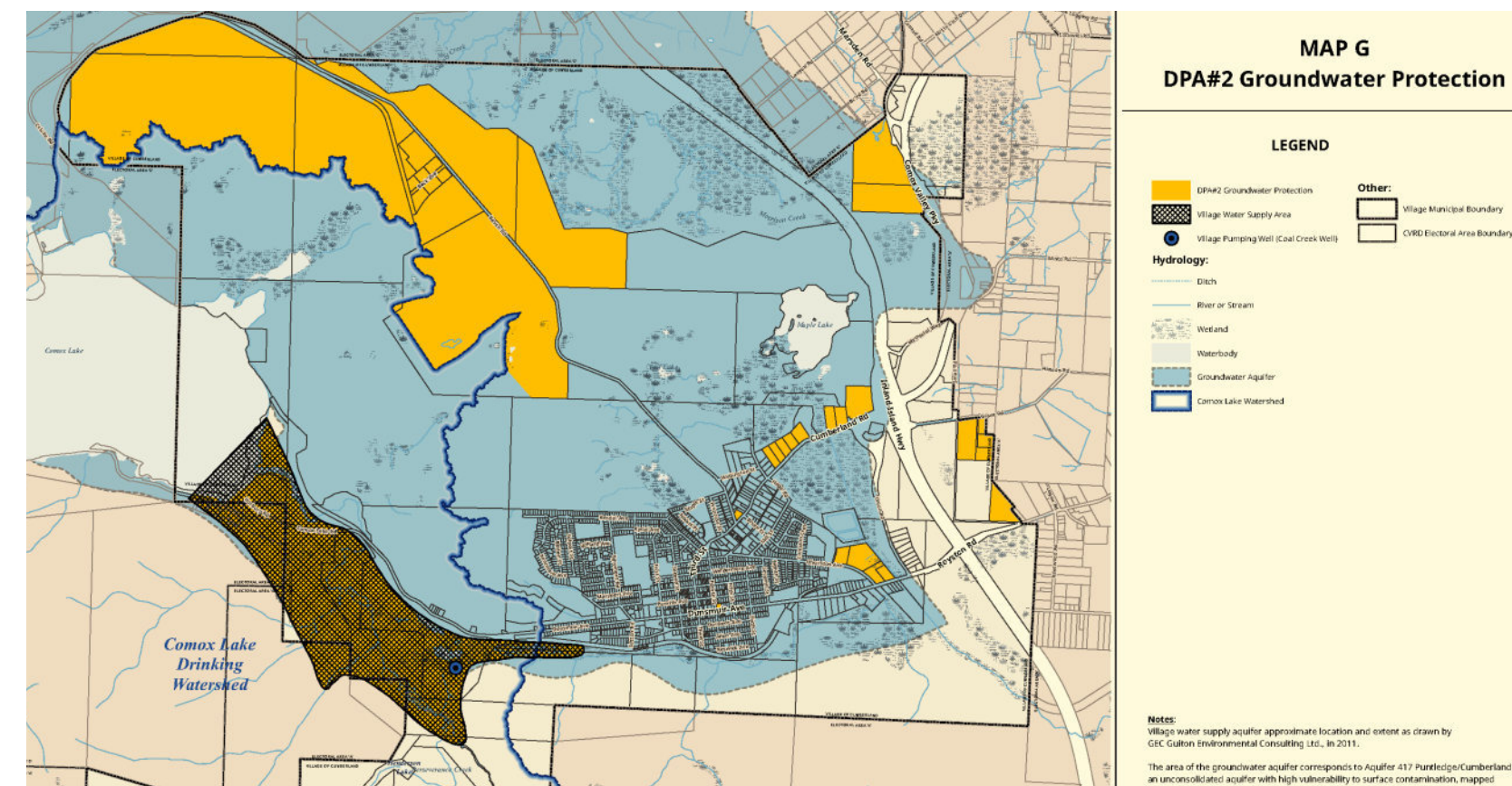
DPA 2: Groundwater Protection

Applies to:

- Industrial lands over large unconfined aquifer
- Village groundwater supply
- Gas stations



Unconfined aquifers are not capped by a confining layer and are more vulnerable to contamination, as contaminants are able to percolate down from the ground surface directly into the aquifer.



Key Guidelines

- Prevention of effluent entering ground
- Village may require a risk assessment
- Minimum requirement for two stage septic systems where no sewer
- Stormwater management

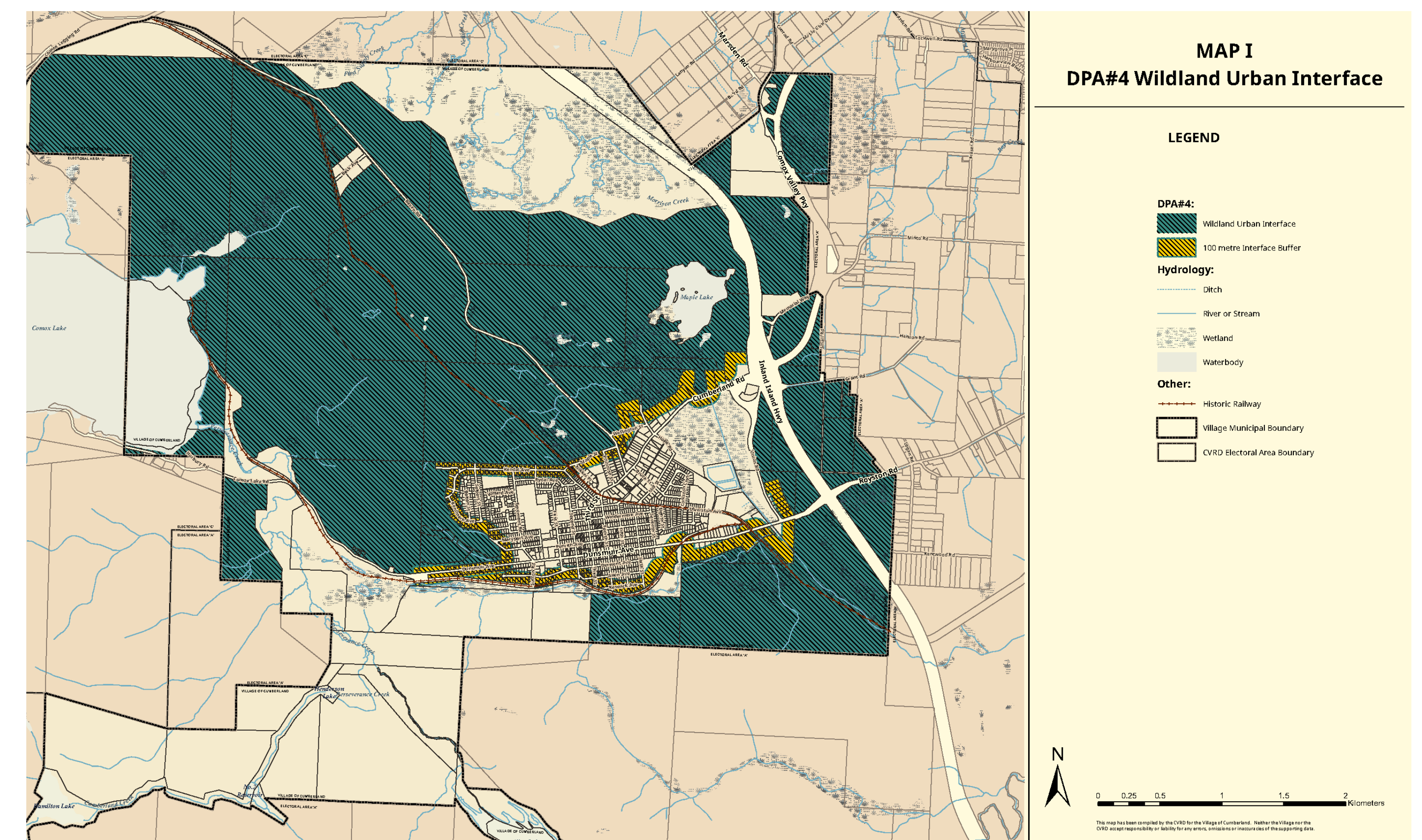
DPA 4: Wildland-Urban Interface

Applies to:

- Undeveloped lands
- 100 m into Village
- Excludes parks and developed lands beyond 100 m buffer

Key Guidelines

- Guidelines for subdivision layout
- FireSmart guidelines for property owners



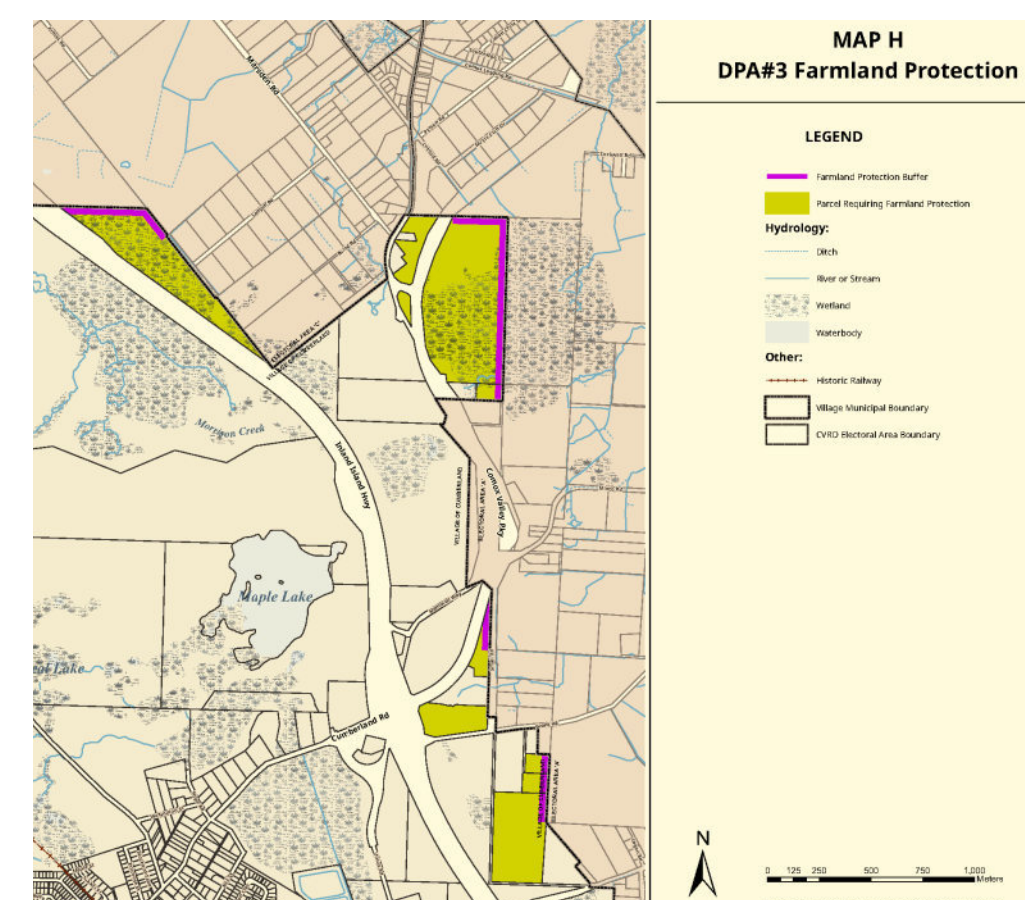
DPA 3: Farmland Protection

Applies to:

- Properties abutting Agricultural Land Reserve

Key Guidelines

- Focus on limiting impact of development on adjacent agricultural operations

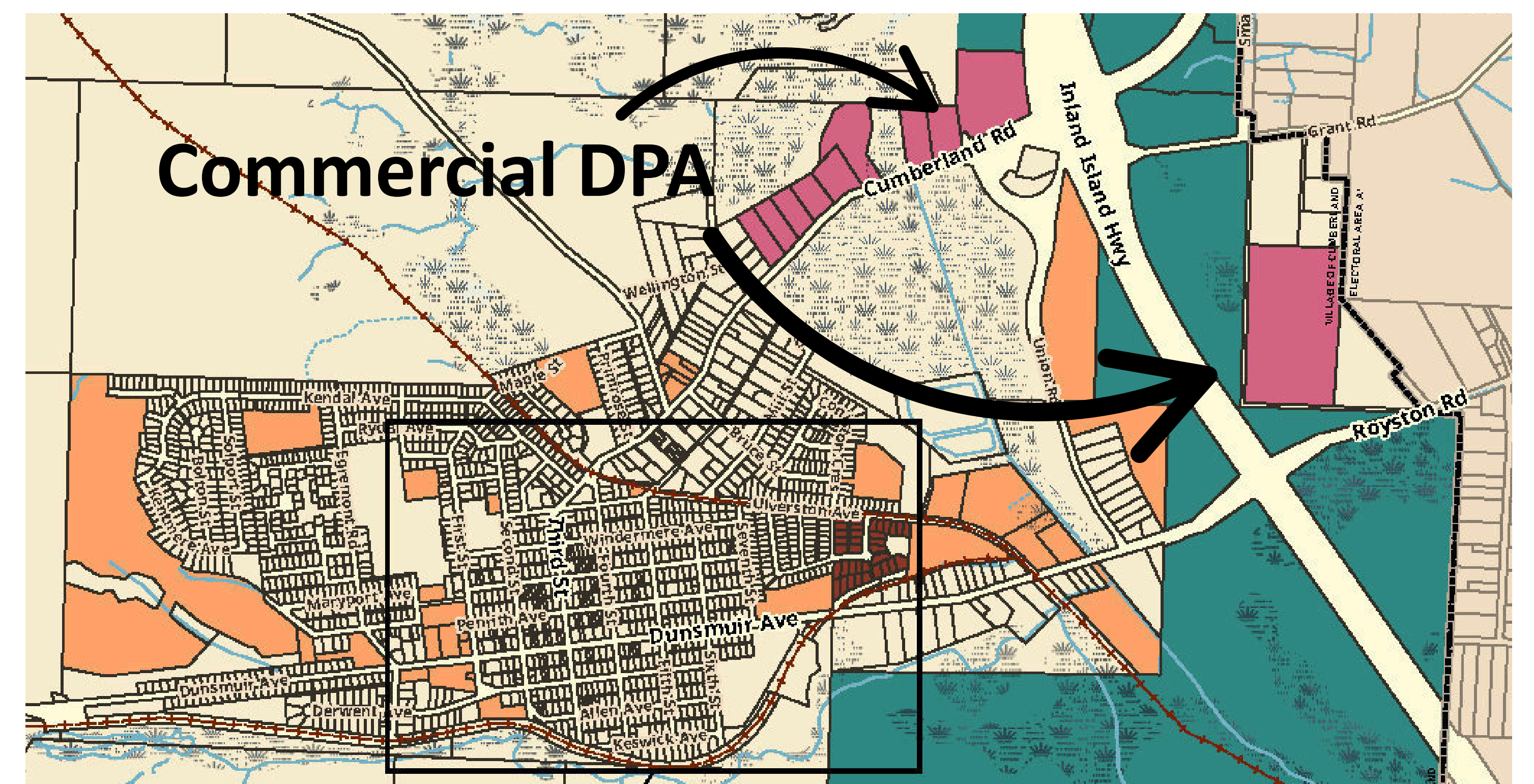
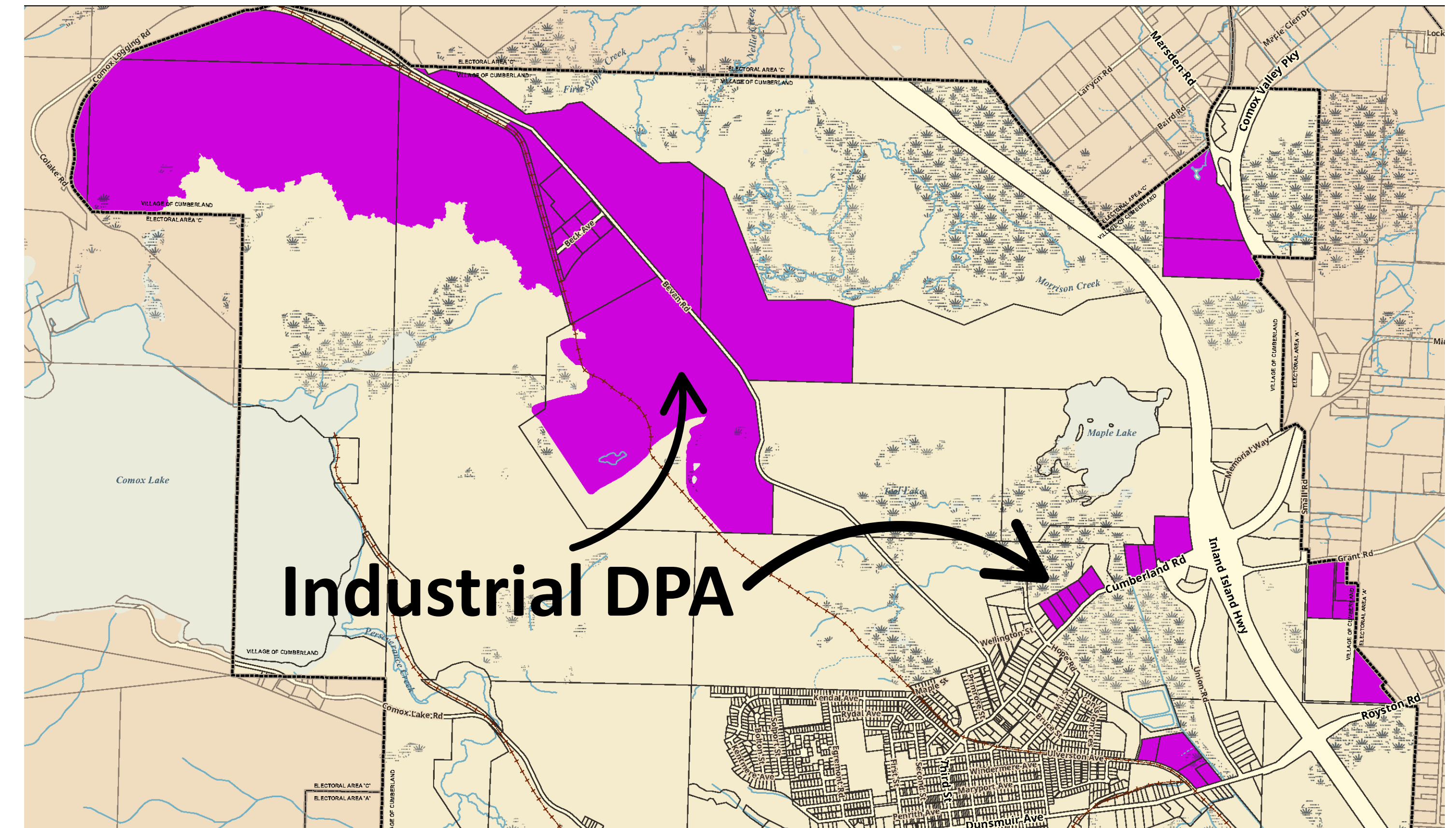


DPA 5 - Industrial and DPA 7 - Commercial Development

- DPA's overlap along Cumberland Road, with DPA 5 applying to existing industrial uses and DPA 7 to possible future commercial development
- Similar guidelines for landscaping, parking lot design, articulation of building fronts and site lighting.

Key Guidelines

- Pedestrian-friendly access across parking lots to main building entrances
- Large surface parking to be broken down into smaller blocks of parking interspersed with planted and landscaped areas
- Use of landscaped areas to absorb stormwater runoff from parking lots and rooftops through bioswales / raingardens.
- FireSmart and drought resistant plantings
- Articulating building frontages by visually separating them into smaller distinctive units
- Treatment of large blank walls
- Site illumination to be fully shielded and downcast to protect the night sky
- Encouragement for green roofs and possible 5% variance to lot coverage



RESIDENTIAL FORM AND CHARACTER

CUMBERLAND 2050

GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

DPA 6 - Multi-Unit Residential and Mixed Use

Combines previous multi-family and mixed-use DPAs and includes:

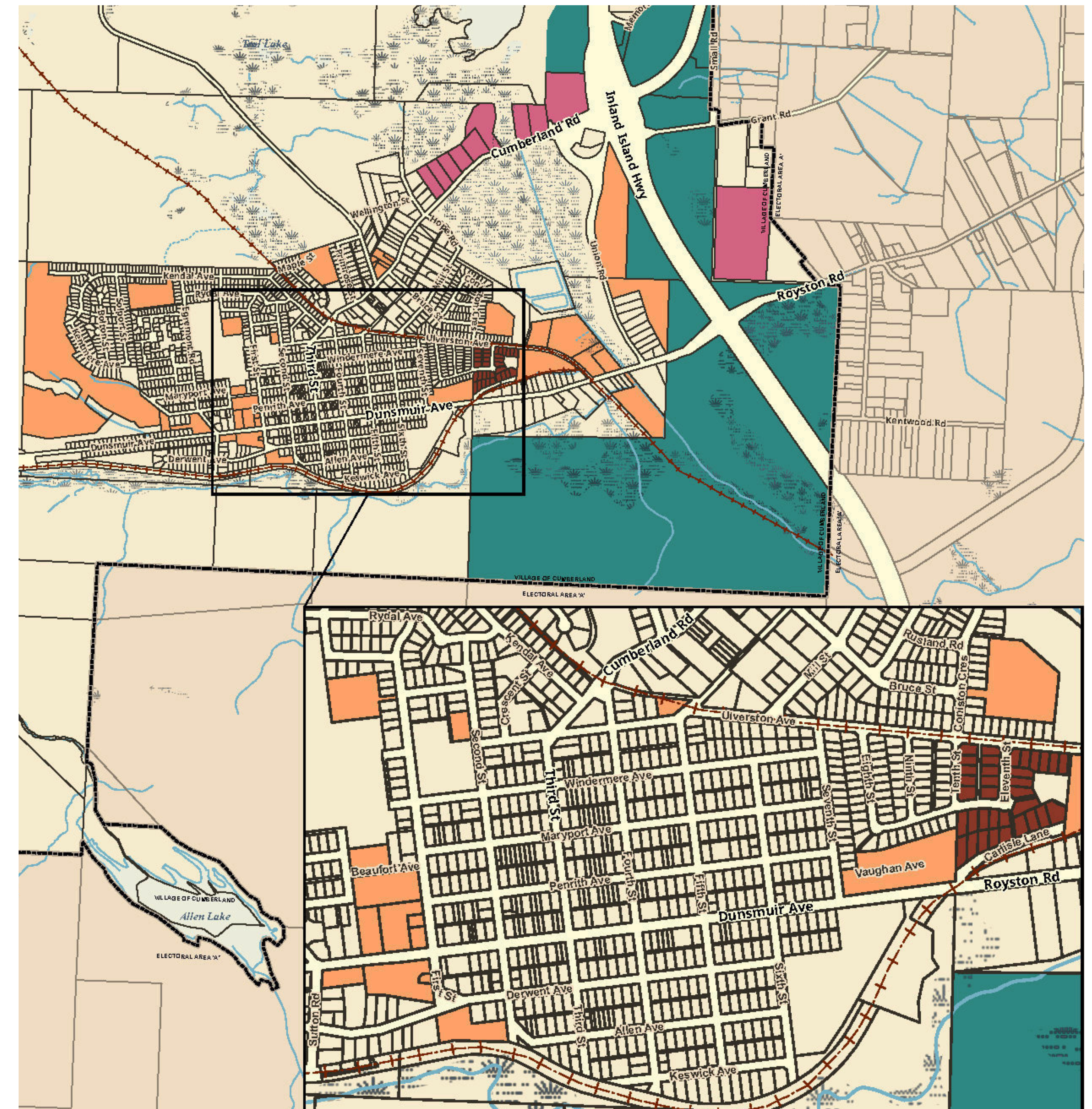
- Mixed Use (e.g. residential above commercial)
- Stand-alone multi-unit building
- Stand-alone commercial building

Key Guidelines

- Creation of common areas, e.g. plazas, courtyards or garden patio areas, pedestrian walkways
- Landscaping of common areas
- Drought tolerant and FireSmart plantings
- Fencing or vegetative screening for privacy of adjacent properties
- Articulated building footprint and varying setbacks to reduce massing of large buildings
- Ground level entrances, garages set back from entrances
- Building design to benefits from solar gain in winter, shading in summer through, for example, roof overhangs or sun breaks
- Fully shielded site lighting to protect night skies
- Encouragement for green roofs and possible 5% variance to lot coverage

DPA 8 - Carlisle Lane, DPA 9 - Interchange Lands

- Received text formatting changes only
- Lands have a covenant on title that guides the type of development



-  DPA 6 - Multi-Unit Residential/ Mixed Use
-  DPA 8 - Carlisle Lane
-  DPA 9 - Interchange Lands

HERITAGE CONSERVATION AREA

CUMBERLAND 2050

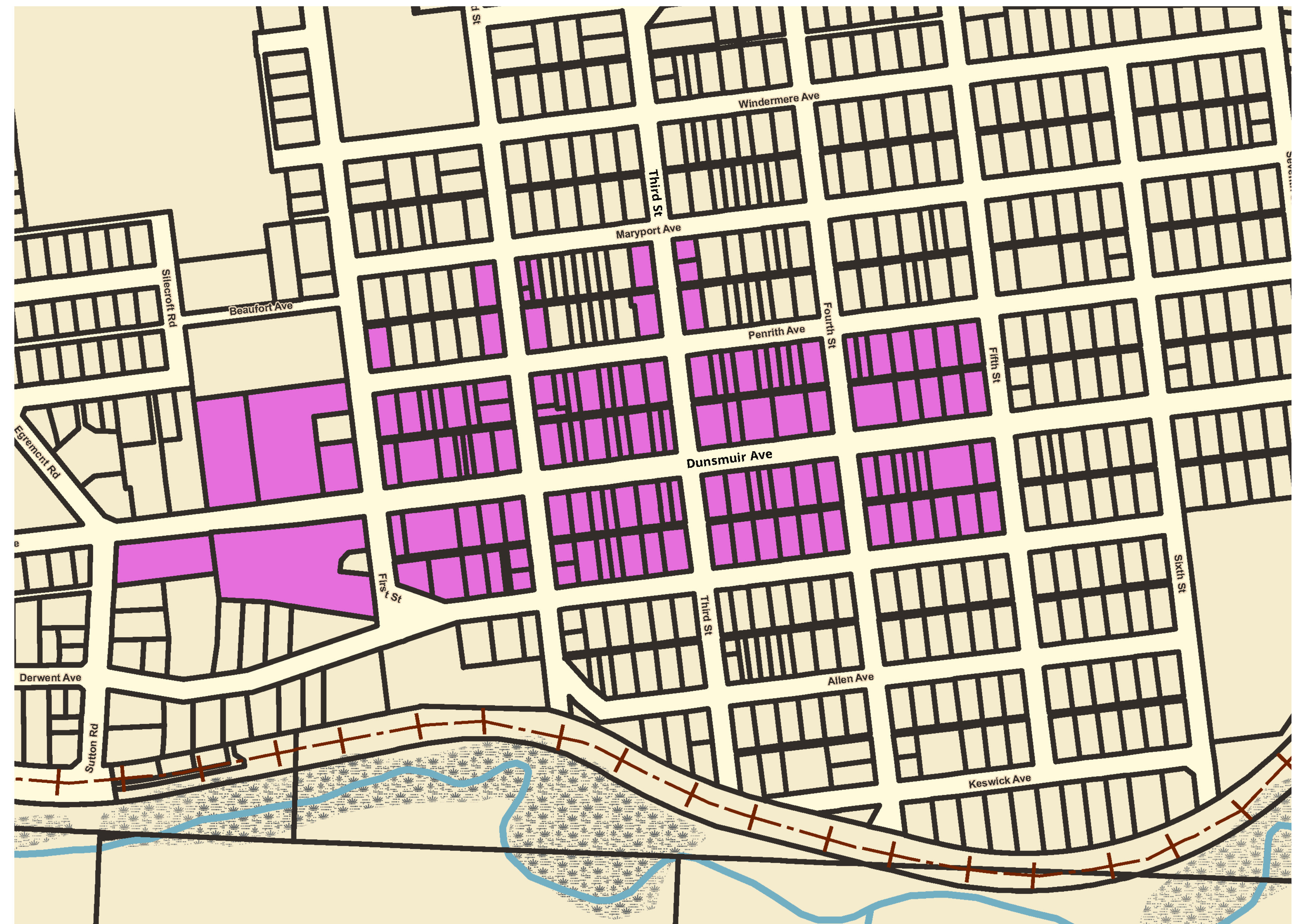
GROWING TOGETHER
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Applies to

- **Commercial Mixed Use** area on Dunsmuir Avenue (as currently)
- The existing **Mixed Use** area on the south side of Penrith, and the north side of Derwent Avenue
- The new **Mixed Use** area on Second and Third streets between Penrith and Maryport avenues

Key Guidelines and Exemptions

- More exemptions for repair and maintenance
- Less strict on materials (eg. vinyl windows, replacement of wood siding with fibre cement (e.g. Hardie board) siding
- Clearer on requirements for new construction versus existing
- Encourages conversion of heritage buildings to mixed uses on Penrith and Derwent avenues
- Include a list of “heritage property”, buildings considered to have heritage value.
- Heritage property has:
 - access to more flexible requirements under the BC building code
 - zoning can differentiate based on this status
 - a heritage alteration permit can permit repair and reconstruction of lawful non-conforming properties



Heritage Conservation Area

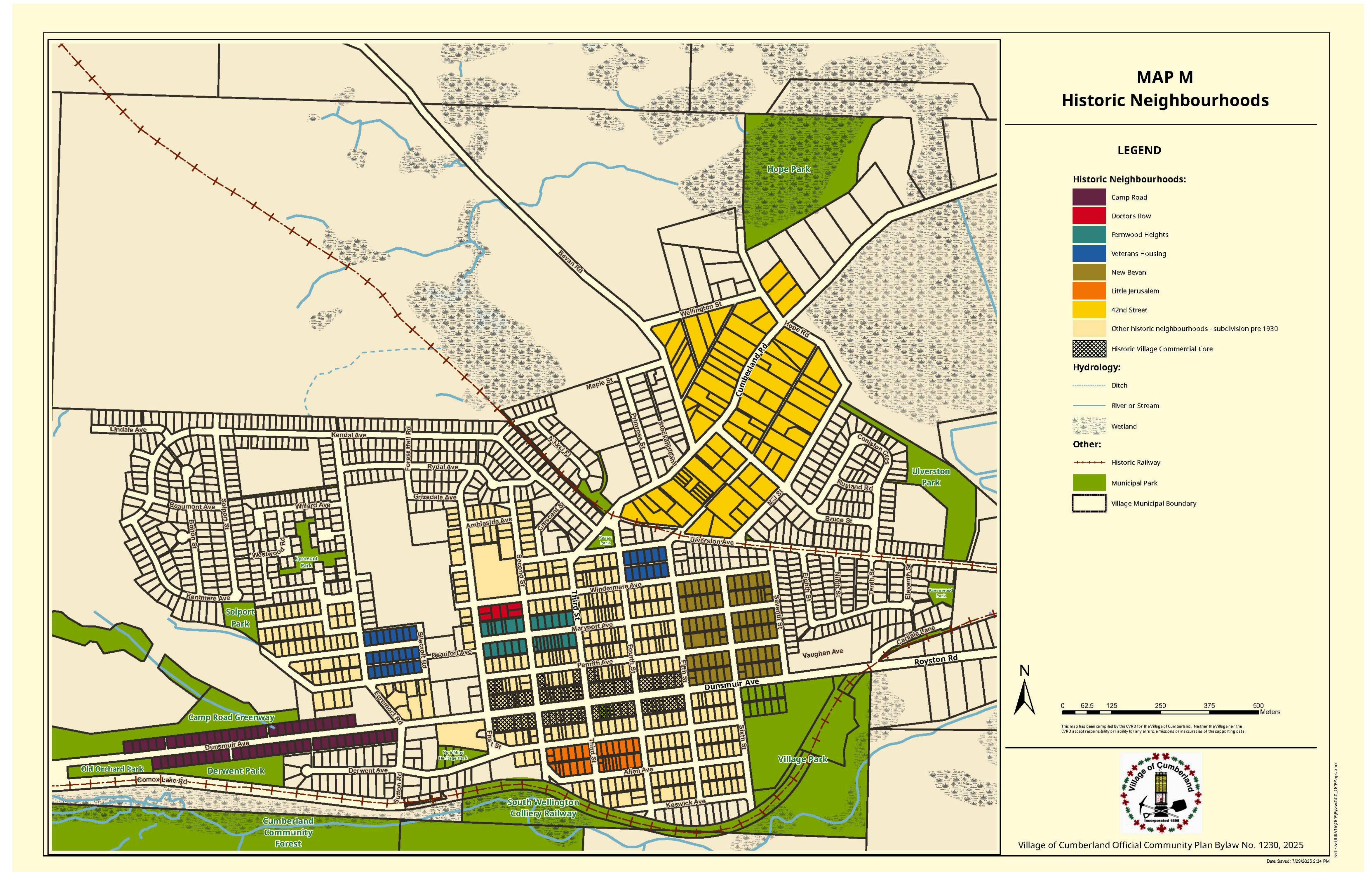
HISTORIC NEIGHBOURHOODS

Map M

Added to the OCP to:

- identify historic neighbourhoods
- facilitate heritage planning in the Village
- support development of signage, interpretation, and celebration of the unique character of different Cumberland neighbourhoods

Brief descriptions of the neighbourhoods are included in the OCP (p. 66-67).



What Lies Ahead this Fall

- Report on feedback received from the community at this open house and online will be presented to Council with any proposed changes to the new OCP
- OCP will be introduced for first and second reading of bylaw
- Public Hearing on the OCP bylaw
- Third reading and adoption of the OCP bylaw



Follow engagecomoxvalley.ca/Cumberland to receive news updates on the OCP review.