

VILLAGE OF CUMBERLAND

COMPREHENSIVE ZONING BYLAW REVIEW & UPDATE

September 15th, 2025

Brittany Tuttle, MCIP, RPP

Kara Gross, MPlan

URBAN
SYSTEMS

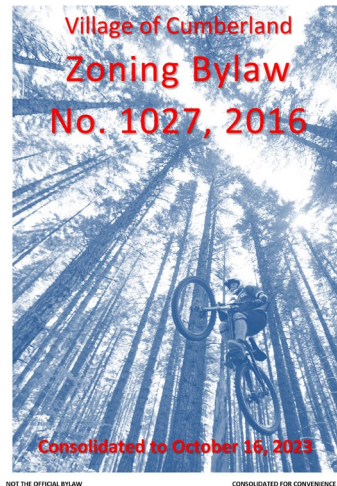
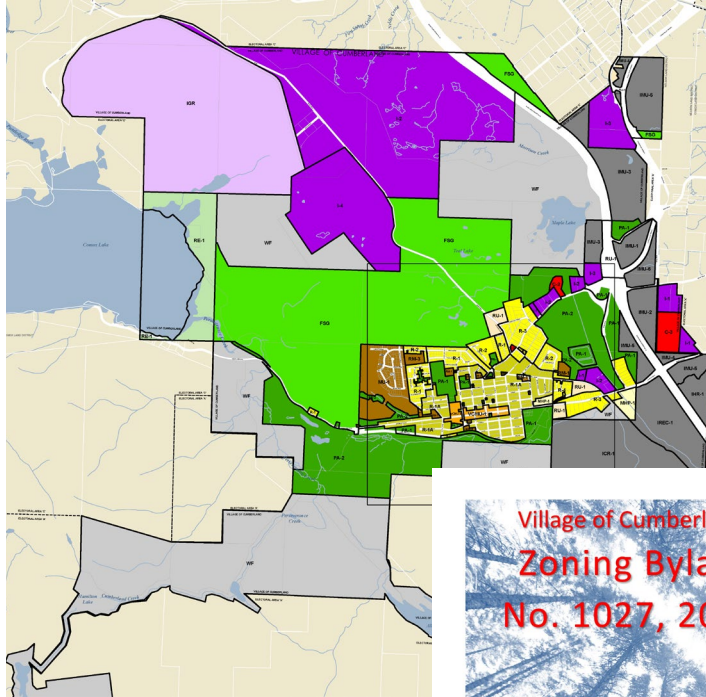
AGENDA

- Project Overview: Purpose, Timeline, and Engagement Initiatives
- Proposed Key Changes
- Review of Items Requiring Council Direction
 - Pre-Zoning the Bevan Industrial Lands
 - Additional Opportunities to Streamline Off-Street Parking & Loading in the Village Core
- Proposed Next Steps



PROJECT OVERVIEW

WHAT IS A ZONING BYLAW?



- A Zoning Bylaw is a regulatory tool that translates policies from a community's Official Community Plan (OCP) into regulations which govern how land can be used
- Zoning Bylaws are typically comprised of two parts:
 - Zoning Map
 - Regulations

WHAT DOES A ZONING BYLAW REGULATE?

Permitted
Uses

Lot Sizes

Siting of
Buildings and
Structures

Height and
Density

Off-Street
Parking &
Loading

Landscaping

WHY UPDATE THE ZONING BYLAW?



Ensure alignment with the Village's new OCP



Clarify, simplify, and modernize regulations to reflect best practices



Address key challenges identified by the community



Proactive compliance with new legislative requirements

PROJECT SCHEDULE



COMMUNITY ENGAGEMENT



Opportunities To-Date:

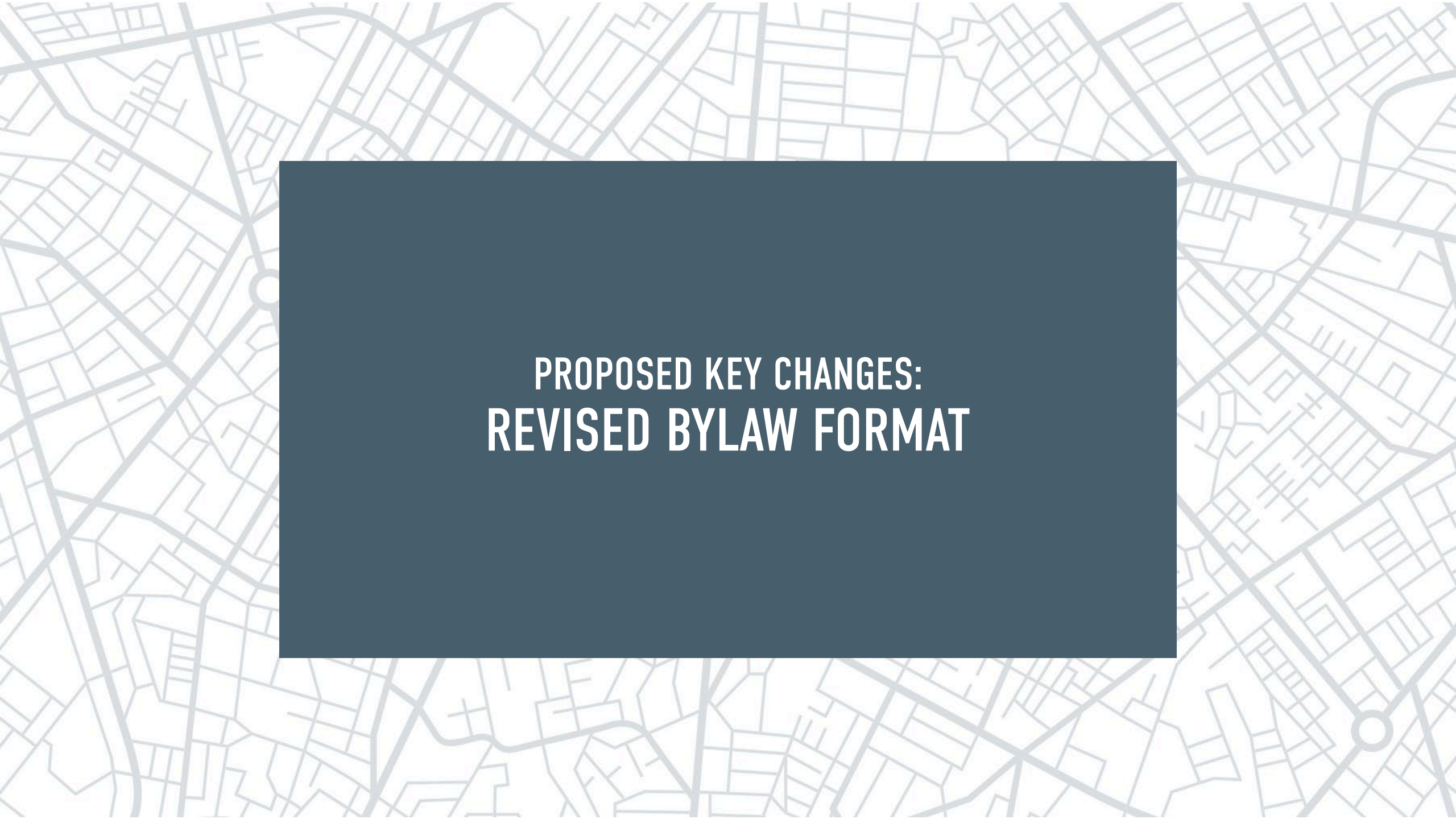
- Engage Comox Valley content (Project Overview, Schedule, FAQs, etc.): ongoing
- Development Community Workshop: August 19th
- Meeting with K'ómoks First Nation (KFN): September 4th
- Meeting with Advisory Planning Commission (APC): September 11th

COMMUNITY ENGAGEMENT



Future Opportunities:

- Engage Comox Valley content (Project Overview, Schedule, FAQs, etc.): ongoing
- Meetings with:
 - Homelessness and Affordable Housing Committee: September 17th
 - Heritage Committee: September 18th
- Open House Events: October 7th (virtual) and October 8th (in-person)
- Online Review and Comment: mid-September to mid-October

A light gray background featuring a complex, stylized map pattern of streets and building footprints. A dark blue rectangular box is centered on the page, containing white text.

PROPOSED KEY CHANGES: REVISED BYLAW FORMAT

NEW BYLAW FORMAT

- The Village is exploring an updated, interactive bylaw format that:
 - Consolidates permitted uses, development regulations, siting standards, etc. into tables;
 - Organizes zones according to zone category;
 - Encourages the user to review all parts of the bylaw, rather than the development regulations specific to an individual zone (reducing the likelihood that a regulation is 'missed'); and
 - Improves its overall ease of use.

CURRENT

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*;
 - 3 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
 - vi) be located on the property and must not impede sightlines to and from a *public road, driveway or laneway*.

PROPOSED

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		The keeping of poultry is only permitted in a rear <u>yard</u> .
Minimum <u>Lot Area</u>	n/a	550.0 m ²	n/a
<u>Accessory Buildings and Structures</u>	All <u>accessory</u> buildings or <u>structures</u> used for <u>urban agriculture</u> must conform to the <u>setbacks</u> for <u>accessory</u> buildings and <u>structures</u> in each zone.		
	The maximum <u>height</u> of any <u>accessory</u> building or <u>structure</u> used for <u>urban agriculture</u> is 3.5 m.		
	The maximum <u>gross floor area</u> of a <u>greenhouse</u> is 30.0 m ²	A maximum of two <u>hives</u> and two <u>nucs</u> is permitted per <u>lot</u> .	Where opaque screening is provided, a <u>coop</u> and associated run may be located 0.0 m from any <u>lot line</u> which abuts a <u>lot</u> in a non-Residential zone.
		<u>Hives</u> must be equipped with adequate ventilation and water <u>supply</u> , and must be securely located to	Where opaque screening is not provided, a <u>coop</u> and associated run must be <u>setback</u> a minimum of

A light gray background featuring a detailed map of a city street grid. The grid consists of numerous thin, light gray lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and irregular, typical of an urban layout.

PROPOSED KEY CHANGES: CHANGES TO ZONES

ZONE FORMAT

- Under the updated bylaw format, zone-specific provisions are now organized per zone category, rather than into individual zones

CURRENT

8.1 RU-1—Rural Zone		
1. Principal Uses		Retail, garden nursery Single family dwelling Accessory buildings and structures
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
2. Accessory Uses		Accessory buildings and structures Sawmill
3. Lots Created by Subdivision	Area, minimum	40.0hectares (98.8acres)
	Frontage, minimum	10% of the perimeter of the lot
4. Density	Building GFA, maximum	All buildings and structure shall have a combined floor area not exceeding a size of

PROPOSED

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	S
	Standard	S	S
	Major	S	--
	Bed and Breakfast Accommodation	S	--

ZONE CONSOLIDATION

- Existing zones have been consolidated to minimize redundancies and reorganized to better align with the Village's new OCP Land Use Map
- Total number of zones have been **reduced from 38 to 26**:

CURRENT ZONE BREAKDOWN	PROPOSED ZONE BREAKDOWN
Residential Zones (14)	Residential Zones (6)
Rural Zones (4)	Rural Zones (2)
Commercial and Mixed-Use Zones (4)	Mixed-Use Zones (3)
Industrial Zones (5)	Industry Zones (3)
Public Use and Assembly Zones (2)	Public Use Zones (3)
Interchange Zones (9)	Interchange Zones (9)

RESIDENTIAL ZONES: IMPLEMENTING SSMUH

REMINDER:

- Per Bill 44, local governments are required to accommodate up to 3- or 4-units in **Restricted Zones**, according to the following criteria:

SECONDARY SUITES & ADUs	UP TO 3 UNITS*	UP TO 4 UNITS*
Any lot that meets the definition of a Restricted Zone	Within an Urban Containment Boundary as established by the Official Community Plan and/or a Regional Growth Strategy	
	★ Within a community where the population > 5,000 people	
	Lot size ≤ 280 m ²	Lot size > 280 m ²
	Serviced by municipal water and municipal sewer systems	

***NOTE:** All criteria must apply.



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-3)
- West Dunsmuir Residential (R-2)
- Rental Tenure Multi-Unit Residential (R-RTMU)
- Manufactured Home Park Residential (R-MHP)
- Multi-Unit Residential (R-MU)

Rural Zones

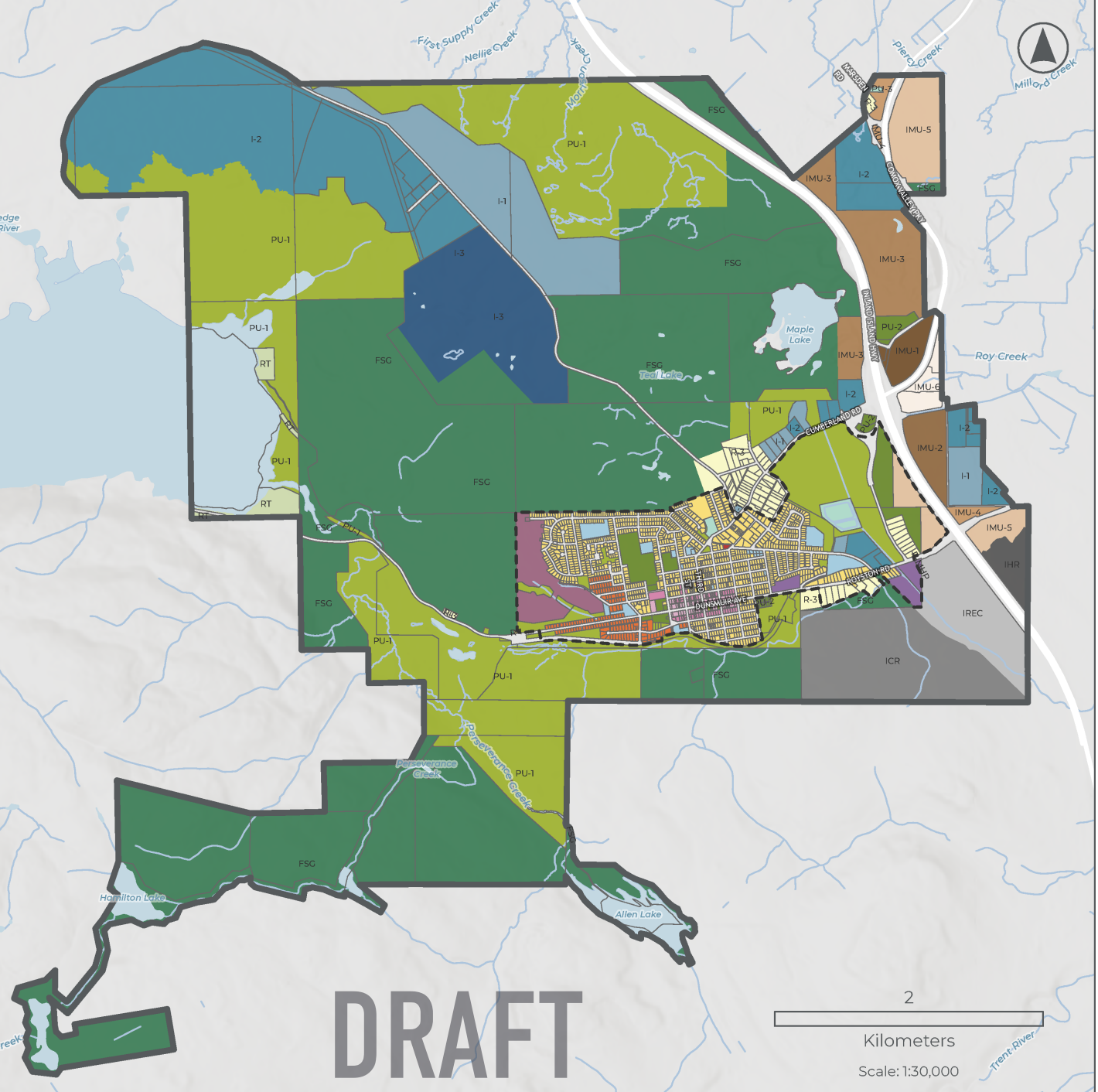
- Forest Stewardship Greenway (FSG)
- Recreation and Tourism (RT)

Administrative Features

- Village of Cumberland
- Urban Containment Boundary
- Parcel

Environmental Features

- Stream
- Waterbody / Reservoir



2

Kilometers

Scale: 1:30,000

RESIDENTIAL ZONES: IMPLEMENTING SSMUH

- Proactively redesignated applicable **Restricted Zones** under a new Infill Residential zone that is aligned with the Province's SSMUH Policy Manual regarding:
 - Density permissions (up to four dwelling units per lot)
 - Site standards and height maximums
 - Setbacks and lot coverage
 - Residential parking requirements
- Consolidated existing multi-unit residential zones to streamline future rezonings for multi-unit development (i.e., developments exceeding four units)



VILLAGE OF CUMBERLAND

Proposed Zoning - Residential Zones

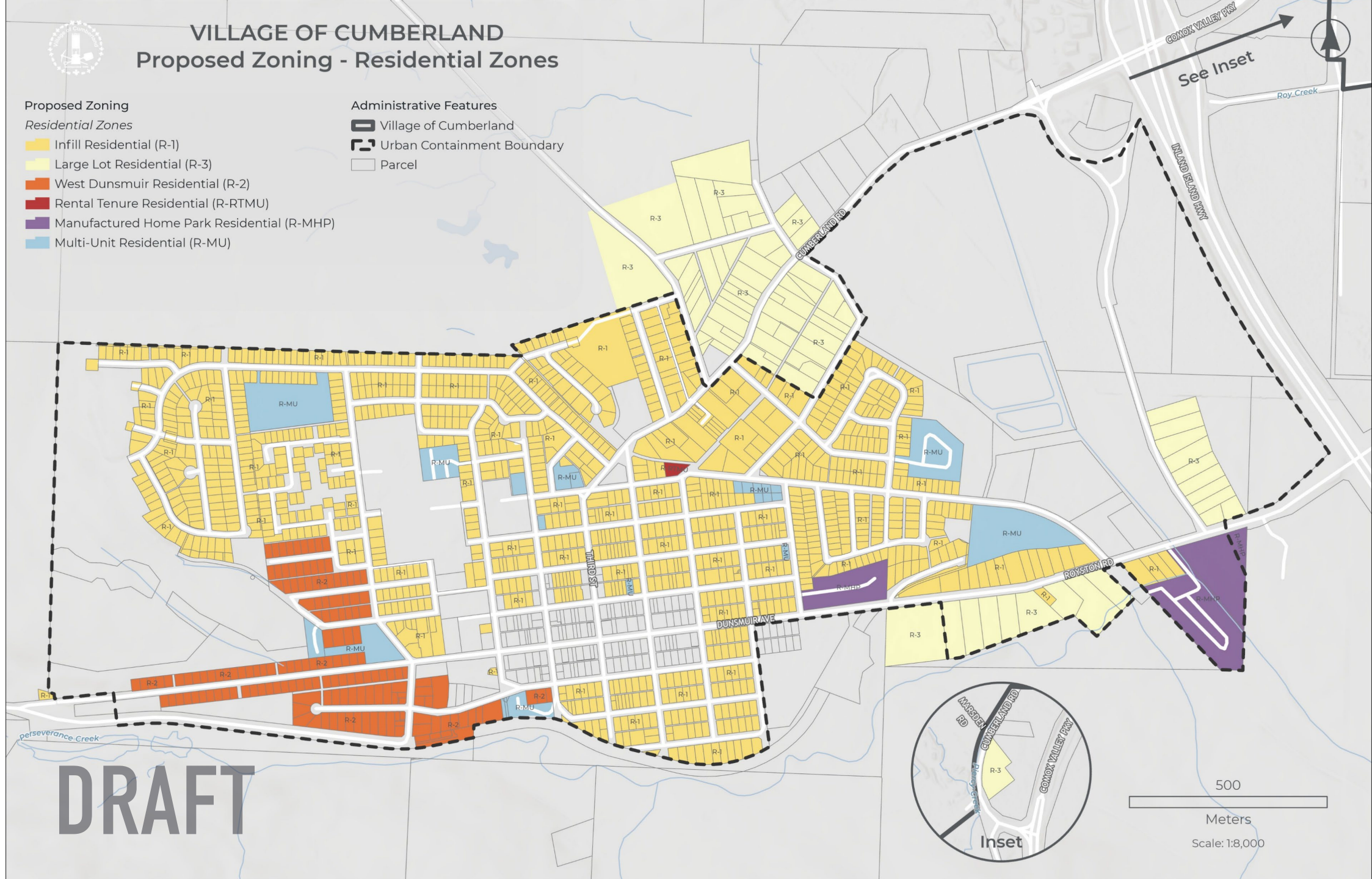
Proposed Zoning

Residential Zones

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- Multi-Unit Residential (R-MU)

Administrative Features

- Village of Cumberland
- Urban Containment Boundary
- Parcel



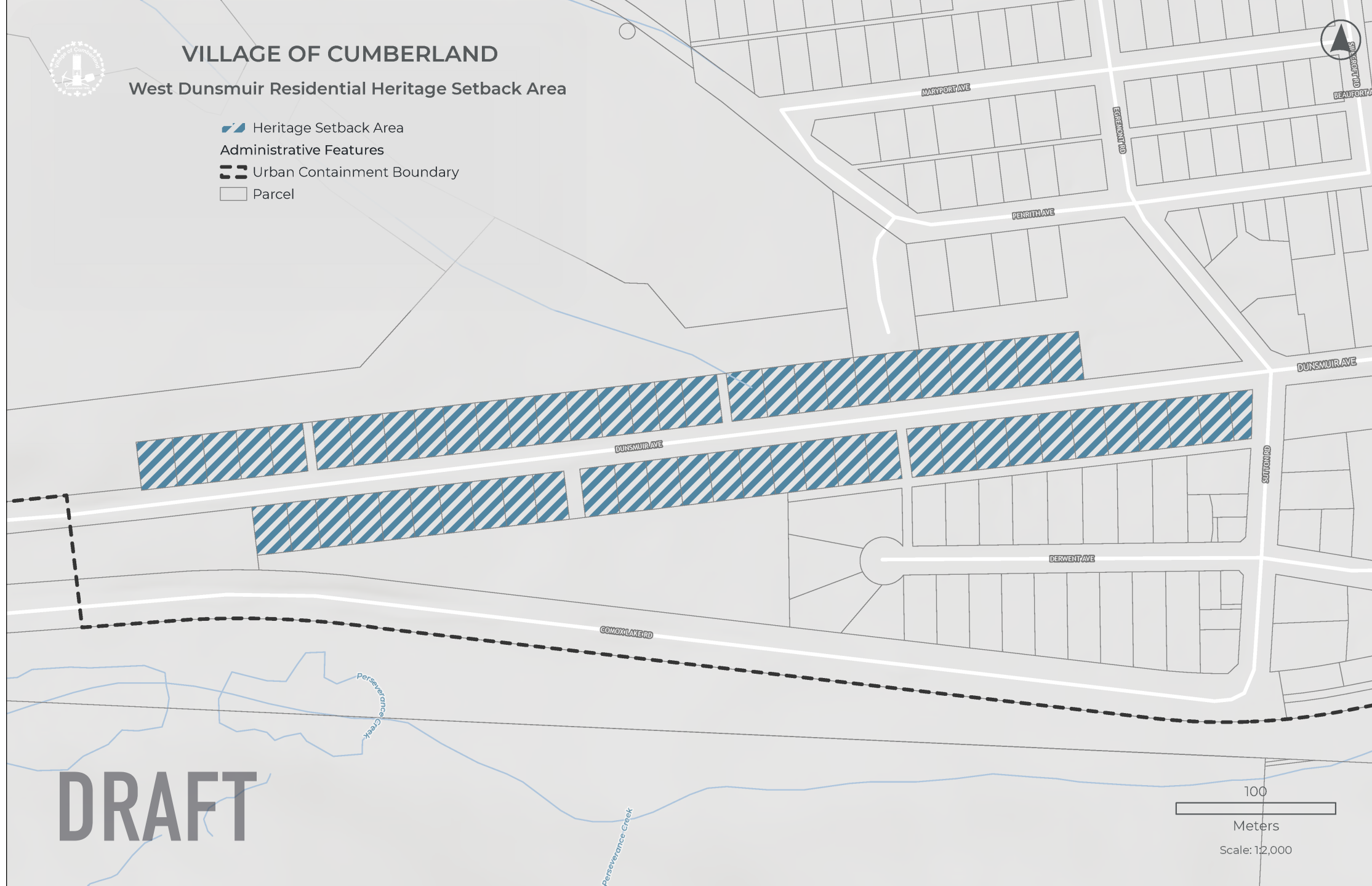
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VILLAGE OF CUMBERLAND

West Dunsmuir Residential Heritage Setback Area

-  Heritage Setback Area
- Administrative Features
 -  Urban Containment Boundary
 -  Parcel



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Meters
Scale: 12,000

NON-RESIDENTIAL ZONES

- Rural zones have been reorganized to better represent existing uses
- Commercial zones applicable to single lots have been combined with some existing light industrial uses to create a new Service Industry zone separate from other heavy industrial uses
- Existing mixed-use zones now comprise their own 'Mixed-Use' zone category
- Institutional uses have largely been captured under new Public Use zones which are separate from other non-residential zone types



VILLAGE OF CUMBERLAND

Proposed Zoning (within UCB)

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Proposed Zoning

Industry Zones

- Service Industry (I-1)
- Industrial (I-2)

Interchange Zones

- Interchange Mixed Use Five (IMU-5)

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)

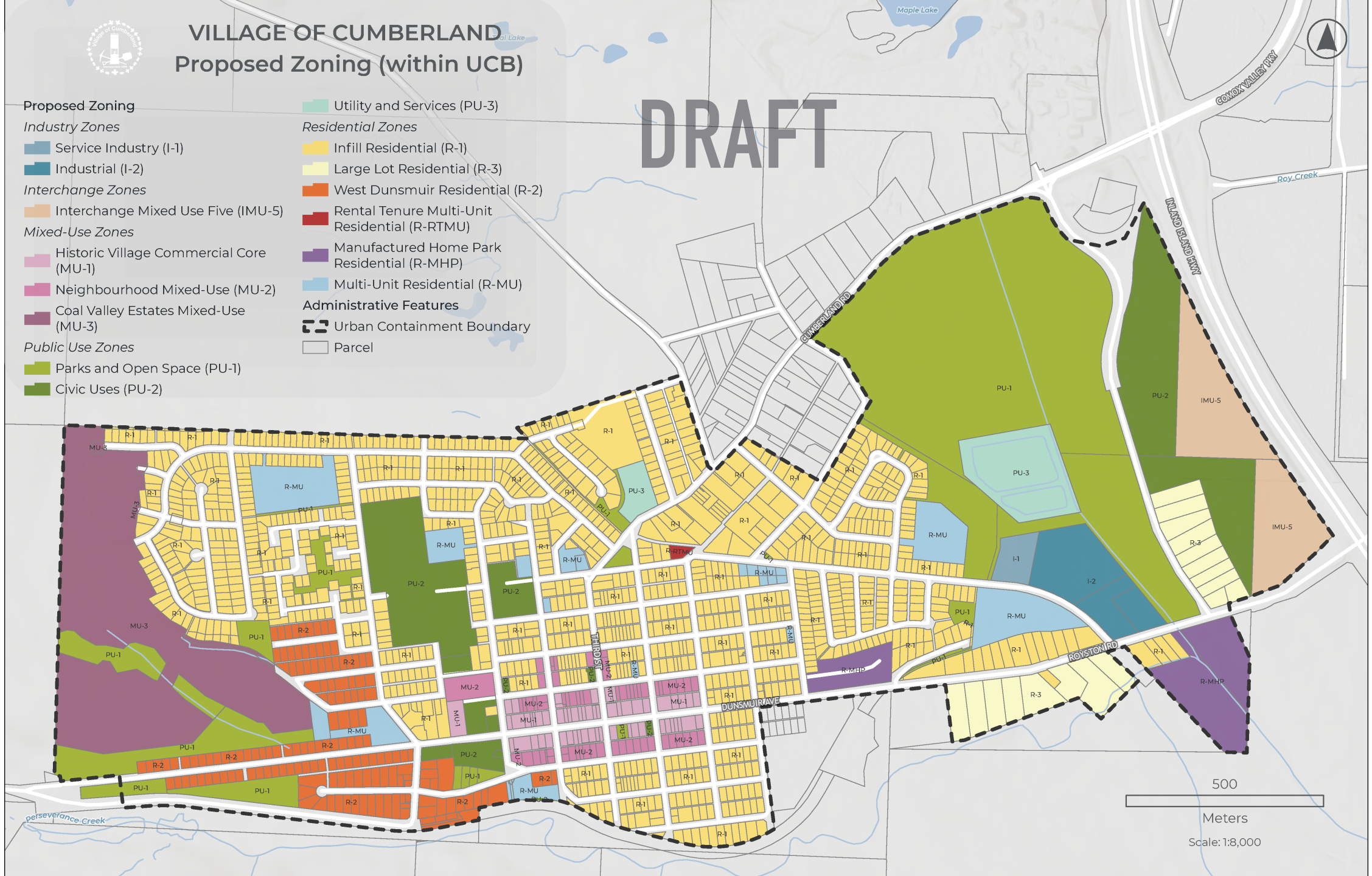
- Utility and Services (PU-3)

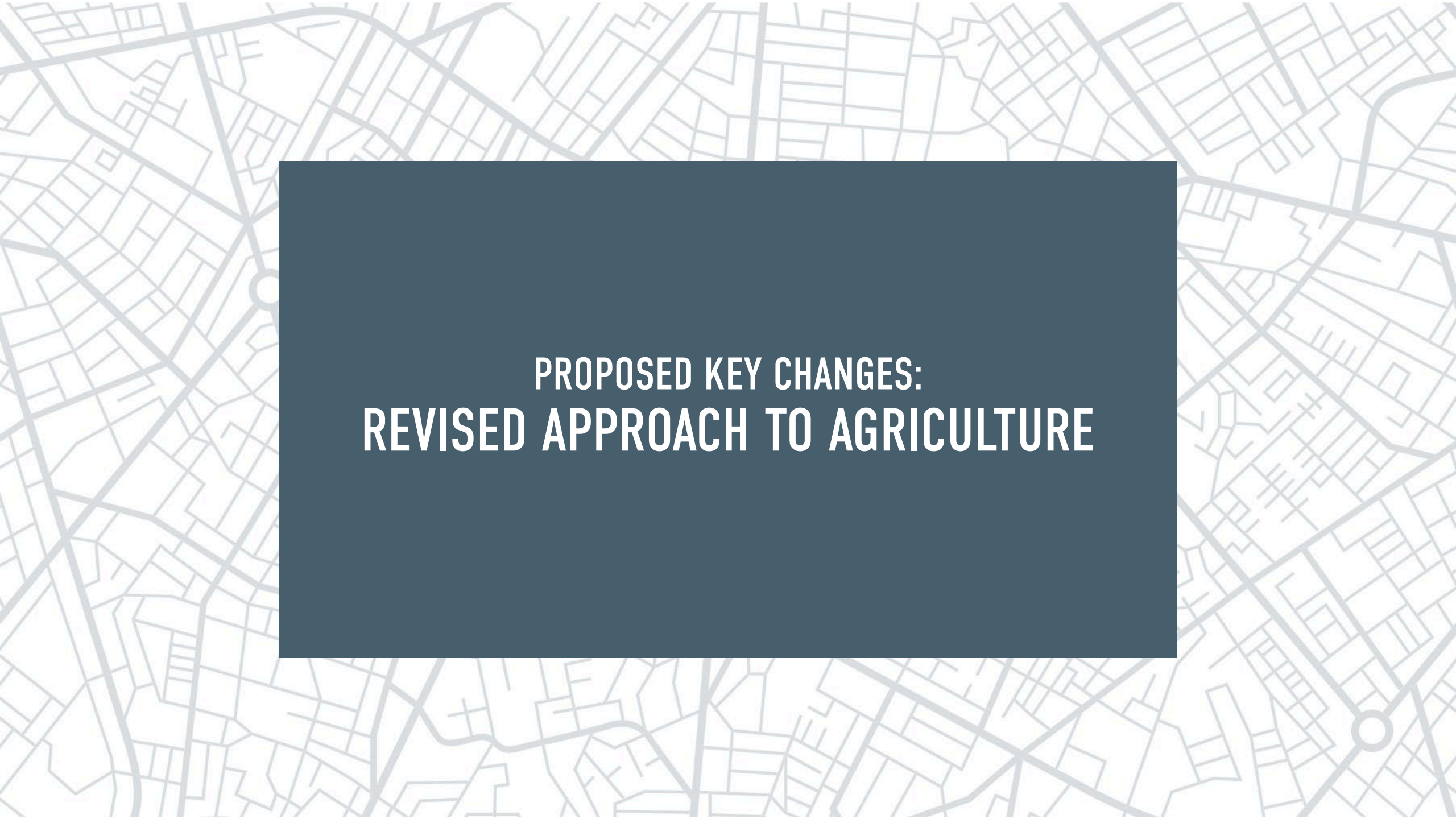
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Administrative Features

- Urban Containment Boundary
- Parcel



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PROPOSED KEY CHANGES: REVISED APPROACH TO AGRICULTURE

AGRICULTURE IN CUMBERLAND

- Agricultural permissions have been broadened for the purpose of advancing the Village's food security goals
 - Community gardens are permitted in all zones
 - Urban agriculture is now permitted in all residential and mixed-use zones to better facilitate small-scale and non-soil or non-land-based forms of agriculture
 - Greenhouses and rooftop hydroponics remain permitted in all industry zones

A light gray background featuring a detailed map of a city street grid. The grid consists of numerous intersecting lines of varying thicknesses, representing streets and highways. Some lines are thicker and more prominent, while others are thinner. The overall pattern is a complex, interconnected web of lines.

PROPOSED KEY CHANGES: NEW HOME OCCUPATION REGULATIONS

HOME OCCUPATION REGULATIONS

- Existing home occupations regulations have been restructured to create a tiered hierarchy of home occupation uses which acknowledge that different HO uses may be appropriate in different areas of the community
- The new regulations offer more flexibility regarding home occupation uses while establishing clear requirements for:
 - The amount of space occupied by the home occupation (via GFA restrictions)
 - Number of parking spaces required
 - Number of on-site, non-resident employees
 - Number of visitors / non-employee users of 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 regulation.

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**PROPOSED KEY CHANGES:
NEW LANDSCAPING, SCREENING, AND
IMPERMEABLE SURFACE REGULATIONS**

LANDSCAPING, SCREENING, IMPERMEABLE SURFACES

- Existing landscape requirements previously applicable to new accessory dwelling units now apply across all forms of multi-unit residential development
- Including prescriptive landscape requirements within the Zoning Bylaw helps to:
 - Retain and improve the Village's existing tree canopy;
 - Streamline development, by offloading landscape requirements typically triggered through a development permit to the building permit; and
 - Softens the impact of higher density infill in existing neighbourhoods.

LANDSCAPING, SCREENING, IMPERMEABLE SURFACES

- Screening requirements have been clarified to support better transitions between incompatible land uses
 - Minimum and maximum heights have been introduced for fences, landscape screens, and tiered retaining walls
- New impermeable surface maximums apply to all zones to support improved stormwater management and reduce surface run-off

A light gray background featuring a detailed map of a city street grid. The grid consists of numerous thin, light gray lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and irregular, typical of an urban layout. A dark blue rectangular box is centered over the map, containing white text.

PROPOSED KEY CHANGES: PARKING AND LOADING

PARKING AND LOADING REQUIREMENTS

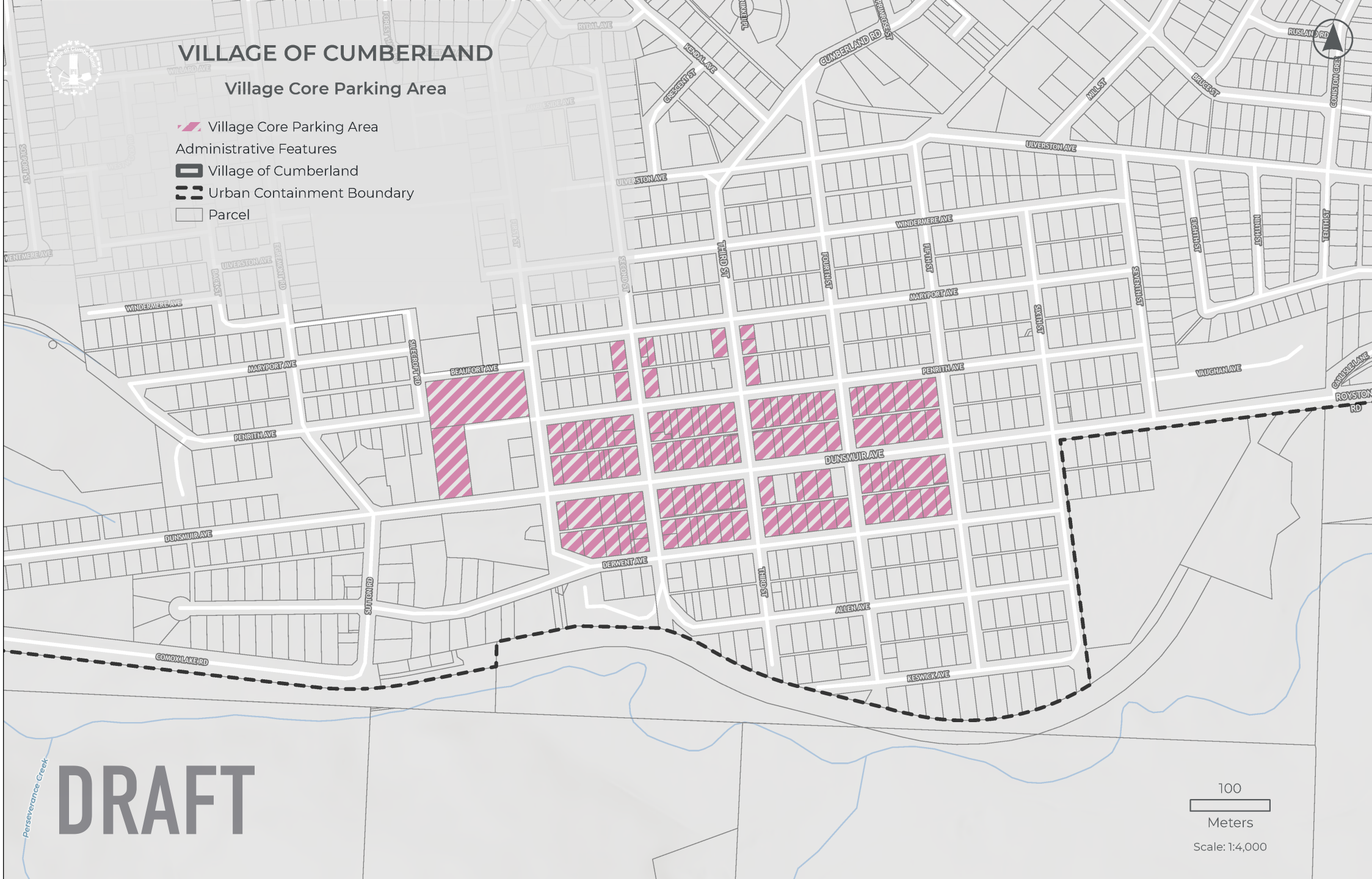
- Parking and loading requirements have been consolidated, reduced, and simplified:
 - All parking and loading requirements are now clearly defined per use
 - Established clear parking minimums / maximums; overall, existing parking minimums have been reduced
- Created distinct parking requirements for the Village Core
- Updated requirements for specific user groups (e.g., barrier-free, courtesy, visitor, electric vehicle, etc.) and clarified regulations pertaining to bicycle parking



VILLAGE OF CUMBERLAND

Village Core Parking Area

-  Village Core Parking Area
- Administrative Features
 -  Village of Cumberland
 -  Urban Containment Boundary
 -  Parcel



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PARKING AND LOADING REQUIREMENTS

- Updated existing cash-in-lieu provisions to support regional consistency:

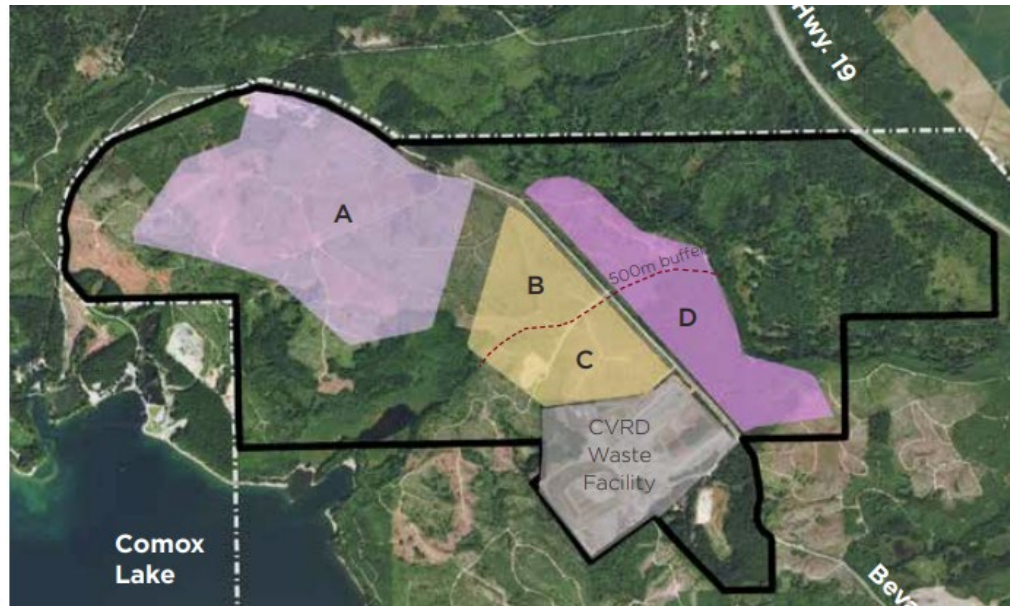
PROPOSED CASH-IN-LIEU AMOUNTS PER PARKING SPACE, PER TYPE OF REQUIRED PARKING				
AREA	CONVENTIONAL PARKING	VISITOR PARKING	COURTESY PARKING	ELECTRIC VEHICLE PARKING
Village Core Parking Area	Non-Residential Uses: \$5,000.00 Residential Uses: \$10,000.00	\$10,000.00	~~\$11,760.00~~	\$24,900.00
All Other Areas	~~\$3,800.00~~ \$10,000.00	~~\$3,800.00~~ \$10,000.00	\$10,000.00	

A light gray background featuring a detailed street map of an urban area, likely Bevan Industrial Lands. The map shows a complex network of streets, including major thoroughfares and smaller residential streets, with some circular features that could be roundabouts or parks.

**ITEMS REQUIRING COUNCIL DIRECTION:
BEVAN INDUSTRIAL LANDS PRE-ZONING**

PRE-ZONING THE BEVAN INDUSTRIAL LANDS

- The Zoning Bylaw update provides the Village with the opportunity to advance the land use vision for the Bevan Lands, as established in the Bevan Industrial Lands Concept Plan and recommended in the Employment Lands Inventory Assessment and Fiscal/Economic Impact Analysis report



AREA	POTENTIAL USE	GENERAL EXAMPLES
A	Industrial	Heavy industrial, aggregate extraction, processing, outdoor storage, silviculture, cannabis facility, salvage and wrecking yard, etc.
B	Industrial - outside of regulated 500m buffer zone	food processing facility, nursery, greenhouse, storage, warehouse, light industrial, auto-service, construction industry related services
C	Industrial - waste related - inside the regulated 500m buffer zone	recycling and disposal facility, compost facility, bio-gas-recapture, ect.
D	Eco-industrial network - flexible	eco-industrial networking encouraged, light industrial manufacturing, storage, warehouse, accessory and supporting uses, etc.
	CVRD Waste Facility	CVRD use
Other	Municipal Park, Greenway / watershed, SEI	Conservation, Drinking Water Protection, Park, Wildlife Corridor, Recreational Trails (low impact)



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Rural Zones

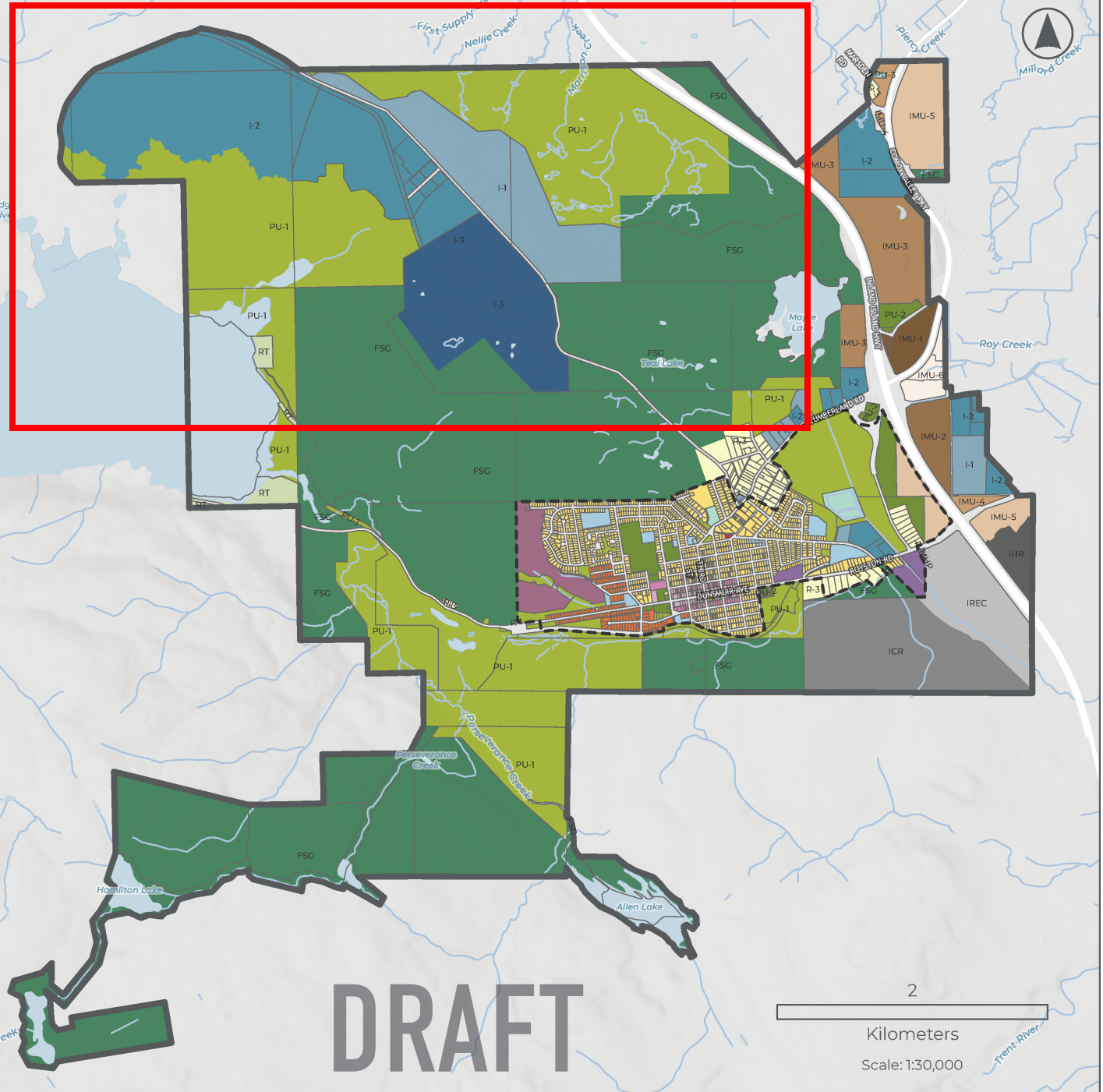
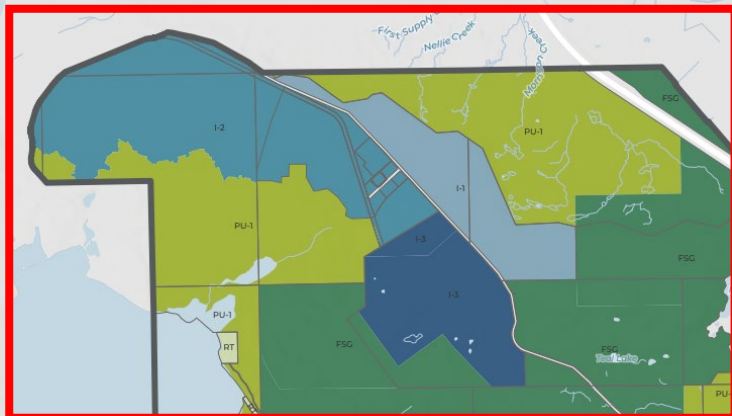
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- Recreation and Tourism (RT)

Administrative Features

- Village of Cumberland
- Urban Containment Boundary
- Parcel

Environmental Features

- Stream
- Waterbody / Reservoir



A light gray background featuring a detailed street map of a village core. The map shows a dense network of streets, including a prominent circular road on the left and another on the bottom right. The text is centered within a dark blue rectangular box.

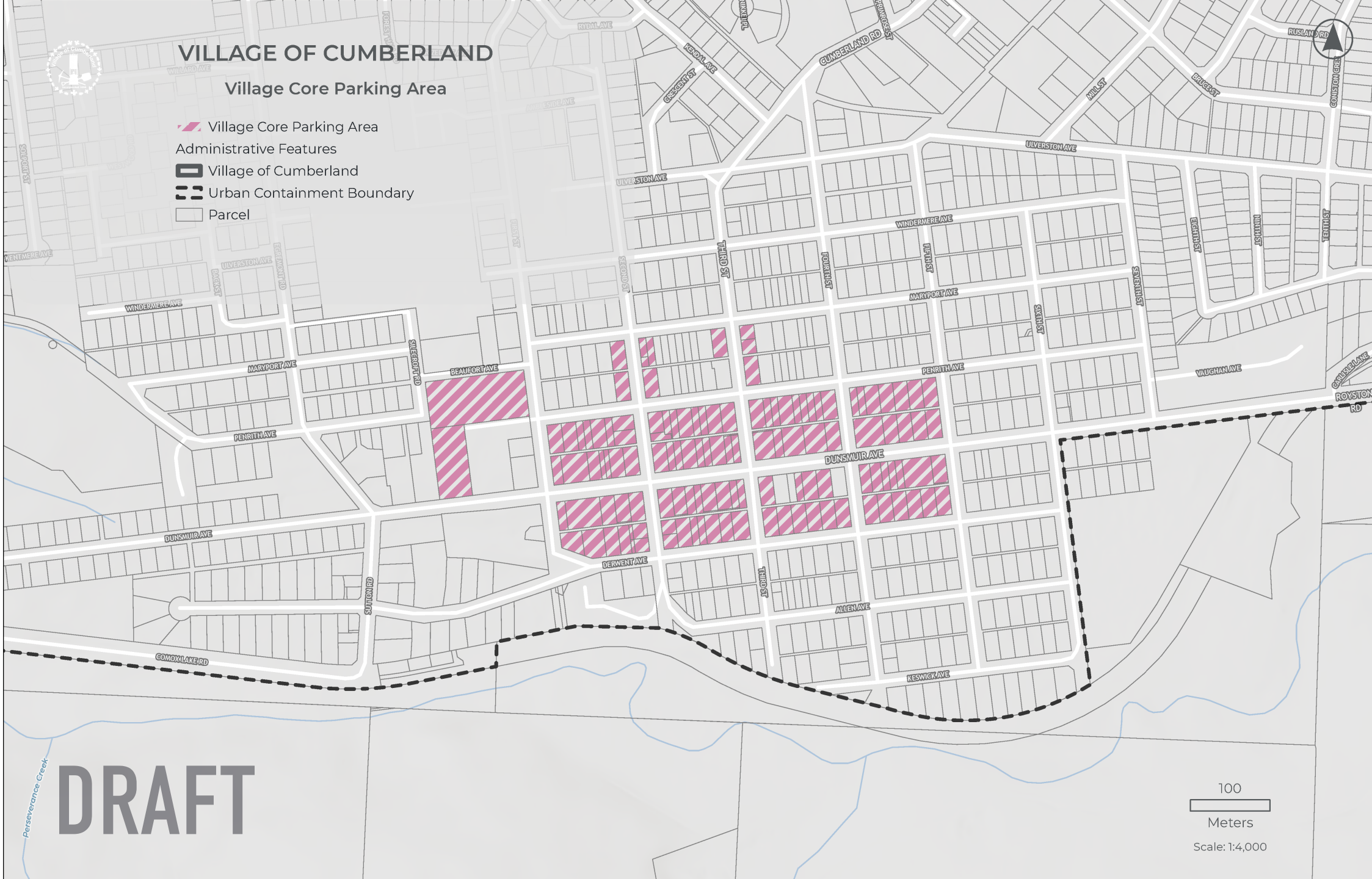
**ITEMS REQUIRING COUNCIL DIRECTION:
PARKING & LOADING REQUIREMENTS IN
THE VILLAGE CORE**



VILLAGE OF CUMBERLAND

Village Core Parking Area

-  Village Core Parking Area
- Administrative Features
 -  Village of Cumberland
 -  Urban Containment Boundary
 -  Parcel



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Scale: 1:4,000

OPPORTUNITIES TO STREAMLINE OFF-STREET PARKING AND LOADING REQUIREMENTS IN THE VILLAGE CORE

- The 2024 Village of Cumberland Downtown Parking Study found that:
 - Existing on-street parking capacity is sufficient to accommodate visitors to the Village Core
 - Vehicles parked on Dunsmuir Avenue for longer than 1.5 hours mostly belong to residents of the area (rather than visitors)
- These findings suggest that the existing capacity of on-street parking in the Village Core can support further reductions in off-street parking and loading requirements

OPPORTUNITIES TO STREAMLINE OFF-STREET PARKING AND LOADING REQUIREMENTS IN THE VILLAGE CORE

- Two strategies for Council's consideration:
 1. Remove off-street parking and loading requirements for non-residential and non-accommodation uses in the Village Core
 2. Remove cash-in-lieu provisions for residential and accommodation uses in the Village Core

NEXT STEPS

- Share the draft Bylaw and associated Zoning Map with the public
 - Community open house events – October 7th (virtual) and 8th (in-person)
 - Online Review and Comment: mid-September to mid-October
- 1st Reading of Bylaw by Village Council – Late Fall

RECOMMENDATIONS

1. THAT Council endorse pre-zoning the Bevan Industrial Lands to align with the Village's long-term vision for this area, as established in the Bevan Industrial Lands Concept Plan (2020);
2. THAT Council direct staff to revise the Draft Zoning Bylaw to remove off-street parking and loading requirements for non-residential and non-hotel, hostel, and motel uses in the Village Core; and
3. THAT Council direct staff to revise the Draft Zoning Bylaw to remove cash-in-lieu of parking provisions for residential and hotel, hostel, and motel uses.



THANK YOU!