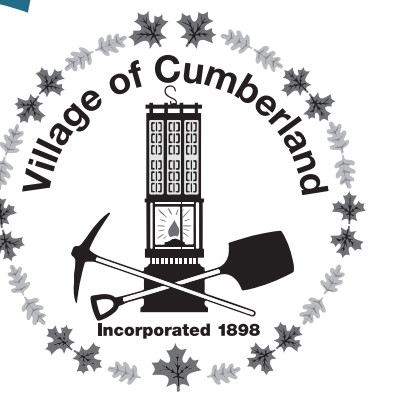




Zoning Bylaw Update

The Village is updating its Zoning Bylaw. A Zoning Bylaw governs land use by creating a set of consistent rules for residential, commercial, industrial, and other areas within our community.

This update is happening at the same time as the Official Community Plan (OCP) update. The two documents are strongly linked: the OCP sets the long-term vision, goals, and policies that guide growth and change in the community. The Zoning Bylaw translates that direction into actionable regulations for how land may be used.

What is a Zoning Bylaw?

A Zoning Bylaw implements a community's OCP by regulating the use of land, buildings, and other structures. It divides land into different areas, called zones, that have specific rules tailored for the kinds of land uses permitted in the zone. Typical zone categories include residential, mixed-use, industrial, and public uses, among others. Zoning bylaws regulate several items including:

- Use of land, buildings, and other structures
- Density, or the number of homes that can be built on a lot
- Minimum and maximum lot sizes
- Height of buildings and structures, and their distance from property lines
- Parking requirements

Why Update the Zoning Bylaw?

The Village's current Zoning Bylaw was first adopted in 2016. An update is needed to:

- Align the Zoning Bylaw with the future land use designations proposed in the new OCP
- Modernize and simplify regulations so they are clear, consistent, and easier to understand
- Respond to new provincial requirements
- Reflect the known land use priorities of the community

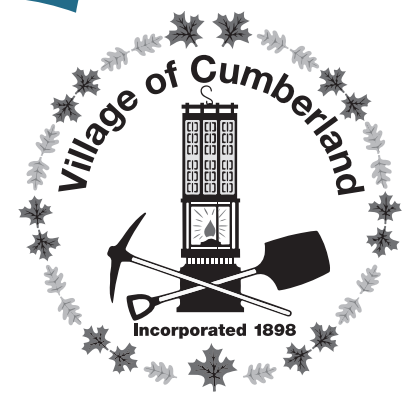
Why does the OCP Update Matter for the Zoning Bylaw?

The OCP Update established a new Urban Containment Boundary for Cumberland that is reflected in the new Zoning Bylaw too. An urban containment boundary is a planning tool used to show, as a line on a map, where a community plans to concentrate future development.

The purpose of Cumberland's new urban containment boundary is to:

- Contain residential growth, including SSMUH infill
- Reduce urban sprawl
- Maintain walkability of the community
- Retain greenspace around the Village; and
- Reduce infrastructure maintenance and replacement costs.

Discussion about this boundary will be facilitated as part of the OCP update process



Zoning Bylaw Review Process and Timeline



Stay in the Loop

- Swing by the project page to stay up-to-date at engagecomoxvalley.ca/zoning-bylaw-update
- Review the full draft Zoning Bylaw
- Catch up on past event highlights
- “Follow” the page to receive updates

Visit the project page:



Small-Scale Multi-Unit Housing (SSMUH)

New provincial legislation requires that local governments amend their zoning bylaws to permit up to 3- or 4-dwelling units on lots previously restricted to single-family or duplex development, provided that:

- a portion or all of the community is within an urban containment boundary set out by a regional growth strategy or local OCP, and
- the community's population exceeds 5,000.

As Cumberland's population is anticipated to surpass 5,000 in the next Census period, the Village is using SSMUH in this Zoning Bylaw Update to help meet its housing needs. This also proactively meets the provincial requirement for SSMUH. To do this, the residential infill zone is:

- adjusted to allow four units instead of only three; and
- expanded to allow lots where previously only single-family or duplex development was permitted.



What is SSMUH?

Small-scale, multi-unit housing refers to ground-oriented, or low-rise homes that fit into existing neighbourhoods. This includes secondary suites, coach houses, duplexes, triplexes, fourplexes, or even multiple small, detached dwellings on a single lot.

SSMUH aims to be more affordable than single-detached housing, as building in existing neighbourhoods allows use of existing infrastructure to keep costs down while ensuring new homes are walkable, near transit, and close to community amenities like schools and shops.

Accommodating Housing Need

The Village's 2024 Housing Needs report projects the 5- and 20-year housing need for the community. The Zoning Bylaw must demonstrate that sufficient lands are zoned to accommodate that need.

The updated Zoning Bylaw aims to meet Cumberland's housing need through new Infill Residential and Mixed-Use zones, which permit additional housing in the form of small-scale, multi-unit housing and mixed-use development.



To keep up with population growth and demand for housing, Cumberland will need an estimated:

1,350
units by 2041

Cumberland Housing Needs Report, 2024



Updated Bylaw Format

The new format will improve the Bylaw's overall ease of use by transforming written regulations into tables and grouping zone-specific regulations by zone category. It also includes interactive features that allow users to easily click through each part of the Bylaw, find the definition associated with a defined term, and quickly locate section or figure references.

*Example of Formatting
Change to the Regulations:*

*Example of New Format
for the Zones:*

Current Format

Urban Agriculture	
a)	Urban agriculture shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is.
b)	Urban agriculture activity shall not generate odour, waste, noise, smoke, glare, fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Zone in which it is located under normal circumstances wherein no urban agriculture exists.
c)	Compost bins and composting shall:
i)	be located at least 3.0metres (9.8feet) from any lot line; however, this setback may be reduced to 0.0metres (0.0feet) when opaque screening is in place or a solid bin is in use; and
ii)	only consist of plant, plant based material, or animal manure and shall not utilize any mechanized processes.
d)	A roadside stand shall:
i)	be the only form of commercial sales for an urban agriculture use;
ii)	be operated by a sole vendor for the sale of agricultural or horticultural products grown on the same property;
iii)	have a GFA of not more than 5.0square metres (53.8square feet);
iv)	only allow sales between 7am and 9pm;
v)	be entirely located on the lot on which the produce is grown; and

Proposed Format

Table 6.7(1) Urban Agriculture Regulations			
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Siting Restrictions	n/a		
Minimum Lot Area	n/a	550.0 m ²	n/a
Accessory Buildings and Structures	All accessory buildings or structures used for urban agriculture must conform to the setbacks for accessory buildings and structures in each zone.		
	The maximum height of any accessory building or structure used for urban agriculture is 3.5 m.		
		A maximum of two hives and two nucs is permitted per lot.	Where opaque screening is provided, a coop and associated run may be located 0.0 m from any lot line which abuts a lot in a non-Residential zone.
		Hives must be equipped with adequate ventilation and water supply, and must be securely located to	Where opaque screening is not provided, a coop and associated run must be setback a minimum of
	The maximum gross floor area of a greenhouse is 30.0 m ²		

Current Zone Format

8.1 RU-1—Rural Zone	
1. Principal Uses	Retail, garden nursery Single family dwelling
8.2 FGS—Forest Stewardship Greenway Zone	
1. Principal Uses	Agricultural use Low impact recreation Market garden Retail, garden nursery
8.3 WF—Working Forest Zone	
1. Principal Uses	Agricultural use Low impact recreation Silviculture
8.4 RE-1—Recreation and Tourism Zone	
1. Principal Uses	Campground Low impact recreation Single family dwelling Vacation rental
2. Accessory Uses	Accessory buildings and structures Home occupation Urban agriculture
3. Lots Created by Subdivision	Area, minimum 40.0hectares (98.8acres) Frontage, minimum 100.0metres (328.1feet) Principal buildings or uses on
	One single family dwelling

Proposed Zone Format

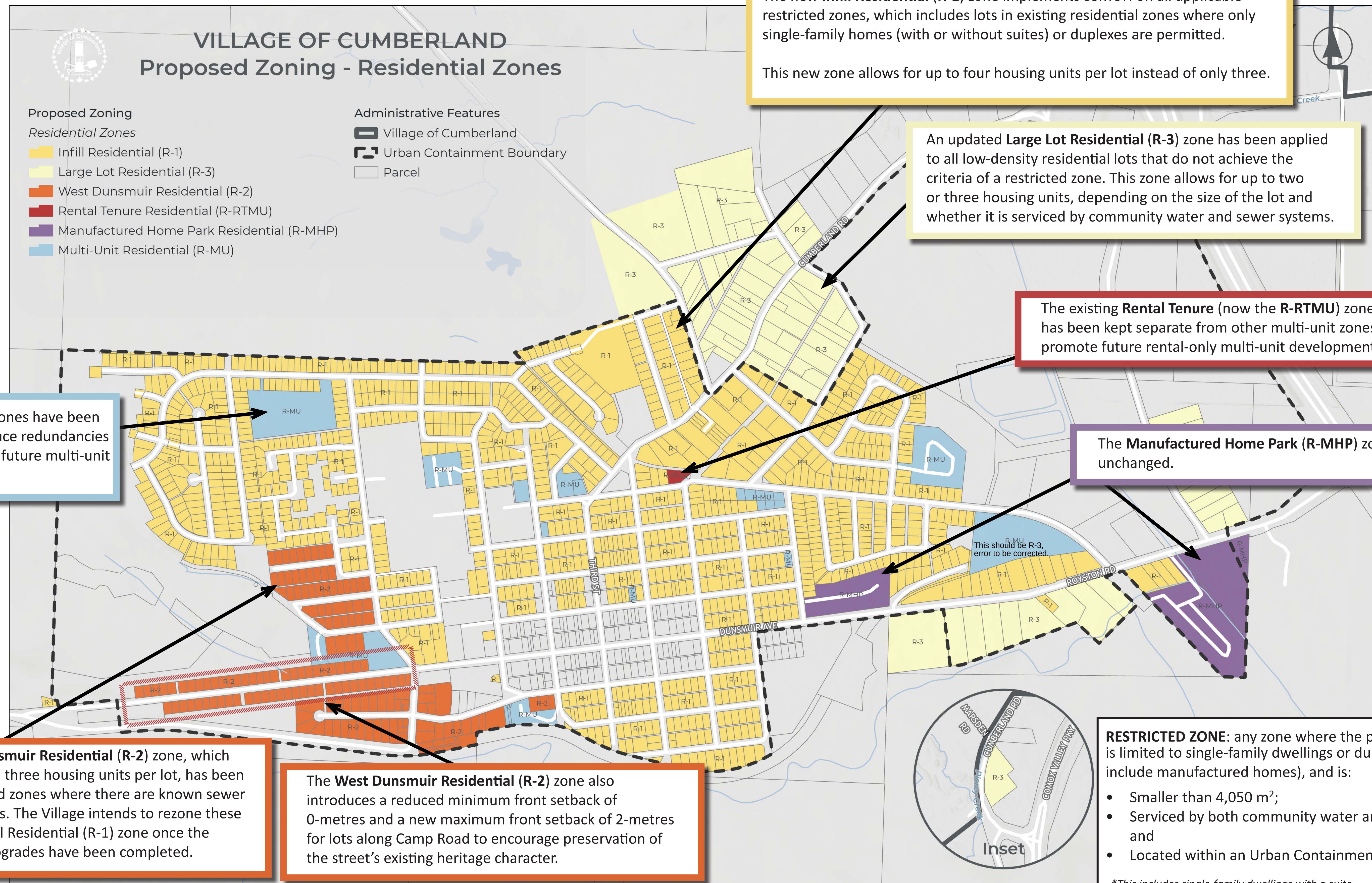
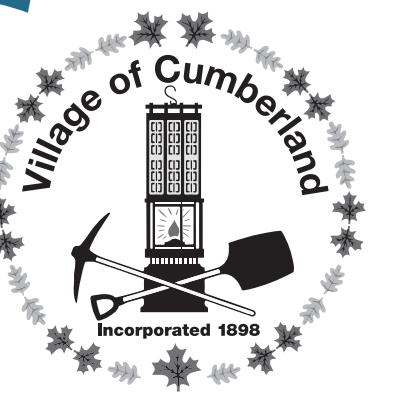
Table 14.2(1) Permitted Uses		
P = permitted as a principal use S = permitted as an secondary use -- = use not permitted		
Use	FSG	RT
Accessory Buildings and Structures	S	S
Agriculture, Urban ¹	S	--
Campground	--	P
Care Facility, Child ²	P	P
Care Facility, Community ²	P	--
Care Facility, Licence-Not-Required	S	--
Dwelling Units	P	P
Home Occupation ³	Minor	S
	Standard	S
	Major	--
Bed and Breakfast Accommodation	S	--

- Regulations are now presented in tables, making it easier to find and understand when and how a particular regulation might apply.
- Words written in blue represent terms that are defined within the Definitions section of the Zoning Bylaw.
- Clicking on a defined term will redirect readers to its definition within the Bylaw.

- Zones with similar permitted uses and development regulations have been consolidated to minimize redundancies.
- Zone-specific regulations are organized by zone category, making it easier to compare how regulations may differ for similar zones.

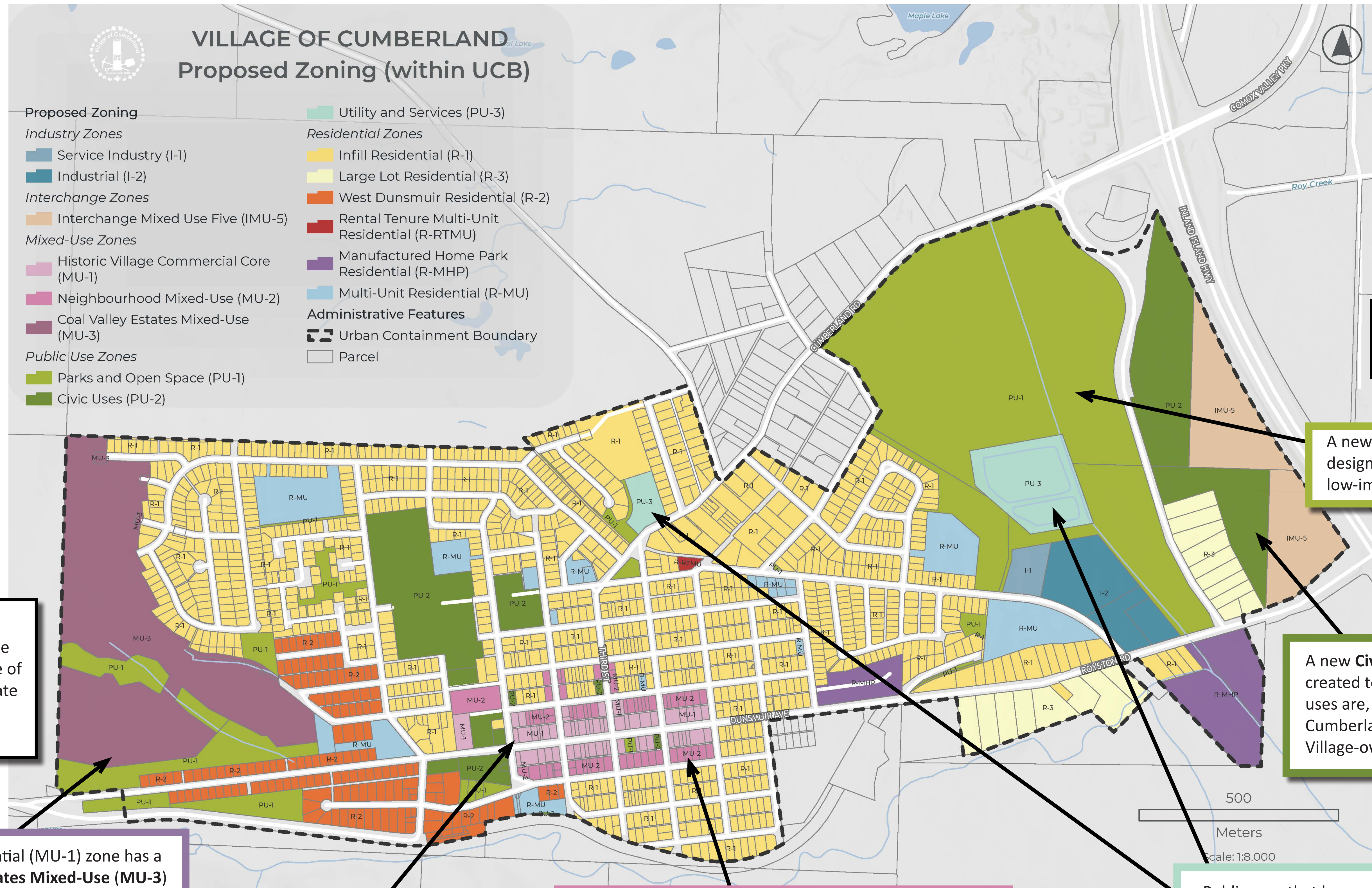
RESIDENTIAL ZONES

Village of Cumberland Zoning Bylaw Update



MIXED USE & PUBLIC USE ZONES

Village of Cumberland Zoning Bylaw Update



Civic uses and public spaces are now represented by three **Public Use** zones:

A new **Parks and Open Space (PU-1)** zone designates areas around the Village for low-impact outdoor recreation uses.

A new **Civic Uses (PU-2)** zone has been created to show where existing institutional uses are, or will be, located throughout Cumberland. This also applies to vacant, Village-owned land.

Public uses that have greater potential to impact neighbouring properties, such as utilities or emergency and protective services, are now captured in a separate **Utility and Services (PU-3)** zone.

A new **Neighbourhood Mixed-Use (MU-2)** zone has been created to support a more gradual transition between the Village Core and surrounding residential areas. This zone encourages both adaptive reuse of existing residences as well as new mixed residential-commercial development.

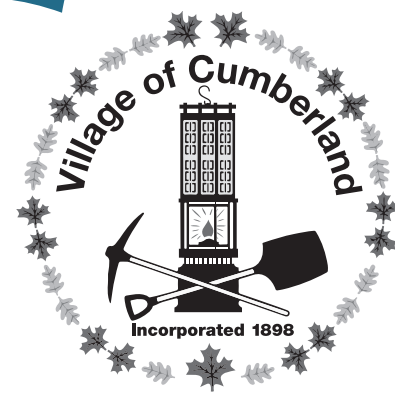
The current Village Core Mixed-Use (VCMU-1) zone has a new name: the **Historic Village Commercial Core (MU-1)** zone.

The current Mixed-Use Residential (MU-1) zone has a new name: the **Coal Valley Estates Mixed-Use (MU-3)**

Mixed-Use zones are now separated into their own zone category to clarify what scale of commercial uses is appropriate for Cumberland's existing character.

INDUSTRY, RURAL & INTERCHANGE ZONES

Village of Cumberland Zoning Bylaw Update



VILLAGE OF CUMBERLAND Schedule B - Zoning Map

- Proposed Zoning**
- Industry Zones**
- Service Industry (I-1)
 - Industrial (I-2)
 - Refuse Industrial (I-3)
- Interchange Zones**
- Interchange Mixed Use (IMU-1)
 - Interchange Mixed Use Two (IMU-2)
 - Interchange Mixed Use Three (IMU-3)
 - Interchange Mixed Use Four (IMU-4)
 - Interchange Mixed Use Five (IMU-5)
 - Interchange Mixed Use Six (IMU-6)
 - Interchange Highway Residential (IHR)
 - Interchange Comprehensive Residential (ICR)
 - Interchange Recreational Commercial (IREC)
- Mixed-Use Zones**
- Historic Village Commercial Core (MU-1)
 - Neighbourhood Mixed-Use (MU-2)
 - Coal Valley Estates Mixed-Use (MU-3)
- Public Use Zones**
- Parks and Open Space (PU-1)
 - Civic Uses (PU-2)
 - Utility and Services (PU-3)
- Residential Zones**
- Infill Residential (R-1)
 - Large Lot Residential (R-2)
 - West Dunsmuir Residential (R-3)
 - Rental Tenure Multi-Unit Residential (R-RTMU)
 - Manufactured Home Park Residential (R-MHP)
 - Multi-Unit Residential (R-MU)
- Rural Zones**
- Forest Stewardship Greenway (FSG)
 - Recreation and Tourism (RT)
- Administrative Features**
- Village of Cumberland
 - Urban Containment Boundary
 - Parcel
- Environmental Features**
- Stream
 - Waterbody / Reservoir

Existing **Rural Zones** have been consolidated to better reflect existing and desired future uses.

The **Recreation and Tourism (RT)** zone boundary is updated to reflect the sale of a portion to the CVRD, but its regulations remain unchanged.

The CVRD's existing waste facility is captured under the revised **Refuse Industrial (I-3)** zone.

High intensity commercial- and industrial-type uses have been separated into a new **Industry Zones** category to align with the Village's long-term vision for its employment lands.

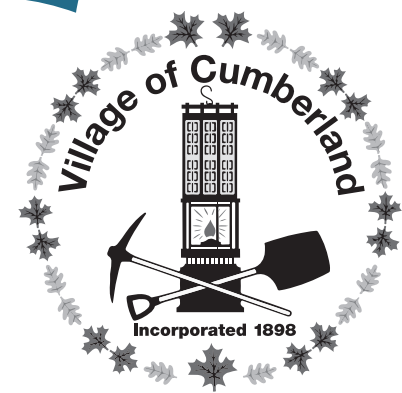
A new **Service Industry (I-1)** zone, which allows a range of service commercial and low-impact industrial uses, has been applied to lots both within and outside of the Urban Containment Boundary where less-intensive, 'light' industrial uses are occurring. This zone also aligns with the Service Commercial Land Use Designation in the proposed OCP.

A new **Industry (I-2)** zone replaces existing high-impact industrial zones. This zone is intended to designate and preserve areas (mostly located outside of the Urban Containment Boundary) where the Village would like future industrial development to occur.

The **Interchange** zones have been left largely unchanged, per the policy direction for the Interchange Lands Land Use Designation in the proposed OCP.



2
Kilometers
Scale: 1:30,000



Restructuring of Home Occupation Regulations

Home occupation regulations are now separated into categories to reflect how different home occupations may be suitable in different places throughout the Village (e.g., a home office in an apartment versus a woodworking operation on a large, rural lot). The revised regulations are intended to give more flexibility to home occupation uses, while also clarifying requirements such as:

- The amount of space occupied by the home occupation (via floor area restrictions)
- Number of required parking spaces
- Number of non-resident employees permitted
- Number of permitted visitors to the home occupation

HOME OCCUPATION CLASSIFICATION		DESCRIPTION
Minor		Minor home occupations are intended to be operated solely within a dwelling unit. Aspects of business operations shall not be detectable from outside the property.
Standard		Standard home occupations are intended to be operated within a dwelling unit or accessory building.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are intended to be operated solely within a dwelling unit.
	Vacation Rental	Vacation Rental Accommodation home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulations.

What is a Home Occupation?

A home occupation refers to a business that is operated using a portion of a dwelling unit or accessory building, by a resident of the premises. Home occupations support a diverse local economy without causing adverse impacts to neighbouring properties (e.g., freelance or self-employed professionals, home-based daycare, etc.).

What is a Bed and Breakfast?

A bed and breakfast is a form of accommodation that uses up to two bedrooms within a residence. A maximum of four guests can be accommodated. Guests of a bed and breakfast cannot have access to cooking facilities, but may be provided breakfast by the host.

What is a Vacation Rental?

A vacation rental is a form of accommodation. Up to six guests may be hosted in either bedrooms or a suite located within a home, or a second home on the property. Guests of a vacation rental are typically able to access cooking facilities and other living spaces within the vacation rental.

Revised Approach to Agriculture

Regulations related to agricultural activities have been broadened for the purpose of advancing the Village's food security goals. This includes:

- Permitting community gardens in all zones;
- Permitting urban agriculture in all residential and mixed-use zones to better facilitate small-scale and non-soil or non-land-based forms of agriculture; and
- Clarifying that commercial-scale greenhouses and rooftop hydroponics are permitted in all industry zones.

What is Urban Agriculture?

Urban agriculture means the small-scale growing of crops, production of farm products, and keeping of bees or poultry within an urban or suburban environment, and includes community gardens, greenhouses, and farm stands.

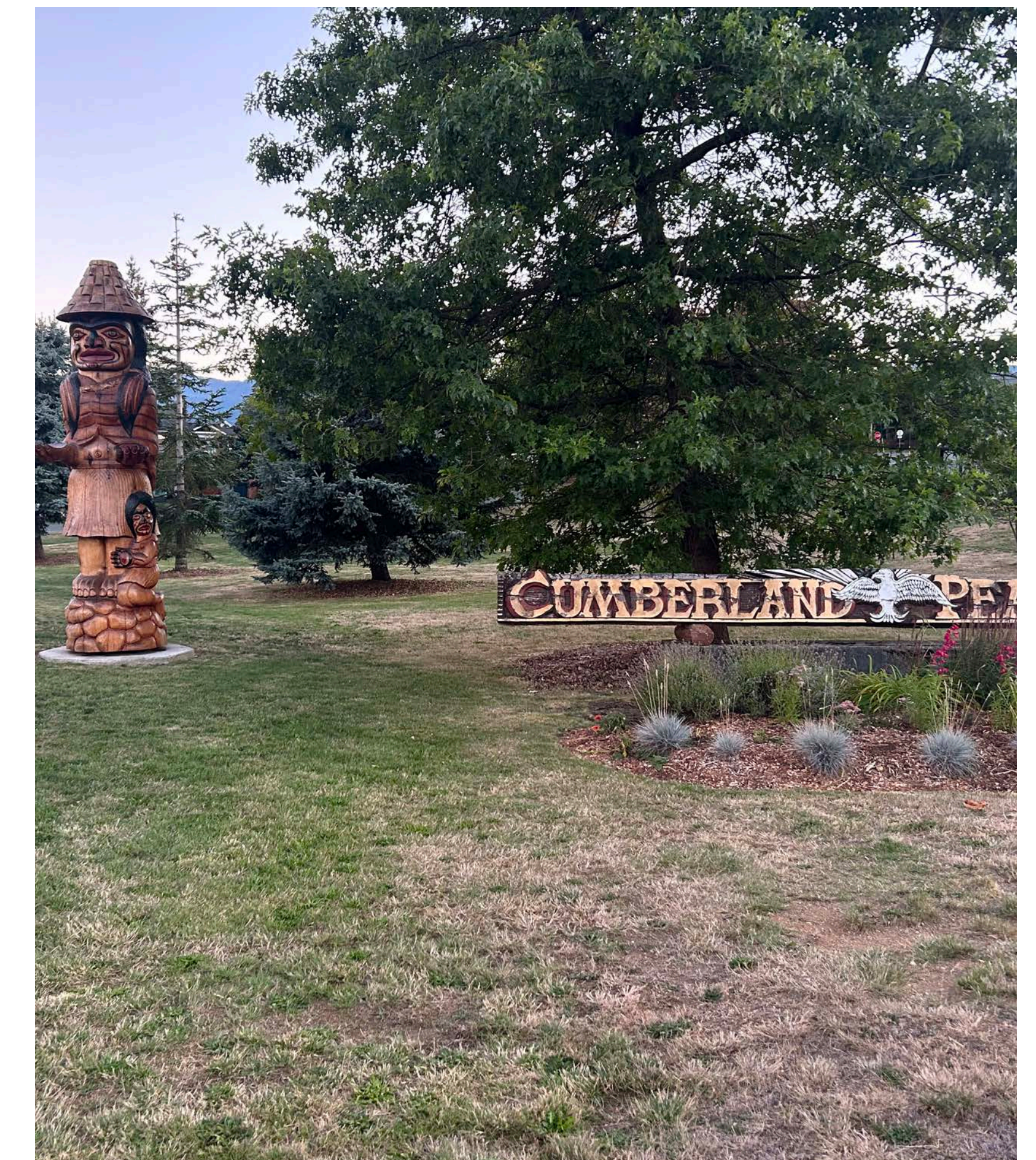


New Landscaping, Screening, and Impermeable Surface Requirements

The Zoning Bylaw requires landscaping for new development such as minimum number of trees per home, a minimum area that must have soft landscaping (i.e., plants), and solid fencing or hedges for privacy. These requirements have been expanded from applying only to accessory dwelling units to:

- Support the retention and enhancement of the Village's existing tree canopy;
- Soften the impact of infill development within existing neighbourhoods; and
- Increase certainty for property owners by streamlining the development of SSMUH by offloading landscape requirements typically triggered through a Development Permit to the Building Permit process for new residential development comprising four dwelling units or less.

Other regulations pertaining to screening, fences, and retaining walls have also been clarified to ensure that incompatible land uses are appropriately separated or transitioned using fences or other buffers such as hedges or trees. As well, impermeable surface maximums have been introduced to support on-site drainage and reduce surface run-off.



Revisions to Parking and Loading Requirements

Existing parking and loading requirements have been simplified to make them easier to understand and implement. Updates include:

- Establishing clear parking and loading requirements per permitted use;
- Creating distinct parking requirements for the Village Core
- Reducing parking minimums and maximums across all permitted uses, particularly for non-residential uses in the Village Core;
- Clarifying regulations for user-specific parking and loading types (e.g., modernized barrier-free parking standards, clarified visitor and courtesy parking requirements, and expanded electric vehicle parking requirements to better reflect current demand); and
- Introducing distinct requirements for short- and long-term bicycle parking and associated end-of-trip facilities.

