



CUMBERLAND 2050

# GROWING TOGETHER

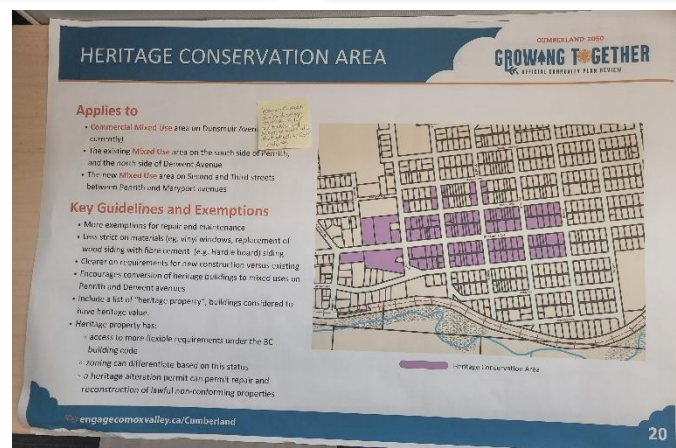
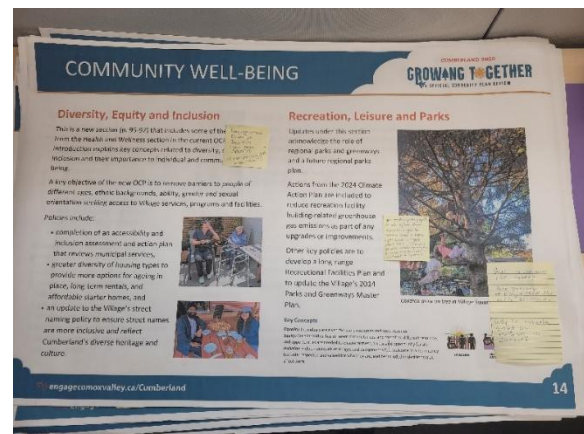
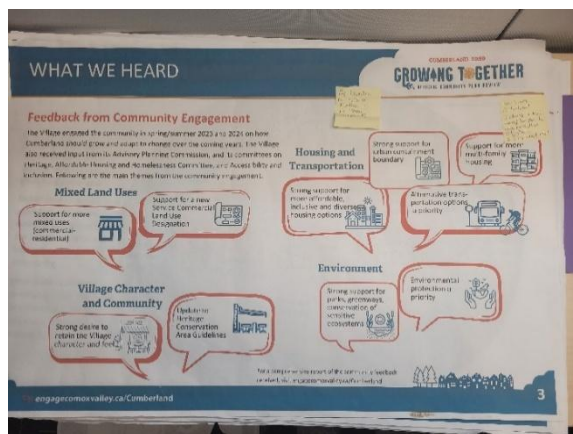
OFFICIAL COMMUNITY PLAN REVIEW



# Official Community Plan Review

## Phase 3 Engagement Report

### Comments on Draft Bylaw





## Contents

|      |                                             |   |
|------|---------------------------------------------|---|
| A.   | Introduction .....                          | 4 |
| B.   | OCP Phase 3 Engagement Activities.....      | 4 |
| 1.   | Committee Review .....                      | 4 |
| 2.   | Developer Workshop.....                     | 4 |
| 3.   | Open Houses .....                           | 4 |
| 4.   | Online submissions .....                    | 5 |
| 5.   | Email and other written submissions.....    | 5 |
| C.   | Community Feedback .....                    | 5 |
| 1.   | Vision.....                                 | 5 |
| 2.   | Environmental Protection .....              | 5 |
| 3.   | Wildfire Protection .....                   | 6 |
| 4.   | Growth Management.....                      | 6 |
| 5.   | Urban Containment Boundary .....            | 6 |
| 6.   | Land Use Designations .....                 | 7 |
| 6.1. | Residential Infill .....                    | 7 |
| 6.2. | Recreational Residential .....              | 7 |
| 6.3. | Multi-Unit Residential.....                 | 7 |
| 6.4. | Parks, Greenways and Open Space .....       | 7 |
| 6.5. | Agriculture .....                           | 8 |
| 6.6. | Interchange Lands .....                     | 8 |
| 7.   | Heritage Conservation.....                  | 8 |
| 7.1. | Heritage Conservation Area Guidelines ..... | 8 |
| 8.   | Housing.....                                | 9 |
| 9.   | Municipal Infrastructure .....              | 9 |
| 10.  | Active Transportation .....                 | 9 |



|                                                               |           |
|---------------------------------------------------------------|-----------|
| 11. Local Economy .....                                       | 9         |
| 11.1 Vacation Rentals .....                                   | 9         |
| 11.2 Food Security .....                                      | 10        |
| 12. Social Inclusion, Diversity, and Equity .....             | 10        |
| 13. Parks, Trails, Greenways .....                            | 10        |
| 14. Recreation .....                                          | 10        |
| 15. Development Permit Area (DPA) Guidelines .....            | 10        |
| 16. Maps.....                                                 | 11        |
| <b>E. APPENDICES .....</b>                                    | <b>12</b> |
| Appendix 1: Commission and Committee Meeting Minutes .....    | 12        |
| Appendix 2: Developer Workshop Notes .....                    | 14        |
| Appendix 3: Open House – Comments on Information Boards ..... | 15        |
| Appendix 4: Open House Comment Sheets - Transcriptions .....  | 17        |
| Appendix 5: Open House Flip Chart Notes.....                  | 20        |
| Appendix 6: Virtual Open House Discussion Notes.....          | 22        |
| Appendix 7: Online Comments .....                             | 26        |
| Appendix 8: Email Submissions.....                            | 30        |

## A. Introduction

This report summarizes the feedback received during phase 3 public engagement on the Official Community Plan (OCP) at a virtual open house, an in-person open house, a workshop with the construction and development community, and online at [engagecomoxvalley.ca/Cumberland](https://engagecomoxvalley.ca/Cumberland). A complete collation of the feedback is appended to the report.

During Phase 3 of community engagement on the OCP, the Village presented the draft OCP bylaw and maps for feedback.

## B. OCP Phase 3 Engagement Activities

### 1. Committee Review

Staff delivered presentations and gathered feedback on the draft OCP from the Advisory Planning Commission and the Heritage Committee. The comments in the meeting minutes related to the draft OCP are captured in Appendix 1 to this report. The Homelessness and Affordable Housing Committee did not achieve quorum at the meeting to review the OCP. Members provided comments individually.

### 2. Developer Workshop

On August 19, 2025, the Village hosted a workshop for the development community which included construction contractors, developers, architects and designers. Fourteen attended the workshop. See Appendix 2 for the notes.

### 3. Open Houses

The Village hosted a virtual open house via Zoom on September 9 from 6:30 pm to 8:00 pm which was attended by 10 participants. An in-person open house was held on September 10 from 3:00 pm to 8:00 pm at the Masonic Hall, attended by close to 80 community members. Both open houses included presentations on the key changes proposed by the new draft OCP over the existing OCP and were followed by questions and discussions.



Participants left comments on sticky notes on the information boards (Appendix 3). A few submitted comment sheets (Appendix 4). Flipchart notes from the discussions following the presentations are in Appendix 5.

Notes of the virtual open house discussions can be found in Appendix 6.

#### 4. Online submissions

The draft OCP bylaw and a summary of key updates were posted at [engagecomovalley.ca/cumberland](http://engagecomovalley.ca/cumberland) for the community to review. Comments were collected through an online commenting tool. There were 11 comments, captured in Appendix 7.

#### 5. Email and other written submissions

The Village received 14 email submissions. The submissions, with private information redacted, are in Appendix 8.

### C. Community Feedback

A summary of community feedback received at the open houses, at the developer workshop, online and through written submissions are presented by topic below. A few of the comments received were on topics that are not within the purview of an OCP. Even though they may contain an important idea or request, they are not included in the highlights.

#### 1. Vision

- Lacking language on Japanese, Chinese, labour, mining or early settler history.
- Missing enthusiasm, historical values and world class mountain biking and BMX track.

#### 2. Environmental Protection

- Add a buffer along the south property line of qax mot/Morrison Headwaters Nature Reserve to protect the steep slope of the escarpment.
- Protect a migration corridor from Comox Lake to qax mot nature reserve, e.g. at time of subdivision or through zoning downgrade.
- Restore minimal flow to Perseverance Creek during the summer months from the lake municipal water system.
- Expand source water protection to lands within private ownership.
- Support completion of tree protection bylaw to protect big trees and reduce loss of trees during subdivision of treed properties.
- Support canopy cover targets for new developments and subdivisions.

- Show Roy Creek and Millard-Piercy watersheds on Map B - Active Transportation Networks, Parks, Trails and Conservation Lands.
- Show wetland at north end of Hidden Ravine on OCP maps.
- Natural hazards – should potential for sinkholes be added to Village’s natural hazard inventory?
- Mine hazards, aquifers, septic over vulnerable groundwater not clearly addressed.

### 3. Wildfire Protection

- Need to implement FireSmart at a community scale, not just undeveloped lands and the 100 m buffer into the Village.

### 4. Growth Management

- Concerned about the density - how do we ensure we have the services needed to support additional housing, e.g. doctors, police?
- Is there enough water supply to support the new growth?
- The proposed density will change the character of the Village.
- There are not enough jobs to support the increase in density.
- Can Village reach the housing target with infill?
- Questioning whether the agreement for the interchange lands is still justified when it comes to resources and Village needs.
- Village to take leadership to work with School District 71 to identify and designate land for a future high school site in Cumberland through the OCP review.
- A high school in the community should be a priority. Sense of belonging lacking for older teenagers. There needs to be regional collaboration on School District’s long-term facilities planning.

### 5. Urban Containment Boundary

- Generally good but some designations (Union Road greenfield) contradict purpose to create a compact community. This needs to be reconciled with compact growth objective and minimizing infrastructure costs.

- Include Teal Lake lands within the UCB. Cumberland does not have enough large rural-type lots that allow people to live close to nature. Large lots will attract entrepreneurs. Connection to nature is important for mental and physical well-being.
- Include the large properties along Cumberland Road but permit not just the four units but a similar density over a larger property to permit townhouses.
- Would like to see the UCB reconsidered. Residents should be queried if they would support new subdivisions on the fringe or not.

## **6. Land Use Designations**

### **6.1. Residential Infill**

- The four-unit infill development mandated by the Province on already developed lots is not financially viable. Don't expect many fourplexes to be built by the development community. Infill through laneway homes and suite more likely.
- Add house-plexes as a housing form in Residential Infill.

### **6.2. Recreational Residential**

- The properties along the lake should remain recreational and seasonal.

### **6.3 Multi-Unit Residential**

- Change the land use designation for 3041 Royston Road to multi-unit residential. The property is fully serviced, within walking distance of the downtown core and along a transit line. It is zoned for manufactured home park. The two existing manufactured home parks are already designated as multi-unit residential.

### **6.4 Parks, Greenways and Open Space**

- Not sure about the land use designation for the property adjacent to Maple Lake. Make sure it is left to nature.
- Questions regarding the former "Greenway" designation and why it is no longer along Maple Creek or behind the large lots on Union Road.

## 6.5 Agriculture

- Concerned that no land is designated for agriculture. How is small scale farming encouraged?

## 6.6 Interchange Lands

- The development intent should include wildlife corridors.
- A density of 160 dwelling units per ha would be a lot on the interchange lands.

## 7. Heritage Conservation

- Do not make it too onerous to redevelop and adapt properties on Penrith and Derwent to a commercial use.
- Can Village provide positive examples of heritage conservation and incentives for property owners?
- The Village should explicitly recognize and protect the Saito House within Coal Creek Historic Park.
- Strengthen language on heritage and cultural context, e.g. Coal Creek Historic Park, Ginger Goodwin.
- Include reference to coal mining.
- Include reference to mountain biking and BMX track role in today's Cumberland.
- Correct statement that Union was left to various ethnic communities.

### 7.1 Heritage Conservation Area Guidelines

- Delete references to “renovation”, not used in heritage conservation. The different approaches to heritage conservation are preservation, rehabilitation and restoration.
- Under the description of character defining elements of residential homes, focus on the elements, not a particular architectural style.
- Instead of “siding” refer to “cladding”.
- Delete guideline (f) under *5. Form and Character - New Construction* as it duplicates guideline (e) which explains better what “responding to a human scale” means.
- Complete schedule A of protected heritage property.

## 8. Housing

- With regards to the Multi-Unit Residential Development Permit Area – it is difficult to achieve the energy efficiency requirements under the BC Building Step Code with building articulations. Makes it more expensive to build affordable housing. Can the DPA include exemptions for affordable housing projects?
- Ensure that special purpose housing is considered in the OCP.
- More affordable housing is a priority.
- Can policies include language related to support for special needs housing?
- Policy related to requiring a tenant relocation plan is under policies related to manufactured home park. Should also be under rental housing section.

## 9. Municipal Infrastructure

- Would like to see services brought out to Bevan industrial area.

## 10. Active Transportation

- Improve bike lanes with priority to make it safe for kids to ride to school.
- Regularly sweep gravel off bike lanes.
- Add walking as a form of active transportation.
- Need covered benches and garbage and recycling cans at bus stops.
- Village does not need sidewalks everywhere.

## 11. Local Economy

### 11.1 Vacation Rentals

- Vacation rentals are preferred over big hotels. They should be permitted in more areas of the Village.
- Support aligning the vacation rental boundaries with the Residential Infill designation.

## 11.2 Food Security

- OCP misses a land-use designation (Agricultural) to support food production.
- Encourage food gardens in multi-family developments, not in historic parks or connectivity areas.

## 12. Social Inclusion, Diversity, and Equity

- Not clear what the current barriers to inclusion are.
- Would like to see update to street naming policy.

## 13. Parks, Trails, Greenways

- Alleys play an important role as greenways and access to businesses with alley frontage.
- A bike lane where Fourth and Cumberland Road meet should be a priority.
- The Village should preserve the Saito House within the park.
- Protect the trails to the southeast of Village Park, especially Monday's Child trail and wetlands.
- Build a viewing platform across the wetlands off Union Road near the cemeteries.
- OCP is missing wildlife-human interaction planning. Reference and update the Bear Hazard Assessment; paths should be designed with good sightlines to reduce negative encounters with wildlife; review examples from other municipalities, e.g. Squamish.

## 14. Recreation

- Village needs to expand recreation facilities as the community grows.

## 15. Development Permit Area (DPA) Guidelines

- Water conservation: encourage removal of lawns in favour of climate-resilient landscapes.
- Outdoor lighting: reduce upward light pollution and preserve night sky visibility.
- Streamline development permit area guidelines for infill.

- Questioning whether the DP guidelines should allow exemptions for the Village or its agents. Reduced oversight of municipal projects.
- Questioning whether some DPAs should exempt subdivision.
- Seasonally appropriate ecological assessments not required in current DPA 1 draft.
- Many DP guidelines use “should”, instead of “must”. This weakens enforceability. Key design, environmental and hazard protection guidelines should use “must”.
- FireSmart landscaping standards need to be consistent across all DPAs.
- Cooling and heating resilience is missing in building/landscape policies.
- Permit community gardens as an alternative to a landscaped area in the multi-unit residential DPA.

## 16. Maps

- Need higher contrast between the colours of the different land use designations for ease of distinguishing them

## **E. APPENDICES**

### **Appendix 1: Commission and Committee Meeting Minutes**

#### **Excerpt from Oct. 9, 2025 Advisory Planning Commission meeting**

##### **Agenda item 4.1 Draft Official Community Plan**

###### **APC Comments**

- Urban Containment Boundary
  - Question raised about getting feedback on why Urban Containment Boundary (UCB) does not include residential properties around Cumberland Road entering north end of town. What are Council's comments on UCB?
    - Members felt it would be better to include area in UCB and land use designations changed to reflect growth opportunities (see note on changing R1 zoning lot development in zoning bylaw update).
- Transportation and Connectivity
  - Question raised about the future plans to connect Bevan Industrial lands to the new wastewater system. Was the new system sized to include the Bevan Industrial properties?

#### **Excerpt from October 16, 2025 Heritage Committee meeting**

##### **Agenda item 4.1 Draft OCP Heritage Policies, HCA Guidelines and Maps**

###### **Heritage Policies**

- Correct statement that Union was left to ethnic communities. Not entirely correct.

###### **Heritage Conservation Area Guidelines**

- Guidelines are a lot clearer. Supporting images are helpful.
- Delete references to "renovation", not used in heritage conservation. The different approaches to heritage conservation are preservation, rehabilitation and restoration.
- Under the description of character defining elements of residential homes, focus on the elements, not a particular architectural style.
- Instead of "siding" refer to "cladding".

- Delete guideline (f) under 5. *Form and Character - New Construction* as it duplicates guideline (e) which explains better what “responding to a human scale” means.
- Complete schedule A of protected heritage property. Committee members will review list of buildings.

#### **Maps**

- Good to see the inclusion of a map showing Cumberland’s heritage neighbourhoods. Will assist with communication, raising awareness of Cumberland’s heritage and future heritage planning.

## Appendix 2: Developer Workshop Notes

August 19, 2025

- Can the Village define “green roof” in the Development Permit Area (DPA) guidelines?
- Support removing the Stormwater Management requirements from the DPAs and dealing with them at Building Permit.
- Thanks for reducing application requirements (no DPA) for accessory dwelling units.
- Heritage Alteration Permit (HAP) requirements are too onerous for small projects in downtown core, e.g. signs, doors.
- Staff clarified that those now require only a minor HAP which does go through a quicker approval process.
- Don’t expect to see much uptake of 4-unit infill due to high costs of properties in Cumberland and having to demolish existing building(s) first.
- Difficult to make project costs pencil out due to high construction costs. Would like to see no DPA for 4-unit infill developments.
- Why is Cumberland not pre-zoning multi-family lots?
- Cost of development is prohibitive, especially if rezoning is required. Extends project timelines and uncertainty over costs.

## Appendix 3: Open House – Comments on Information Boards

| No. | Information Board Title             | Comments                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Overview                            | <ul style="list-style-type: none"> <li>Why was transparency and accountability removed from the draft OCP?</li> </ul>                                                                                                                                                                                                                                                     |
| 2   | Review Process                      | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 3   | What we Heard                       | <ul style="list-style-type: none"> <li>Was recreation not noted in feedback i.e. strong support?</li> <li>No towers in Cumberland! Courtenay is 10mins away for people who want that city feel! 3 storey height restriction!</li> </ul>                                                                                                                                   |
| 4   | OCP Goals                           | <ul style="list-style-type: none"> <li>What about the mountain bikers and dirt bikers, the heart of Cumberland.</li> </ul>                                                                                                                                                                                                                                                |
| 5   | New Provincial Regulations          | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 6   | What's New Land Use                 | <ul style="list-style-type: none"> <li>What about small scale farming for people who can't afford extreme capital expenditure of greenhouses or hydroponic? Removal of soil farming restricts low income farmer</li> <li>Agricultural use to allow soil growing farming needs to be protected to reduce financial barriers to small scale farmers</li> </ul>              |
| 7   | Urban Containment Boundary          | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 8   | Land Use - Historic Commercial Core | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 9   | Land Use Designations               | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 10  | Policy Updates: Environment         | <ul style="list-style-type: none"> <li>Yes - protect the Sunday to Saturday trails</li> <li>An added buffer along the gravel escarpment above the Morrison Headwater would help the springs that feed Morrison Creek</li> <li>We need a multi year forest floor clearing project in the budget to reduce forest fire risk! FN already do this we need to also!</li> </ul> |
| 11  | Housing and Transportation          | <ul style="list-style-type: none"> <li>No to affordable 4 storey housing on second, where is parking for this? Where is extra water and sewage coming from?</li> <li>Reduce parking? Where will people park?</li> <li>Listen to your residents! This is not the spot for a 4-story building!</li> </ul>                                                                   |
| 12  | Infrastructure Sand and Gravel      | No comments                                                                                                                                                                                                                                                                                                                                                               |
| 13  | Economic Development                | <ul style="list-style-type: none"> <li>Commercial rent control</li> <li>Mountain bikers and dirt bikers the heart of this community need to be protected in the OCP too.</li> </ul>                                                                                                                                                                                       |

|           |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>14</b> | Community Well-Being                                 | <ul style="list-style-type: none"> <li>• Language around diversity and inclusion needs more specifics. All gender washrooms? Pride colours?</li> <li>• With population growth projected at 30% by 2041, there should be a goal to increase recreation spaces by the same or bigger amount. When do we have a discussion around improving the rec center, more parks, more opportunities for youth?</li> <li>• Goal to increase rec center. More variety at Village Park for older children. Why is rec center closed on weekend in summer?</li> </ul> |
| <b>15</b> | Development Permit Areas                             | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16</b> | Environmental Protection                             | <ul style="list-style-type: none"> <li>• Restore minimal flow to Perseverance Creek during summer months from the 5 lake municipal water system</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>17</b> | Groundwater, Farmland and Wildland - Urban Interface | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>18</b> | Industrial and Commercial                            | <ul style="list-style-type: none"> <li>• Map K is missing commercial mixed use</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>19</b> | Residential Form and Character                       | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>20</b> | Heritage Conservation Area                           | <ul style="list-style-type: none"> <li>• How do we create functional design requirements for new builds that encourage new builds that fit well with older buildings?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |
| <b>21</b> | Historic Neighbourhoods                              | <ul style="list-style-type: none"> <li>• Identity and protect? Apply special rules for development?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>22</b> | Next Steps                                           | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## **Appendix 4: Open House Comment Sheets - Transcriptions**

### **September 10, 2025 OCP Review Open House**

**Question 1: Do you support the land use designations? What do you like most? What would you change?**

#### **Comment 1**

Yes, I like the movement/vision towards promoting infill housing over sprawl.

Change to allow new commercial designations to include commercial and residential. Such as the Rideout building on Dunsmuir could happen in the Cumberland Road, a new proposed “commercial mixed use”.

I also have strong concern about the zoning of the interchange lands. Seems like something worth cycling back to.

#### **Comment 2**

Yes, for the most part land use designations and gentle infill approach makes sense.

#### **Comment 3**

I have some concerns about the deletion of Agricultural designations when OCP vision includes “increasing food security” The rationale that soil is not good does not consider the reality of modern agriculture which does not always require soil to be good. I believe that the Village should consider whether a removal of this designation will impact the tax base of the land and deter any future agricultural uses. How is the Village incentivizing agricultural uses?

**Question 2: The goal of development permit area (DPA) guidelines is to strike a balance between (a) achieving community goals related to the form and character of new development and (b) ensuring developments remain financially viable. Do you think the proposed DPA guidelines strike the right balance? If not, what would you change?**

#### **Comment 1**

Can we tax vacant lots on the highest and best use of the property? To encourage development.

Temporary builds (sea-can or modular) in empty lots to encourage infill

#### **Comment 2**

Yes

#### **Comment 3**

Yes, for/character DPA are fine. DPA-2 ground water protection. It would make sense to expand Cumberland source water protection beyond larger watershed areas. These lands are largely in the ownership of Manulife and Mosaic, which need to operate with care for water source protection.

#### **Comment 4**

Some concerns about proposed charges to “mixed-use civic facility” and that there needs to be an increase in “community services” to accommodate the increase in population. While I agree that Cumberland needs more residential house, I think that our limited “public” land should be used for more services such as a community center/services building and caution the addition of residential units as a way to generate income. This designation could present a conflict of interest.

**Question 3: Similar to the question above, do you believe the Heritage Conservation Area guidelines strike the right balance between ensuring renovations and new development enhance the character of the commercial downtown core but, at the same time, do not impose unreasonable or unnecessary demands on property owners? If not, what would you change?**

#### **Comment 1**

Yes

#### **Comment 2**

Yes, heritage conservation area guidelines appear reasonable

#### **Comment 3**

Not sure, not enough information

#### **Question 4**

**Question 4: Are there any topics and actions related to land use, the built environment, the natural environment, economic development, and community well-being that is missing from the OCP?**

#### **Comment 1**

Yes, environmental protection is missing. It's suggested all over the place but there is no bylaws, policies or requirements complete and no end date in mind. Seems that it's listed as considerations but always moved to the back burner to everything else.

I would like to see the big tree bylaw finished and the Bevan migration corridor in-acted through subdivisions bylaw or/and zoning down grades, etc. Also fire smart protection and watershed protection prioritized.

## **Comment 2**

Wildfire protection – the village in the forest is increasing the risk of wildfire turning to structural fires. With climate change, the summers are getting drier and hotter. Our knowledge is that the Village is at increasing risk. Fire smart is only effective with community scale implementation. DPA 4 propose to have a 100m interface moat of fire smart guidelines and applies to “underdeveloped lands” - Coal Valley, Cayet, Union St, very limited areas for future growth. Community level efforts are needed to prepare for when, not if, wildfire enters the village.

Section 5 of OCP. Climate Change Mitigation and Adaption also does not acknowledge wildfire, community level actions that are required to be a climate responsible community.

## **Comment 3**

Missing land for dedicated community center/services needed for community well being

Missing land-use designation to support food production/food security such as farming/aquaculture activities

Why change Comox Lake to recreational/residential if we want to protect environment? Wouldn't it be better to keep this residential so that people don't live on the water all year-round and reduce the impact on environment that way? Lake properties should remain recreational and seasonal to reduce impact on drinking water/environment.

## **Appendix 5: Open House Flip Chart Notes**

### **Flip chart notes of discussions following presentation**

#### **Sep 10, 2025 OCP Review Open House**

##### **Heritage Conservation**

1. Heritage Conservation Area and Commercial on Penrith and Derwent – how do they work together? - Generally like idea, important to make it not too onerous to redevelop or adapt to Commercial.
2. Can Village provide incentives for required changes, e.g. roof materials?
3. Can Village provide positive examples of heritage conservation as part of new and re-development – illustrate how can this happen.

##### **Growth and Services**

4. What about services that support housing – doctor's, police, etc – how do we ensure those are in place as Village grows?

##### **Environmental Protection**

5. Bevan migration corridor – show on Map A
6. What are the provincial environmental regulations?
7. Riparian Area Protection Regulations – appropriate setbacks to watercourses and waterbodies identified by registered professional biologist in the field
8. We need a Tree Protection Bylaw. At same time concern expressed how it will impact development in the future.
9. Loss of trees during subdivision of properties. Cumberland's character – historic and environmental – has been lost. How can we bring it back and maintain the character?

##### **Type of Growth in Village**

10. The connection to nature is important to mental and physical well-being. How can the Village develop and densify in a way that we don't lose it. Large lots and park dedication around Teal Lake provides that connection to nature. Not everyone wants to live on small cramped lots where there is no room for trees.
11. Single-family housing is important to character of Cumberland – people come to Cumberland to live in a low density place. The proposed density will change the character. There are not enough jobs in the Village to support the density.
12. Interchange lands agreement – is the agreement still justified when it comes to resources and Village needs.
13. Interchange lands – industrial next to 9E needs to be thought about – boundary buffer. Policy clarification needed.
14. Based on infill, can the Village reach the housing targets? Numbers? - Targets get revised every 5 years. Infill development mandated by Province

## **Vacation Rentals**

15. Impact of vacation rentals, Air B'nBs, etc on Cumberland's taxes, economy and character of the Village – preferred to big hotels. Important to maintain the right balance of vacation rentals to hotels to long term rentals
16. On what basis is Village designating/permitting these in specific areas. There should be more flexibility and they should be permitted in more zones/areas. Current restriction is unfair to those who have properties outside of the area where they are permitted.

## **Inclusion and Equity**

17. What are the current barriers to inclusion? How is the OCP being presented – who are all being reached?

## **Alleys**

18. Alleys play important role as greenways and pathway access to businesses with alley frontage.

## Appendix 6: Virtual Open House Discussion Notes

September 9, 2025, 6:30 – 8:00 pm

Participants:

- 8 members of the public attended (including 1 CVRD employee)
- 2 Councilors

Village staff gave a presentation which was followed by questions and discussion.

### Questions or Comments

- 1. What quantifies a "unit"? with regards to housing / mixed use as per previous slide?**
  - Refers to a residential unit. Any type of residential unit, e.g. an apartment, a laneway house, a suite, a single detached dwelling.
- 2. Are there any currently active subdivision plans for the Interchange Lands**
  - No. No applications have been made
- 3. Could homes within the "Mixed Use" zone set up a business that serves customers? What are the restrictions compared to Commercial?**
  - Yes, mixed-use designated land, that is also zoned as such, can have a business that serves customers. Same as the commercial designation and with a commercial zoning.
- 4. What type of development is allowed in Mixed use?**
  - Residential and commercial. Depending on the zoning, this can include a mixed use building, a stand-alone residential building and/or a stand-alone commercial building. But, in addition to the land use designation, the zoning also has to be mixed use.
- 5. Would you explain the rationale behind the large lot treatments on Mill St north of Bruce compared to the large lots south of Bruce?**
  - The lots on Bruce Street are designated Residential Infill. The lots on the north side of Bruce have the same designation as the lots on the south side of Bruce to promote similar housing forms and density along that street if properties are redeveloped in the future. The lots on Mill Street, as well as those on Cumberland Road remain large Lot Residential at this time. They may be designated for higher density at a future OCP update to meet the Village's projected housing need. They are not currently required to received higher density to meet the housing need.
- 6. You briefly mentioned expansion of the HCA - is this heritage conservation area? My property seems to fall under this new area which it doesn't currently. What changed and what are the restrictions with HCA?**
  - The HCA affects commercial and mixed uses. They require a heritage alteration permit for new construction or alterations unless exempt - the HCA guidelines also include some

exemptions). Alterations to residential-only uses are not subject to a heritage alteration permit.

**7. It looks like the interchange lands are outside the UCB, can you highlight how that impacts those lands?**

- The UCB shows where the community would like to see more density as the population grows and there is new development. Generally, development is desired close to the Village core.
- However, the Village cannot change the zoning of the interchange lands. There is a comprehensive development agreement on title of those lands which grants the development rights to the land in the existing zoning. The owners can develop the interchange lands as long as they meet the terms of that agreement. However, if they want to change the land use designation for those interchange land properties that are outside of the UCB, they would have to apply to amend the UCB, in addition to amending the land use designation.

**8. Can we see the zoning bylaw draft?**

- It will be available tomorrow. It is on the Sept 15 Council meeting agenda.

**9. What protections are afforded aquatic ecosystem areas?**

- They are protected as per the provincial Riparian Areas Protection Regulations. I.e. within a 30 metre buffer, an assessment is required by a professional biologist to establish a Streamside Protection and Enhancement Area where there is no development to protect the riparian area and hydrological function of the stream.

**10. The lots further north along Mill St. Closer to Hope Road. To be clear my property doesn't fall under the area. But now does?**

- The properties along Mill Street are not in the Residential Infill area now and also haven't been added to that area in the new OCP.

**11. How was the urban containment boundary defined?**

The UCB was developed to:

- Contain residential growth while meeting the housing need projected in the Village of Cumberland's 2024 Housing Needs Report.
- Minimize urban sprawl and retain working forest, parks, and greenspace around the Village.
- 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.
- Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
- Ensure financially sustainable municipal facility upgrades and replacement. The Village-owned land on Union Road were purchased for the location of a future public works yard. Not all of the

lands are required for institutional use. The remainder can be either sold or leased for mixed use development. Designating the lands for a mixed use that also includes a residential component will help the Village generate some income from those lands to offset construction costs for the public works yard and reduce the impact on taxpayers.

**12. Is there legislation that limits expanding urban containment boundaries in the interim between OCP reviews? How hard a boundary is this in the event of exceptional circumstances. (This isn't something I'm necessarily support of)**

- Legislation does not limit this. To change the urban containment boundary, an amendment to the OCP would need to be made. A property owner can apply to do this, and Council would consider the proposal.

**13. Does the draft OCP allow small greenhouses/hothouses in residential areas?**

- This is not restricted by OCP policy. Don't believe the draft Zoning Bylaw restricts them either. Will need to review that draft.

**14. Very happy to see an update to the street naming policy**

**15. As the OCP is an aspirational document in many ways, is there any new language about encouraging new school development/prioritize the development of a secondary school...is there new education/institution land designations?**

- The OCP includes policy regarding a new school site and working with the School District. The Village will review that section again and add additional policy if needed.
- There is no additional land use designation for a new school site at this time. This is a process that is normally lead by the School District. The Village will check in with the School District regarding their long term capital plan. Usually have an annual check-in.

**16. Regarding environmental protection, the ravine area is specified as both aquatic ecosystem area and parks, greenways and open space. What protections do the EDPA (Environmental Protection Development Permit) provide in regard to protecting boundaries when considering subdivision applications?**

- If an area is within an aquatic ecosystem development permit area, any development within that area requires an environmental development permit and the development has to comply with the EDPA guidelines in the OCP. As part of obtaining the permit, an applicant has to hire a biologist to complete a bioinventory. Meeting the EDPA guidelines may include establishing a restricted development area and a buffer area.

**17. How do new DPAs apply to instream development applications?**

- Response provided at the meeting: In-stream applications would be reviewed under the DPA guidelines existing at the time of application.
  - *Correction:* Even in-stream applications have to follow the new DPAs once the OCP has been adopted.

**18. With regards to some DPA requirements, I'd note that articulation is hard to achieve with step code requirements. Similarly green roofs can be a barrier to insurance and have considerable maintenance requirements. I'd suggest these both be as flexible as possible.**

- Green roofs are not a requirement. Thank you for pointing out the difficulty of meeting DPA guidelines on articulations in light of step code requirements. Will take another look at guidelines and whether exemptions are possible for affordable housing projects.

**19. Re the HCA - did you say some guidelines do NOT apply to single family homes? PS. Thank you very much for this session.**

- Would only apply if building is demolished and replaced with a new building or if converted to a commercial use.

**20. How is special purpose housing considered in the OCP? Apologies for having only skimmed!**

- Included under housing policy under section on housing diversity.

**21. Advocating for a high school in the community should be a priority. Sense of belonging lacking for older teenagers /youth.**

- Thank you. An important comment. Will review policy in OCP and discuss with the School District to understand what is in their long range capital plan.

OCP maps are all available individually on the project website <https://engagecomoxvalley.ca/official-community-plan-review> So you can zoom in on your own and look around there.

## Appendix 7: Online Comments

Comments received between September 9 and October 6, 2025 at:  
[engagecomoxvalley.ca/cumberland](https://engagecomoxvalley.ca/cumberland)

### Question 1 - Do you support the land use designations? What do you like most? What would you change?

#### Comment 1

Sept 14, 2025

The curve where 4th St and Cumberland Road meet should have a bike lane added immediately. The road narrows to have no shoulder on a blind corner, making biking unsafe and uncomfortable. Drivers get frustrated waiting behind cyclists and occasionally pass at inopportune moments, forcing cyclists into the gravel.

There is plenty of room to construct a bike lane in the wide gravel margins on either side of the road. If the Village truly wants to encourage active transport, they will address one of the worst sections on a major thoroughfare.

#### Comment 2

Sept 16, 2025

The OCP is a good first step. But the most important move is the follow up action plans

~ affordable housing

~ complete services out to Bevan Road

~ hiring of an economic development person or service

~ a series of shovel ready projects that be funded both privately and publicly

Waiting for the two senior level of governments to fund what is needed will not work, short term or long term.

#### Comment 3

Sept 16, 2025

I support the Draft OCP and echo comments about improving bike lanes and infrastructure. Make it safe for kids to easily ride to and from school please :)

#### Comment 4

Sept 21, 2025

I strongly recommend increasing zoning density for **3041 Royston Road** (5.25 acres). This site is already serviced by water and sewer (at the adjacent lot), close to downtown, and on transit and trail networks—making it ideal for multi-family or mixed-use development.

Higher density here would:

Use existing infrastructure efficiently (no costly extensions). Provide more affordable housing options, potentially with BC Housing or private partnerships. Reduce traffic by supporting walkability, bike lanes, and transit. Protect undeveloped lands by focusing growth within serviced areas. Strengthen the local economy with new residents and services.

Downzoning this lot to “large lot residential” contradicts both the provincial density mandate and Cumberland’s housing needs. This property is uniquely positioned to deliver sustainable, vibrant growth—please amend the OCP to reflect that.

## **Comment 5**

September 27

I'm not sure I accurately understand this map in several respects but it would appear to change the designation of the land around Maple Lake to Industrial/Commercial. Surely this swampy land would not accommodate such use without extensive reworking which would predictably destroy the current ecosystems to be found there. There's little enough provision of land near communities left for birds, insects and wild plants and to destroy a complex little system like this to produce what would surely be expensive industrial/commercial land seems foolish and short-sighted to me. I'd like to see the whole block adjacent to Maple Lake left to nature and our fellow critters, who rarely receive any consideration. Doubtless competent biologists could advise us as to the minimum amount of land there necessary to sustain a small, natural green space. I live on 9th St. and in the quarter century or so I've had this house I've seen the number of song birds visiting our part of the block diminish substantially, which could be due to the large number of cats now to be found in the immediate neighbourhood. I know of eight just in six houses. I like cats but left to roam outdoors they kill birds, evidence of which has been clear in my own yard. Let's leave a small wild area for the birds who are left.

## **Comment 6 in response to Comment 5**

September 28

My thoughts exactly.

## **Comment 7**

Oct 2

Re: Conservation Areas - I had to squint to see that the pink areas on the Conservation / Parks Map are the proposed Conservation Areas. [ great map, just that my lap top screen is small!] I'm happy to see a green way trail from, I think, the Black Lake marshes to the Morrison Headwaters outlined. The Teal Gravel Pit is growing by the day; I'd like to see more of a buffer above the Morrison Headwater

Escarpment to protect the springs that supply Morrison Creek. I'm also pleased to see the Conservation Area outline around Maple Lake - long overdue.

How will these Conservation Areas be protected? Through Land Use Zoning alone?

I'm also squinting at the brown area to the south/east of Village Park. I can't read its designation. I think that is the area of the Sunday to Saturday Trail network, and I think owned by the former Trilogy Lands. [who owns it now, and can their Zoning come under review?] Monday's Child in particular needs protection, as it goes through wetland. Also, I believe Maple Creek runs through that brown area. Does it have riparian buffer protection?

Thanks Karin, Council and Planning Dept. for all your careful work!

## Comment 8

Oct 3

While I commend the thoughtfulness of wildlife habitat and migratory corridors in the planning scope of development, park planning and other aspects what is completely missing is wildlife-human interaction planning. The only mention of a design of wildlife smart planning is provision of attractive wildlife proof garbage and compost containers (downtown core section I believe) however the design example is crow proof, barely racoon proof and certainly not bear proof. New developments need to consider park and path design that has good sightlines for safety of humans to prevent negative encounters with wildlife (bears and cougars notably). Trees and bushes with overburdening fruit are considered a bear attractant and this should be mentioned. There is (was?) a Bear Aware group for Cumberland. Reference and update your own document, Bear Hazard Assessment Village of Cumberland (2018). Also look at the Living with Wildlife information such as Squamish has (minus the grizzlies) <https://squamish.ca/home-and-property/bylaws-and-g...> and <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/human-wildlife-conflict/staying-safe-around-wildlife/bears/bear-smart>.

## Comment 9

Oct 9

I offer the following comments for consideration as part of the draft OCP review.

Active Transportation: To improve road safety for cyclists, scooters, and rollers, consider regularly sweeping gravel from bike lanes.

Natural Areas: #11 (page 38) appears contradictory - it says protect natural areas by minimizing natural areas. Clarification is needed. – *edit to clarify*

Water Conservation: Encourage the removal of traditional lawns in favour of climate resistant landscapes to support long-term water conservation. – *done in the DPs but can include a policy statement*

Natural Hazards: In light of the recent sinkhole over an abandoned mine shaft in Nanaimo, should the potential for sinkholes be added to the Village's natural hazard inventory?

Outdoor Lighting: To reduce upward light pollution and preserve night sky visibility, consider installing shields on streetlights. – *in DPs, check if there is a general policy*

Map B: Most wetlands are marked as existing or proposed conservation areas, yet some are excluded without rationale. For example, the wetland between the Island Hwy, Cumberland Rd, Royston Rd, and the residential area lies within the urban containment area and is not designated for conservation. This same wetland is identified as an aquatic ecosystem on Map F. For consistency, this wetland should be marked as a conservation area.

**Question 2 - Do the proposed development permit area guidelines strike the right balance between preserving form and character of new development and ensuring developments remain financially viable? If not, what would you change?**

**Comment 1**

Sept 16, 2025

Yes, but streamline for small infill

**Question 3 - Do the Heritage Conservation Area guidelines strike the right balance between renovations and new development of the commercial downtown while also making the process easy on business and property owners? If not, what would you change?**

No comments

**Question 4 - Are there any topics and actions related to land use, the built environment, the natural environment, economic development and community well-being that is missing from the OCP?**

**Comment 1**

Sept 16, 2025

We support canopy targets for new developments and subdivisions to ensure we have trees. We support aligning the vacation rental boundaries with Residential Infill.

## Appendix 8: Email Submissions



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## Workshop Follow up

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**From** [REDACTED]  
**Date** Mon 2025-08-25 10:26 AM  
**To** Planning <Planning@cumberland.ca>  
**Cc** [REDACTED] Courtney Simpson <CSimpson@cumberland.ca>

Hi Karin and Courtney

Thanks for the invite to the workshop .. it seemed well attended and with key folks involved in the development and building world ..

Many of us question why the scope of building sites is not open to expansion ?  
There are several sites that would support modular housing that would be much more attainable and quick.

As in most new developments, we would assume that the developer would be responsible for the servicing and costs related to this, so the Village has no funds to inject .. there would be substantial DCCs and taxes in the future.

There was talk about some wanting to limit the growth due to getting close to the 5000 number, but an unaware of this .. if it does factor in, would it not do the opposite of providing homes for many ?

We would like to suggest this UCA be rethought and if not brought back to Council, at least allow a public platform that residents can comment on either supporting new subdivisions on the fringe or not. Some from the meeting would support going to the public and getting feedback on this at their expense.

Waiting another 5 yrs doesn't seem logical and certainly won't help the immediate demand for housing we are all so well aware of.

We look forward to working with you both in the near future and thank you for your efforts.

[REDACTED]

[REDACTED]

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## Heritage conservation area expansion?

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From [REDACTED]

Date Fri 9/5/2025 5:22 PM

To Planning <Planning@cumberland.ca>

Cc [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

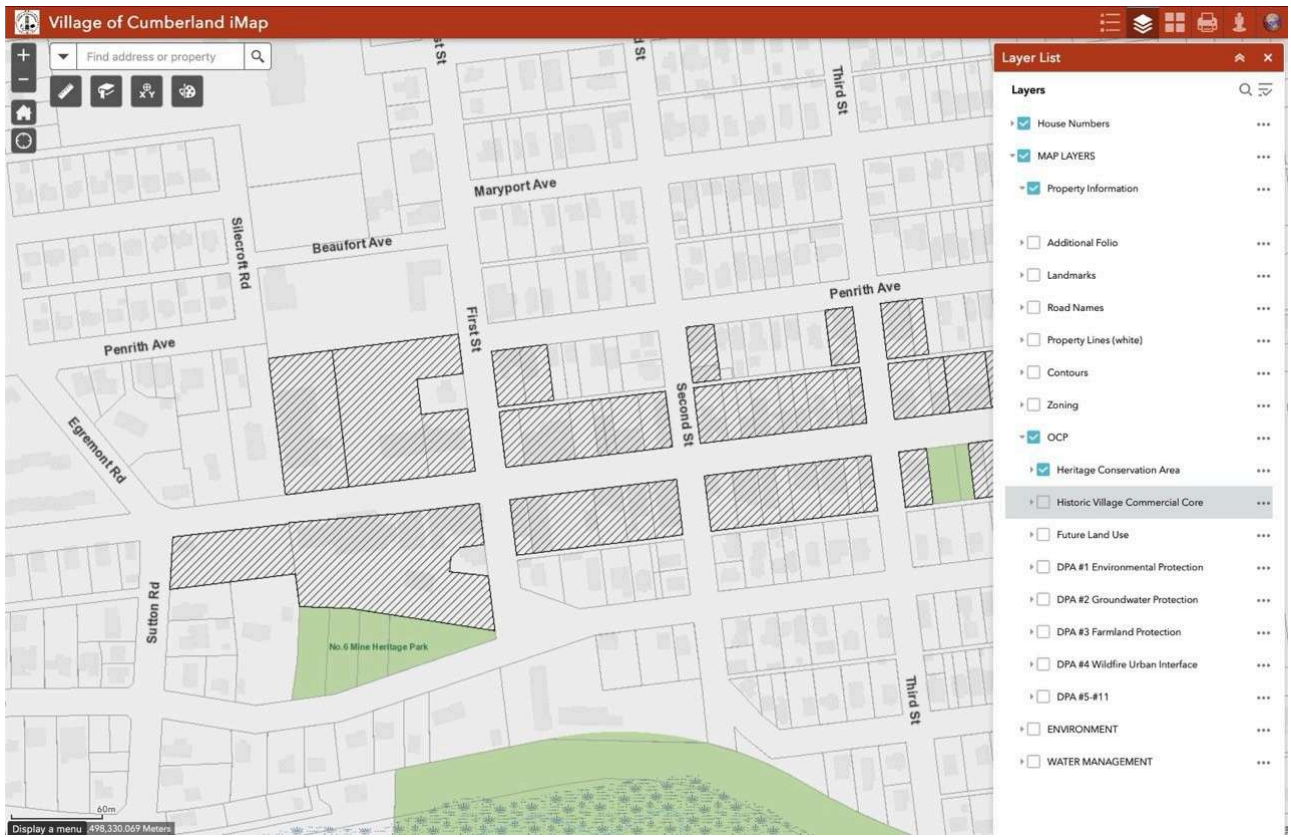
Hello, I am writing regarding the Community Plan Review, and potential changes to the Heritage conservation area.

I am the owner of [REDACTED] This is shown on your official map viewer here <https://imapcumberland.imaptoo.ca/imapviewer/> as NOT being within the Heritage conservation area (screenshot attached). You will also see on Map D here that my house is not within the conservation area: <https://cumberland.ca/wp-content/uploads/2024/04/Bylaw-990-OCP-consolidated-Appendix-B-maps-10Jul23.pdf>

However in this map linked to on the Community Plan Review, it shows my house and the others on the south side of Penrith as being part of the Conservation area: [https://hdp-ca-prod-app-comoxvalley-engage-files.s3.ca-central-1.amazonaws.com/3217/5640/6599/Map\\_L\\_8.5x11.pdf](https://hdp-ca-prod-app-comoxvalley-engage-files.s3.ca-central-1.amazonaws.com/3217/5640/6599/Map_L_8.5x11.pdf)

Has something changed or is this a mistake?

Thank you  
[REDACTED]



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**FW: Adding a Future High School Site to Cumberland's OCP**

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**From** Village of Cumberland <info@cumberland.ca>

**Date** Mon 9/8/2025 2:07 PM

**To** Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>

**Cc** Melissa Roeske <mroeske@cumberland.ca>

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**From:** [REDACTED]

**Sent:** September 5, 2025 11:23 PM

**To:** Village of Cumberland <info@cumberland.ca>; [REDACTED] Planning  
<Planning@cumberland.ca>

**Cc:** [REDACTED]

**Subject:** Adding a Future High School Site to Cumberland's OCP

**To:** Mayor and Council, Village of Cumberland  
Ms. Karin Albert, Senior Planner, Village of Cumberland

I am writing to advocate for the Village of Cumberland to take leadership in working with School District 71 to identify and designate land for a future high school site in the Village, through the Official Community Plan (OCP) update now underway.

Growth Pressures South of the Puntledge River

Cumberland's draft OCP anticipates the Village growing from 4,655 residents in 2021 to approximately 6,660 by 2041 and accommodating roughly 1,350 additional homes over the next two decades. Regionally, the Comox Valley Regional Growth Strategy projects the CVRD's population at about 92,790 by 2041, with most growth expected in Courtenay, Comox, and Cumberland. Housing needs studies reinforce this trajectory: Courtenay has identified a need for ~8,350 additional homes by 2041; the Town of Comox for ~3,358; and CVRD Area A (Royston, Union Bay, Fanny Bay, Denman Island, Hornby Island) for ~1,245.

Key long-term drivers south of the Puntledge River and Comox Bay include:

- Union Bay Estates: While currently under receivership, the project is designed for thousands of new residents, and its long-term demand potential remains significant.
- K'ómoks First Nation Lands: The 84 hectares of new reserve lands west of Union Bay are explicitly reserved for housing, confirming additional population growth in the years ahead.

Despite these pressures, all three secondary schools—G.P. Vanier, Mark Isfeld, and Highland—are located north of the Puntledge River and Comox Bay. This leaves Cumberland and CVRD Area A without a high school resulting in long commutes.

Facilities Capacity and Long-Term Planning

School District 71's Long-Range Facilities Plan projects steady enrollment increases across all existing high schools. Both Vanier and Highland are expected to operate above baseline

capacity, while Isfeld is only marginally better. Cumberland Community School remains a K–9 facility, meaning all local students must transfer north to Vanier for senior grades.

Although the business case for a new high school does not exist today, planning for such an institution requires decades of foresight. Land acquisition, site servicing, and Ministry approvals are multi-stage processes that must begin well in advance. If land is not secured while it is still available and affordable, the opportunity may be permanently lost.

### OCP as the Right Tool

The OCP is the appropriate vehicle to express this long-term intent. To prepare Cumberland for the next generation, I recommend:

1. Policy Commitment – Identify and protect a “Future Secondary School Site (Institutional)” within the Urban Containment Boundary, ensuring it has good active transportation and transit access, consistent with the OCP’s goal of a compact, complete community.
2. Interim Development Direction – Require major rezonings and large subdivisions to contribute toward school-site acquisition, either through land dedication or cash-in-lieu. This ensures that new growth helps provide the infrastructure it will ultimately need.
3. Regional Collaboration – Work with School District 71, the Comox Valley Regional District, and K’ómoks First Nation to integrate this designation with the School District’s Long-Range Facilities Plan and the Ministry’s capital planning process.

### Closing

This is a once-in-a-generation OCP. If we fail to set aside land for a future high school now, we risk closing the door on an opportunity our grandchildren will need. Let’s not leave them a problem that could have been solved with foresight today.

Thank you for your leadership and for considering this important addition to the OCP.

Sincerely,

[Redacted Signature]

Cumberland, BC

cc:

[Redacted Distribution List]

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**Re: Community engagement on New Cumberland OCP starts next week**

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From [REDACTED]  
Date Wed 9/10/2025 10:48 PM  
To Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

Hi Karin,

Please give me the definition of 'large lot residential'.

Please outline the process that has identified [REDACTED] as large lot residential as I am sure you are aware the lot is currently zoned MHP.

Please clearly explain why this MHP zoned lot is to be classified as large lot residential.

Thank you

[REDACTED]  
On Fri, Sep 5, 2025 at 3:27 PM [REDACTED] wrote:  
Hi Karin,

Why would the OCP designate MHP-1 (Manufactured Home Park Zoning) as 'Large Lot Residential'?  
Can you explain to me what sense this makes?

[REDACTED]  
On Fri, Sep 5, 2025 at 3:21 PM Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)> wrote:



**Attend the upcoming virtual or in-person open houses on September 9 and 10 to provide feedback on the new OCP.**

**Online commenting will be open Sep. 10 - 29. Learn more at [engagecomoxvalley.ca/cumberland](https://engagecomoxvalley.ca/cumberland).**

*Please pass on the email to others who you think might be interested in attending.*

The Village's [draft OCP](#) has been posted at the above site.

The draft includes:

- Context, vision and goals
- Policies on:
  - climate change
  - natural environment
  - growth management
  - housing
  - heritage conservation
  - municipal infrastructure
  - economic development
  - arts and culture
  - diversity, equity and inclusion, and
  - recreation and parks.
- Development Permit Areas (incl. Environment, Wildfire, Form and Character)
- Heritage Conservation Area

To help you navigate the plan and learn about what's new, please view:

- An [annotated map](#) of proposed changes to land use designations in the Village, affecting land development options
- A [summary of key changes](#) in the new OCP.

I look forward to seeing you at one of the engagement events or receiving your comments online (btw, apologies for any cross-postings/duplicate emails)

Karin

**Karin Albert**, MRM, MCP, RPP (she/her)

Senior Planner

p: 250-336.3011 | e: [kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)

## Village of Cumberland

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

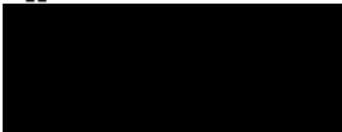
***The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.***

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Re: Proposed Zoning Change - [REDACTED]

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From [REDACTED]

Date Wed 9/10/2025 11:08 PM

To Planning <Planning@cumberland.ca>

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Karin,

I'm glad we had a chance to speak in person today. I'm following up on this inquiry as I'm still unclear as to why my property is not being considered for increased density as per the provincial mandate. Councillor Borecky confirmed it has nothing to do with the potential sewer limitations. Either way, there are other options available to address the sewer infrastructure (like septic, for example).

As for the proposed multi-family zoning of Village lands on Union Road, can you please confirm whether or not the Village already has a developer interested in purchasing these lands?

I look forward to your prompt clarification.

Thank you,

On Thu, 28 Aug 2025 at 09:22, [REDACTED] wrote:

Hello,

I am writing to request a detailed explanation of the decision-making process and rationale behind the recent OCP draft rezoning of my property at [REDACTED] from "Manufactured Home Park" to "Residential Large Lots."

I have previously expressed my concerns and perspectives on this matter, which appear to have been overlooked. I respectfully seek clarification on the factors, considerations, and objectives that informed this zoning change.

Thank you for your attention to this matter. I look forward to your prompt and detailed response.

Sincerely,

[REDACTED]

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**RE: Community engagement on New Cumberland OCP starts next week**

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From [REDACTED]  
Date Wed 9/10/2025 11:33 AM  
To Karin Albert <kalbert@cumberland.ca>

Hi Karin  
I see a lot of changes in the OCP but our property has been left out , downgraded really, so we will comment on the virtual site. [REDACTED] is going to go to the viewing tonight.  
Thanks for the heads up  
Have a good day  
[REDACTED]

---

**From:** Karin Albert <kalbert@cumberland.ca>  
**Sent:** September 5, 2025 3:21 PM  
**To:** Karin Albert <kalbert@cumberland.ca>  
**Subject:** Community engagement on New Cumberland OCP starts next week



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I look forward to seeing you at one of the engagement events or receiving your comments online (btw, apologies for any cross-postings/duplicate emails)

Karin

**Karin Albert**, MRM, MCP, RPP (she/her)

Senior Planner

p: 250-336.3011 | e: [kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

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**FW: OCP - Clarification on Saito House and Coal Creek Historic Park**

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**From** Village of Cumberland <info@cumberland.ca>

**Date** Mon 9/15/2025 9:37 AM

**To** Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>

**Cc** Melissa Roeske <mroeske@cumberland.ca>

---

**From** [REDACTED]

**Sent:** September 14, 2025 10:45 PM

**To:** Village of Cumberland <info@cumberland.ca>

**Subject:** OCP - Clarification on Saito House and Coal Creek Historic Park

Dear Village of Cumberland,

I am writing to seek clarification regarding recent statements circulating on social media that "the Village is selling the Saito House back to the Saito family, and that Council cares very much about the outcome of this property and the history."

As a resident, I find this unclear and concerning. The *Saito House Statement of Significance* (2022) highlights the historic importance of the property as the last remaining structure from Cumberland's Japanese Canadian community, many of whom were forcibly removed and sent to internment camps in 1942. I have always understood the creation of Coal Creek Historic Park, with its cherry trees and commemorations, as an act of reconciliation with those histories and the injustices experienced by Japanese Canadians.

In reviewing the current draft Official Community Plan, I noticed that while it contains general heritage policies, it does not specifically reference Saito House or commit to its protection, despite the Village's past recognition of its importance. This appears to be a policy gap, and has understandably led to speculation. I thought this wasn't possible with the park covenants.

Could you please clarify:

1. Whether Council is considering the sale, transfer, or subdivision of lands around Saito House;
2. How the Village intends to align its heritage policies with the Statement of Significance and the original intent of Coal Creek Historic Park.

I strongly believe that Cumberland's OCP should explicitly recognize and protect Saito House, ensuring it remains part of our shared heritage, not reduced to rumor or uncertainty of a one acre lot with private ownership.

Thanks,

[REDACTED]

## Summary of [REDACTED] OCP Comments

16 September 2025 at 16:42

To: councillor.borecky@cumberland.ca  
Cc: [REDACTED]

Hi Neil,

[REDACTED] did a good review of the OCP and had a long word document of over a hundred questions or so. I tried to consolidate them into some themes while cross referencing the OCP. She asked that I send you them:

### 1. Development Permit (DP) Exemptions & Enforcement

- Multiple spots suggest or appear to allow exemptions for “the Village or its agents,” or for subdivision.
- This is risky: it creates the perception (or reality) of a two-tier system where private developers face scrutiny but municipal projects bypass oversight.
- Potential Red flag: These exemptions should be deleted or narrowly defined. DP consistency builds trust.

### 2. Heritage & Cultural History

- Very little in the Vision/Goals emphasizes Japanese, Chinese, labour, mining, or early settler history.
- Items like Coal Creek Historic Park, Saito House, Ginger Goodwin are not explicitly carried through.
- Potential Red flag: If the OCP misses heritage/cultural context, it weakens both planning credibility and reconciliation/community identity. Strengthen this before adoption.

### 3. Environment & Hazard Protection

- Headwaters (Millard, Piercy, Roy Creek) missing from maps.
- Mine hazards, aquifers, septic over vulnerable groundwater not clearly addressed.
- Seasonally appropriate ecological assessments not required in the draft.
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- Generally good, but:
  - Some growth designations (Union Road greenfield) contradict the “compact” claim, especially when closer infill lands exist.
  - Without strong wording, UCB may still enable sprawl under pressure.
- Potential Red flag: The Union Road direction should be reconciled with the “compact/complete” objective and infrastructure costs.

### 5. Language: “Should” vs. “Must”

- Many DP guidelines use “should” instead of “shall/must”.
- This weakens enforceability—staff/council could approve non-compliance without breaching the OCP.
- Potential Red flag: Key design, environmental, and hazard-protection items need “must” to avoid loopholes. In legal contexts, “must” and “shall” both indicate a mandatory obligation, while “should” expresses a desired but not required action.

### 6. Public Process & Engagement

- Several points show gaps in early and ongoing engagement.
- Maps (esp. Map K, DP overlays) were not clearly accessible at events.

- Heavy reliance on surveys instead of round tables or facilitated workshops reduces legitimacy.
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#### **7. FireSmart & Climate Resilience**

- The OCP does not consistently integrate FireSmart landscaping standards across all DPAs.
- Cooling/heat resilience is missing in building/landscape policies.
- Potential Red flag: In a wildfire- and heatwave-prone valley, this is a policy gap that should be closed.

#### **8. Clarity of Mapping & Definitions**

- Density ranges (low/med/high), “Village Centre” boundaries, and DP numbering don’t line up clearly.
- Missing or mislabeled maps (Map A, G, K).
- Potential Red flag: Ambiguous mapping leads to interpretation disputes. Definitions and legends should be locked down before adoption.

Thanks,





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## Workshop Follow up

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**From** [REDACTED]  
**Date** Mon 2025-08-25 10:26 AM  
**To** Planning <Planning@cumberland.ca>  
**Cc** [REDACTED] Courtney Simpson <CSimpson@cumberland.ca>

Hi Karin and Courtney

Thanks for the invite to the workshop .. it seemed well attended and with key folks involved in the development and building world ..

Many of us question why the scope of building sites is not open to expansion ?  
There are several sites that would support modular housing that would be much more attainable and quick.

As in most new developments, we would assume that the developer would be responsible for the servicing and costs related to this, so the Village has no funds to inject .. there would be substantial DCCs and taxes in the future.

There was talk about some wanting to limit the growth due to getting close to the 5000 number, but an unaware of this .. if it does factor in, would it not do the opposite of providing homes for many ?

We would like to suggest this UCA be rethought and if not brought back to Council, at least allow a public platform that residents can comment on either supporting new subdivisions on the fringe or not. Some from the meeting would support going to the public and getting feedback on this at their expense.

Waiting another 5 yrs doesn't seem logical and certainly won't help the immediate demand for housing we are all so well aware of.

We look forward to working with you both in the near future and thank you for your efforts.

[REDACTED]

[REDACTED]

---

## Heritage conservation area expansion?

---

From [REDACTED]

Date Fri 9/5/2025 5:22 PM

To Planning <Planning@cumberland.ca>

Cc [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello, I am writing regarding the Community Plan Review, and potential changes to the Heritage conservation area.

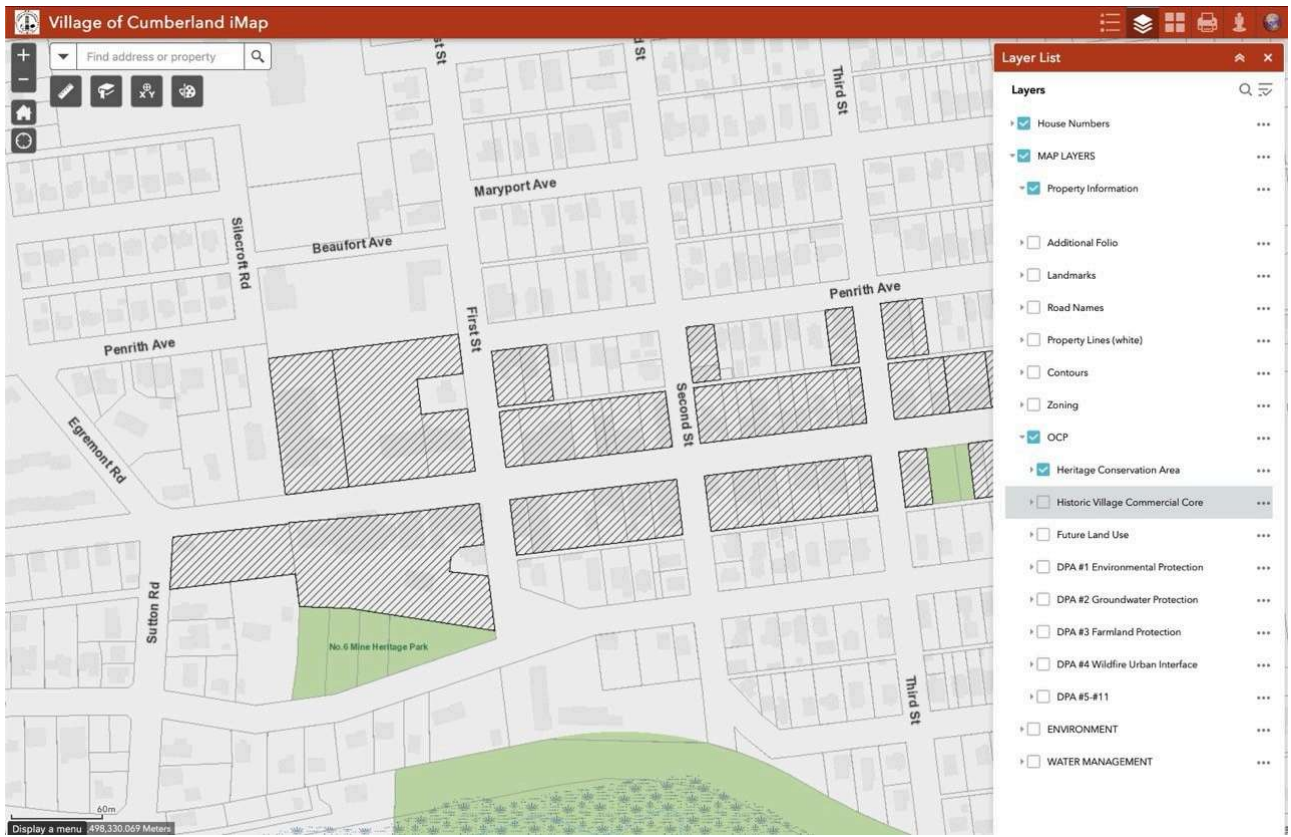
I am the owner of [REDACTED] This is shown on your official map viewer here <https://imapcumberland.imaptoo.ca/imapviewer/> as NOT being within the Heritage conservation area (screenshot attached). You will also see on Map D here that my house is not within the conservation area: <https://cumberland.ca/wp-content/uploads/2024/04/Bylaw-990-OCP-consolidated-Appendix-B-maps-10Jul23.pdf>

However in this map linked to on the Community Plan Review, it shows my house and the others on the south side of Penrith as being part of the Conservation area: [https://hdp-ca-prod-app-comoxvalley-engage-files.s3.ca-central-1.amazonaws.com/3217/5640/6599/Map\\_L\\_8.5x11.pdf](https://hdp-ca-prod-app-comoxvalley-engage-files.s3.ca-central-1.amazonaws.com/3217/5640/6599/Map_L_8.5x11.pdf)

Has something changed or is this a mistake?

Thank you

[REDACTED]



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**FW: Adding a Future High School Site to Cumberland's OCP**

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**From** Village of Cumberland <info@cumberland.ca>

**Date** Mon 9/8/2025 2:07 PM

**To** Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>

**Cc** Melissa Roeske <mroeske@cumberland.ca>

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**From:** [REDACTED]

**Sent:** September 5, 2025 11:23 PM

**To:** Village of Cumberland <info@cumberland.ca>; [REDACTED] Planning  
<Planning@cumberland.ca>

**Cc:** [REDACTED]

**Subject:** Adding a Future High School Site to Cumberland's OCP

**To:** Mayor and Council, Village of Cumberland  
Ms. Karin Albert, Senior Planner, Village of Cumberland

I am writing to advocate for the Village of Cumberland to take leadership in working with School District 71 to identify and designate land for a future high school site in the Village, through the Official Community Plan (OCP) update now underway.

### Growth Pressures South of the Puntledge River

Cumberland's draft OCP anticipates the Village growing from 4,655 residents in 2021 to approximately 6,660 by 2041 and accommodating roughly 1,350 additional homes over the next two decades. Regionally, the Comox Valley Regional Growth Strategy projects the CVRD's population at about 92,790 by 2041, with most growth expected in Courtenay, Comox, and Cumberland. Housing needs studies reinforce this trajectory: Courtenay has identified a need for ~8,350 additional homes by 2041; the Town of Comox for ~3,358; and CVRD Area A (Royston, Union Bay, Fanny Bay, Denman Island, Hornby Island) for ~1,245.

Key long-term drivers south of the Puntledge River and Comox Bay include:

- Union Bay Estates: While currently under receivership, the project is designed for thousands of new residents, and its long-term demand potential remains significant.
- K'ómoks First Nation Lands: The 84 hectares of new reserve lands west of Union Bay are explicitly reserved for housing, confirming additional population growth in the years ahead.

Despite these pressures, all three secondary schools—G.P. Vanier, Mark Isfeld, and Highland—are located north of the Puntledge River and Comox Bay. This leaves Cumberland and CVRD Area A without a high school resulting in long commutes.

### Facilities Capacity and Long-Term Planning

School District 71's Long-Range Facilities Plan projects steady enrollment increases across all existing high schools. Both Vanier and Highland are expected to operate above baseline

capacity, while Isfeld is only marginally better. Cumberland Community School remains a K–9 facility, meaning all local students must transfer north to Vanier for senior grades.

Although the business case for a new high school does not exist today, planning for such an institution requires decades of foresight. Land acquisition, site servicing, and Ministry approvals are multi-stage processes that must begin well in advance. If land is not secured while it is still available and affordable, the opportunity may be permanently lost.

### OCP as the Right Tool

The OCP is the appropriate vehicle to express this long-term intent. To prepare Cumberland for the next generation, I recommend:

1. Policy Commitment – Identify and protect a “Future Secondary School Site (Institutional)” within the Urban Containment Boundary, ensuring it has good active transportation and transit access, consistent with the OCP’s goal of a compact, complete community.
2. Interim Development Direction – Require major rezonings and large subdivisions to contribute toward school-site acquisition, either through land dedication or cash-in-lieu. This ensures that new growth helps provide the infrastructure it will ultimately need.
3. Regional Collaboration – Work with School District 71, the Comox Valley Regional District, and K’ómoks First Nation to integrate this designation with the School District’s Long-Range Facilities Plan and the Ministry’s capital planning process.

### Closing

This is a once-in-a-generation OCP. If we fail to set aside land for a future high school now, we risk closing the door on an opportunity our grandchildren will need. Let’s not leave them a problem that could have been solved with foresight today.

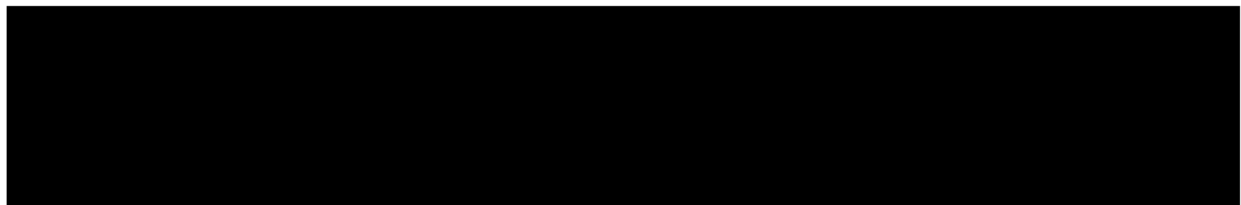
Thank you for your leadership and for considering this important addition to the OCP.

Sincerely,



Cumberland, BC

cc:



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**Re: Community engagement on New Cumberland OCP starts next week**

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From [REDACTED]  
Date Wed 9/10/2025 10:48 PM  
To Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

Hi Karin,

Please give me the definition of 'large lot residential'.

Please outline the process that has identified [REDACTED] as large lot residential as I am sure you are aware the lot is currently zoned MHP.

Please clearly explain why this MHP zoned lot is to be classified as large lot residential.

Thank you

[REDACTED]  
On Fri, Sep 5, 2025 at 3:27 PM [REDACTED] wrote:  
Hi Karin,

Why would the OCP designate MHP-1 (Manufactured Home Park Zoning) as 'Large Lot Residential'?  
Can you explain to me what sense this makes?

[REDACTED]  
On Fri, Sep 5, 2025 at 3:21 PM Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)> wrote:



**Attend the upcoming virtual or in-person open houses on September 9 and 10 to provide feedback on the new OCP.**

**Online commenting will be open Sep. 10 - 29. Learn more at [engagecomoxvalley.ca/cumberland](https://engagecomoxvalley.ca/cumberland).**

*Please pass on the email to others who you think might be interested in attending.*

The Village's [draft OCP](#) has been posted at the above site.

The draft includes:

- Context, vision and goals
- Policies on:
  - climate change
  - natural environment
  - growth management
  - housing
  - heritage conservation
  - municipal infrastructure
  - economic development
  - arts and culture
  - diversity, equity and inclusion, and
  - recreation and parks.
- Development Permit Areas (incl. Environment, Wildfire, Form and Character)
- Heritage Conservation Area

To help you navigate the plan and learn about what's new, please view:

- An [annotated map](#) of proposed changes to land use designations in the Village, affecting land development options
- A [summary of key changes](#) in the new OCP.

I look forward to seeing you at one of the engagement events or receiving your comments online (btw, apologies for any cross-postings/duplicate emails)

Karin

**Karin Albert**, MRM, MCP, RPP (she/her)

Senior Planner

p: 250-336.3011 | e: [kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)

## Village of Cumberland

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

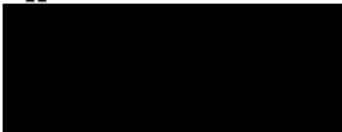
***The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.***

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Re: Proposed Zoning Change - [REDACTED]

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From [REDACTED]

Date Wed 9/10/2025 11:08 PM

To Planning <Planning@cumberland.ca>

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Karin,

I'm glad we had a chance to speak in person today. I'm following up on this inquiry as I'm still unclear as to why my property is not being considered for increased density as per the provincial mandate. Councillor Borecky confirmed it has nothing to do with the potential sewer limitations. Either way, there are other options available to address the sewer infrastructure (like septic, for example).

As for the proposed multi-family zoning of Village lands on Union Road, can you please confirm whether or not the Village already has a developer interested in purchasing these lands?

I look forward to your prompt clarification.

Thank you,

On Thu, 28 Aug 2025 at 09:22, [REDACTED] wrote:

Hello,

I am writing to request a detailed explanation of the decision-making process and rationale behind the recent OCP draft rezoning of my property at [REDACTED] from "Manufactured Home Park" to "Residential Large Lots."

I have previously expressed my concerns and perspectives on this matter, which appear to have been overlooked. I respectfully seek clarification on the factors, considerations, and objectives that informed this zoning change.

Thank you for your attention to this matter. I look forward to your prompt and detailed response.

Sincerely,

[REDACTED]

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**RE: Community engagement on New Cumberland OCP starts next week**

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**From** [REDACTED]  
**Date** Wed 9/10/2025 11:33 AM  
**To** Karin Albert <kalbert@cumberland.ca>

Hi Karin

I see a lot of changes in the OCP but our property has been left out, downgraded really, so we will comment on the virtual site. [REDACTED] is going to go to the viewing tonight.

Thanks for the heads up

Have a good day  
[REDACTED]

---

**From:** Karin Albert <kalbert@cumberland.ca>  
**Sent:** September 5, 2025 3:21 PM  
**To:** Karin Albert <kalbert@cumberland.ca>  
**Subject:** Community engagement on New Cumberland OCP starts next week



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Senior Planner

p: 250-336.3011 | e: [kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)

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**FW: OCP - Clarification on Saito House and Coal Creek Historic Park**

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**From** Village of Cumberland <info@cumberland.ca>

**Date** Mon 9/15/2025 9:37 AM

**To** Karin Albert <kalbert@cumberland.ca>; Planning <Planning@cumberland.ca>

**Cc** Melissa Roeske <mroeske@cumberland.ca>

---

**From** [REDACTED]

**Sent:** September 14, 2025 10:45 PM

**To:** Village of Cumberland <info@cumberland.ca>

**Subject:** OCP - Clarification on Saito House and Coal Creek Historic Park

Dear Village of Cumberland,

I am writing to seek clarification regarding recent statements circulating on social media that "the Village is selling the Saito House back to the Saito family, and that Council cares very much about the outcome of this property and the history."

As a resident, I find this unclear and concerning. The *Saito House Statement of Significance* (2022) highlights the historic importance of the property as the last remaining structure from Cumberland's Japanese Canadian community, many of whom were forcibly removed and sent to internment camps in 1942. I have always understood the creation of Coal Creek Historic Park, with its cherry trees and commemorations, as an act of reconciliation with those histories and the injustices experienced by Japanese Canadians.

In reviewing the current draft Official Community Plan, I noticed that while it contains general heritage policies, it does not specifically reference Saito House or commit to its protection, despite the Village's past recognition of its importance. This appears to be a policy gap, and has understandably led to speculation. I thought this wasn't possible with the park covenants.

Could you please clarify:

1. Whether Council is considering the sale, transfer, or subdivision of lands around Saito House;
2. How the Village intends to align its heritage policies with the Statement of Significance and the original intent of Coal Creek Historic Park.

I strongly believe that Cumberland's OCP should explicitly recognize and protect Saito House, ensuring it remains part of our shared heritage, not reduced to rumor or uncertainty of a one acre lot with private ownership.

Thanks,

[REDACTED]

## Summary of [REDACTED] OCP Comments

16 September 2025 at 16:42

To: councillor.borecky@cumberland.ca  
Cc: [REDACTED]

Hi Neil,

[REDACTED] did a good review of the OCP and had a long word document of over a hundred questions or so. I tried to consolidate them into some themes while cross referencing the OCP. She asked that I send you them:

### 1. Development Permit (DP) Exemptions & Enforcement

- Multiple spots suggest or appear to allow exemptions for “the Village or its agents,” or for subdivision.
- This is risky: it creates the perception (or reality) of a two-tier system where private developers face scrutiny but municipal projects bypass oversight.
- Potential Red flag: These exemptions should be deleted or narrowly defined. DP consistency builds trust.

### 2. Heritage & Cultural History

- Very little in the Vision/Goals emphasizes Japanese, Chinese, labour, mining, or early settler history.
- Items like Coal Creek Historic Park, Saito House, Ginger Goodwin are not explicitly carried through.
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- Headwaters (Millard, Piercy, Roy Creek) missing from maps.
- Mine hazards, aquifers, septic over vulnerable groundwater not clearly addressed.
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### 4. Urban Containment Boundary (UCB) Logic

- Generally good, but:
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### 6. Public Process & Engagement

- Several points show gaps in early and ongoing engagement.
- Maps (esp. Map K, DP overlays) were not clearly accessible at events.

- Heavy reliance on surveys instead of round tables or facilitated workshops reduces legitimacy.
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#### **7. FireSmart & Climate Resilience**

- The OCP does not consistently integrate FireSmart landscaping standards across all DPAs.
- Cooling/heat resilience is missing in building/landscape policies.
- Potential Red flag: In a wildfire- and heatwave-prone valley, this is a policy gap that should be closed.

#### **8. Clarity of Mapping & Definitions**

- Density ranges (low/med/high), “Village Centre” boundaries, and DP numbering don’t line up clearly.
- Missing or mislabeled maps (Map A, G, K).
- Potential Red flag: Ambiguous mapping leads to interpretation disputes. Definitions and legends should be locked down before adoption.

Thanks,



TO: CORPORATION OF THE VILLAGE OF CUMBERLAND, CAO, PLANNING  
DEPARTMENT AND MEMBERS OF COUNCIL

RE: PROPOSED OFFICIAL COMMUNITY PLAN

After a review of the proposed OCP, I have these comments.

Corrections Needed:

1. Page 62 #15 line 2 delete 0 in front of house
2. Page 145 delete reference to feet not needed and incorrect
3. Page 209 Schedule A the names are full of incorrect information as both historical and common today. An example is that the Abbey is not the Abbey Church.
4. All blank pages should have typed on "This page intentionally left blank," as well as remove any headings.

Definitions:

1. What is meant by Village or Village-approved agent? Is this so the Village can approve some developer to build on land the Village owns and is not required to provide a development permit with the associated requirements?

Affordable:

Attainable:

Village centre:

Non-market:

Also need a section that covenants will be needed when building on areas that have coal mines underneath and that Village not responsible for any damage to buildings, property or persons if sinking happens.

QUESTIONS AND COMMENTS:

1. Why were all the OCP maps available at the open house as large maps? Specially Map K which has the development permit areas for form and character?
2. Why aren't there more info sessions where there would be the ability to have roundtable discussions.
3. Page 14 Infrastructure. How does the urban containment boundary help to reduce the demand for when new services when Union Road would have to be serviced PLUS the road would need to be rebuilt to become more than a country road as listed in the Transportation Master Plan completed last year?
4. Page 16a) stating that the urban containment boundary focusses growth on land that is located within walking distance to the downtown core when much of the new growth and higher density is off Union Road doesn't make sense as my property and others in the area outside of the proposed urban containment boundary are closer to the Village Core
5. Page 17 Why is the left side partially blank?
6. Page 25 I disagree with the Vision Statement. A Vision Statement is how we dream that Village will be in the future and it is missing the enthusiasm, the historical values as well as world class mountain biking and a world class BMX track. The vision I hear people talking about is that these would still be Cumberland in 2045. As it is written it sounds more like an information page not how we, the citizens, see the Village in the future.
7. Page 26 and page 28 add mountain biking and BMX track as great attractions.
8. Page 29 #3 the numbers of the DP are incorrect
9. Page 31 and mountain biking

10. Page 35 #10 is not what is being proposed
11. Page 37 #6insert walking as it is lowest form of lowering carbon transportation  
#11 If you want to protect trees in development permit areas then put in shall or must protect tree roots etc.
12. Page 39 at #6 add Encourage early and ongoing citizens involvement in transparent planning.
13. Page 4 Missing Millard/Piercy headwaters and also Roy Creek headwaters.
14. Page 43 Also protect sunlight and Village's character in order that tall buildings don't interfere with either.
15. Page 44 Missing view.
16. Page 45 Need to add that Cumberland has a fault line running through it and is in high potential for earthquakes and mine shafts that could cause sink holes
17. Page 46 Need to ensure that all development permit areas will follow BC Fire smart. Not sure how this can be done when in the infill areas it states one tree for every dwelling unit.
18. Page 47 Section 3.4.4 leave the existing connectivity areas that are in the ocp now.
19. Page 48 I thought in third paragraph that HCA is also commercial mixed use in downtown core The guidelines in the HCA refer to that could also be required to meet requirements of other dps but it is not in any other dps.
20. Page 49 Interchange lands need to include wildlife corridors and I find it rather not transparent to be told it would be one zone to be developed later and the day after the

information open house the Village has the proposed amended Zoning Bylaw with all the zoning of these lands. Transparent? Think not.

21. Page 50 multifamily can be 160 dwelling units per ha is this considered medium or high density? It sure would be a lot of dwelling units on the interchange lands.

On the land the Village owns that used to be partly green connectivity and terrestrial forest could the Village appoint an agent/partner and then construct condos without a development permit or citizens being able to have input or early and ongoing participation in planning or would it just be a council decision with no interaction with the rest of us?

22. Page 51 Residential infill is 31-123 dwelling units per ha is this medium density? What is low density 2 to .25 ha?

23. Page 51 add house-plexes as an allowed use in infill.

24. Page 52 don't understand how mixed use/civic facilities is allowed in 1005 as designated area in the HVC and heritage plans of Cumberland.

25. Page 53 Map A doesn't show green for Maple Creek after it crosses Dunsmuir also all the green spaces and connectivity should be shown on the Interchange Lands as obviously someone has been negotiating with them as set out in the proposed Zoning Bylaw. Hopefully the owners would not be considered Village-approved agents and no development permits would be needed there.

26. Page 54 Second paragraph Village's unique character is being ignored in this OCP such as subdividing and selling park land. Again, nothing shows as this would be a development permit area so the Village could do as they want? Definitely no early involvement in planning this OCP by citizens.

27. Urban Containment Boundary creates sprawl as it focuses all new residential development out toward the highway and Union Road where infrastructure does not exist. It ignores the brownfield at Bevan/Wellington that was designated residential infill since around 1984. Plus, the OCP encourages new development on brownfields as opposed to all the treed green fields on Union Road.

28. Page 57 Section 7.2.4(2) land on Union Road is green field and I don't see connectivity areas on it.

29. Page 58 where is Village Centre? It doesn't feel like it would be between Egremont and 4<sup>th</sup> Street on Dunsmuir with all the potential commercial on Cumberland Road and Union Road.

(5) If Village is developing or appointing a Village approved agent a development permit shall be needed . I do not agree to exempting from a dp otherwise so much land that the Village owns could be developed differently as side deals could be reached to vary zoning regulations which proceed without a hearing if at least 50% residential.

(f) how does development on Union Road fit in this intention which is to reduce infrastructure servicing costs associated with new development?

29. Page 59 Section 7.3.1 third paragraph add cooling

30. Page 61 please add benches in #7. I would like to see benches in all the dps along with more garbage/recycling bins throughout the Village.

31. Page 62 #14 what and where is a large-sale hotel and resort development? Will there be meetings for the citizens to be involved in early and ongoing planning?

32. Page 63 Missing information about birth place of labour and Ginger Goodwin

33. Page 64 third paragraph add became international renowned destination for mountain biking and BMX track

34 Page 67. Number 5 delete subdividing park and removing parkland designation. The Saito house is mentioned in the Coal Creek Park Plan and the historic significance the Village should finally just purchase the house and fix it up. It could be a rental income. If the covenant states it is in perpetuity that the Village cannot subdivide except if to rebuild the heritage buildings that once were located there and even those may not be sold or transferred separately. If this can actually be subdivided and sold what does a covenant actually mean when it states in perpetuity? This was of great importance with reconciling the treatment of the Japanese and Chinese people in Cumberland.

10. acquire structures of cultural or historic significance. The Saito House is of historic significance so time for council to act.

35. Page 69 Second paragraph how is this being done when development proposed requires new costly infrastructure? Are new services putting in larger pipes? Will the pipes from the water system be big enough to provide all these places with water? Will there be enough water if it hardly ever rains or snows?

36. Page 70 Section 7.5.3 it conflicts with the development of Union Road which is not serviced and is a green field?

Section 10 developers even if providing non-market housing or is it just affordable housing will be required to pay the full cost of providing services as a result of new development?

37. Page 71, Section 161 I thought the Small Scale Ulti Unit regs you can't insist on parking and in Section 17 make must be dark sky policy.

7.4 second last paragraph add after potential visual AND SMELL

38. Page 72 Section 7.5.5.7 The amenity agreement expires so will it be renewed? Last line add after "litter along Bevan AND CUMBERLAND ROADS also add Cumberland Road to trucks on road.

39. Page 73 8(f) add rock pits

40. Page 74 Section 7.5.7.11 Please try to limit curbs in the Village

41. Page 75 Section 7.5.9.3 ... add grows and development of commercial and industrial increases

42. Page 76 Section 5.11(2) I don't understand as I would not want to hook up to storm when I was required to put in two rock pits in 2002.

43. Page 77 Second paragraph need to fix (DPAs 5-11) there are only 9

7.6.1 Cumberland Road and Royston Road are access to Village Core. Key Goals do not think we need to have sidewalks everywhere as then more water into storm sewer than into ground.

44. Page 78. 7.6.2(1) add walking

(5) change downtown to Village Core

45. Page 79 Section 12 what does this mean? I wouldn't be able to clear snow from a multi use path down Cumberland Road.

Section 16 install benches and in 17 need garbage recycling cans

46. My suggestion goes back to community planning years ago which was to build a walkway and viewing platforms across the swamp from Union Road near the cemeteries to Coniston to encourage bird watching which is a very lucrative tourist attraction.

47. Page 80 Section 7.6.4.4a If sidewalks are everywhere then where will people park and how much more water will run into the storm rather than into the ground?

Section 11a If Village core is to be kept as the hub then there needs to be a stronger limit of what services would be available in the multi use and multi family dps otherwise, the village core will become emptier.

48. page 81 7.6.6 need covered benches at bus stops along with garbage/recycling cans.

49. Page 87 8.1.2 (7) add walking

50. Page 88 #12 add no strip malls allowed

51. Page 89 8.3.1 do not allow as causes sprawl.

52. Page 89 8.3.2 4 need to ensure that the affordable rate covers a portion of the costs to repair etc. in the future

53. Page 90 Section 8.4.2 encourage good garden in multi family multi use lands not in historical parks or connectivity areas.

54. Page 91 Number 13 No food gardens in Coal Creek Park

55. Page 92 Section 18.4.3.6 add "and are close to Village Core"

56. Page 94 Key concepts block should be Diversity, equity and inclusion be consistent with heading.

57. Page 05 Section 9.1.3.2 add early and ongoing . A n example would be to have info of ocp in January then nothing until end of August and at the ocp open house there were no large DP map K available.

58. Page 96 14 change downtown to Village Core if this is what is meant and add benches.

9.1.4 print documents in larger font for poor senior's eyes and would be better planning to have assisted living closer to Village Core without big hills.

59. Page 97 Section 9.2.2 (1) include early involvement with residents with round table discussions not just surveys.

60. Page 98 Section #6 add "including seniors who may need assistance in connecting"

61 Page 99 Section 9.2.5 ensure that ecosystems, flora and fauna plus water and marshes and swamps etc. are to be done during certain months and weather. We don't need a repeat of ones done in December and snow on the ground

62. Page 103 Section 10.13.5 needs to be reworded I think the intent is to actually ask FN that they agree that their interests and perspectives were considered during planning process. It would probably be a good idea to ask FN what process they would expect and incorporate that into this document. The existing wording seems to be tell them rather than checking in that their consultation process was actually honoured by the Village and included.

Would be nice if citizens got the same kind of communication.

63. Page 104 Section 10.2.2 having the one survey of the ocp in January and then a draft in September is NOT frequent communications. Let alone that the ocp development of interchange lands would be planned later as one dp but the next day a draft zoning bylaw shows what is being planned without any discussions with the citizens. It's not just sending to committees but actually to all members of the community. Need to do more not just minimal. It requires working collaboratively.

Section 10.2.3 (6) add Village to list for early and often. #3 is hard I Village only discusses stuff in COTW which is not online and often all in camera.

64. Page 105 states that the APC is made up of diverse interests. What are these interests? Is there a different length of time they have lived in the Village? Section 103.3 maybe find a different word than recruit volunteer is better. The application is rather onerous and in the end the council picks who will be on the APC and can set it up to have people that already agree with the council of the day. The intent of an APC is to help council but it does not mean that council and staff should not be communicating early and often with the people who make the Village home. I notice often mention developers and stakeholders are consulted and the residents and landowners are actually the main stakeholders in the Village and are being short changed.

In the past, the Village asked for Volunteers with the OCP and then it was split into sections and people volunteered for the part that they felt important and knowledgeable about rather than a consultant preparing a document.

Section 10.4 Monitoring objectives and policies – what about checking in with the citizens how it is going.

65. Page 107 again ensure Village gets to set the months and times of the reports.

66. Page 108 10.10(f) add confirmation that a community meeting was held needs to be included here.

67. Page 111 Section 11.2 Development Permit #9 why wouldn't they need a development permit for subdivision.

Section 11.3 add shall or must still needs to be done – required.

68. Page 113 Map F is missing the headwaters of Millard Piercy creeks and Roy Creek

69. Page 114 again can the dates that are okay to do the bio inventories etc. be determined by the Village in her or is it in DAI better in OCP so everyone knows.

70. Page 115 f. how would it work to have sustainable use areas for settlement use within buffer and corridor buffer which is there to protect it not to live in these buffers. It could easily cause problems and the enforcement could be expensive. People dumping stuff encroaching with gardens etc like what happened on the park at Willard and also behind properties on Camp Road. So delete from "as well as within buffer and corridor zones".

71. Page 116 Village and Village approved works –this needs to be more inclusive of the citizens not just have the Village approve works. In this context who is the Village?

72. page 118 1.a. put in that Village can set the dates and time to be done.

73. page 120 ii – no delete.

74. page 127 Map G needs all the area around dams, lakes and streams that is our drinking water. There might not be buildings built there but when logging happens it still needs to be protected from silt and contaminants etc. Also is missing headwaters of Millard/Piercy creeks and Roy Creek.

75. Page 127 Section B change in second paragraph in DPA #1 to DPA#2

76. Page 128 Find it interesting that the aquifer is hugely vulnerable to contaminations and yet has a land fill and septic tanks located on it. Plu , elders have told me that the No.5 mine opening by the landfill was used to dump cars, garbage etc. down it and the garbage would rise up when Comox Lake had risen How many septic fields will be allowed on Bevan before servicing?

77. Page 133 Do not like that this is exempt if by the Village of its agents. The Village would be wise to not be the developer

78. Page134 Section 15 nd page 139 #15 only allow land alteration for the benches and picnic tables?

Page 138 need development permit

79. Page 144 Sec(d) why may be visually screend?2.ii last bullet delete reference to feet

In all the DPs should say not to plant juniper, yew or cedar hedges it isn't consistent some leave out yew trees. If the Village is going to be fire smart why wouldn't all the dps have that condition in them as a requirement and if it is to be a requirement then would the kind of fence change and how would so many trees be planted on a little lot with three dwelling units plus....

80. Page 148 Section 5 Lighting a) change should to shall or must

81. Page 150 DPA 6 change commercial to mixed-use as is on the map

82. Page 151 #2 don't think unless neighbourhood community meeting is involving residents.  
Delete #5

83. Page 151 #6 Section 532.1 of LGA is about buildings that are of a non conforming use building cannot be rebuilt if more than 75% destroyed. This needs to be corrected where ever quoted.

84. Page 152 add 2f. playgrounds

g. community gardens as an alternative to landscaped area

85. Page 153 shall not should in f and in giii add yew

86. Page 155 a )change to shall

b) shall be limited to a maximum of 20%

87. Page 157 should use pictures that show the overhang

88. 159 6a) must not should

f) what is hard travel surface?

89. Page 160 j) change car to vehicle

90. Page 162 not what is in section 532(1) of LGA

91. Page 163 add existing residential units

92. DP7 not in Village Core so why photo of old post office?

93. Page 165 2.b and c shall not should; add yew

94. Page 168 o) shall or must not should

95. Page 169 5a shall or must not should same for b and page 170 7a) and c) shall include solar ready

96. Page 171 pretty ugly examples of parking lots need better choices

97. Page 173 33 why is subdivision exempt a bare lot strata could be done without any development permit.

98. Page 175 (j) add BC Fire Smart and on page 181 also.

99. DPA 9 A designated shows as DPA 10 actually 9 FIX

100. Pages 179-185 change to shall or must not should and on page 179 delete 3 subdivision.

101. Page 186 Encouraging developer to use permeable surface for roadway and parking area so why does it say to have parking areas to provide a hard travel surface? In section 11 change to shall or must.

102. Pages 186 and 187 shall or must instead of should Also on page 187 12.c) add pollinator friendly and add clean before water in BC.

103. Page 192 Schedule A needs major corrections full of errors

104. Page 193 last paragraph what other development permits would be involved since it is only in the HVC zone

E exemptions delete #1 or include lots of consultation that is early and ongoing

105. Page 195 doesn't acknowledge that four story buildings are in the Commercial Core

106. Page 199 d) just large windows or with panes? Look at photos

g) add and snow in line 2 after rain and add j) recessed entrances

107. Page 200 K and page 201 d are duplicated.

108. Page 207 I don't think fixed fins and louvred shutters fit with the heritage of Village Sec 15a(iii)

109. Pages 209-210 full of errors correct

Map C How can Ulverston be a collector road when it stops and is not a through road

Map E The agreement that the Industrial properties on Cumberland Road had signed stated it was for the initial plantings and only maintenance for five years not forever. The bylaw referenced I could not see any signatures on it.

Map K If the Municipal and CRI are multi use it should also show as HCA.

Kate Greening,

4664 Cumberland Rd



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## Cumberland OCP comments

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From [REDACTED]  
Date Sat 9/20/2025 6:16 PM  
To Vickey Brown <mayor.brown@cumberland.ca>  
Cc Courtney Simpson <CSimpson@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>; [REDACTED]  
[REDACTED]

Dear Mayor Brown,

Thanks for the lively conversation about the Cumberland OCP at the recent open house. You invited my comments and I am following up out of a genuine concern for the future of the Village.

I think the restrictions on growth outside of the current developed limits and the obsession with increased density inside the Village will negatively affect the aesthetic appeal and the liveability. The Provincial decree which permits 4 units per single family residential lot is just political grandstanding and makes absolutely no sense. These neighbourhoods were not designed for that density and the services and certainly the parking will be insufficient. Most of the lots in Cumberland are so small there isn't room to swing a cat by the tail in the back yard - let alone build 3 more units!

The Urban Containment Boundary is an unnecessary restriction on growth - the Village has plenty of control through the OCP and zoning without needing another layer of draconian restriction. My concern is that this measure will come back to haunt the Village when the pendulum swings back to a more reasonable point - the Urban Containment Boundary will then simply be additional cost and delay that will add to the cost of housing.

You say that residential developments are a financial drain on the Village but I think there are two very different realities. The new developments with brand new services, roads and infrastructure, paid for by the new buyers of the lots (with additional contributions of cash for core infrastructure through DCC's and amenity bonuses) are actually subsidizing the older areas. I think the Village needs more new development, not less! I realize that you have an imminent substantial increase in costs for policing when the next census comes out and you suddenly have to pay 70% of policing costs. The inevitable tax increases will impact everyone in Cumberland, including renters and older residents that are on fixed incomes and already struggling with high housing costs.

The focus on density and affordability in the OCP has, of course, some benefits and I am not suggesting that fiscal responsibility and efficient use of resources shouldn't be some of the measures used to assess development. I just don't believe these should be the only measures! Cumberland has a unique history and retains the charm of it's coal mining heritage - but applying big city solutions to Cumberland's housing issues doesn't make any sense. I've spoken to many Cumberland residents and find a common theme from many of the newcomers - they moved to Cumberland for the lifestyle, not because of employment. Your own surveys indicate that many families moving to Cumberland are young professionals with healthy incomes. Why then limit the housing types by only focusing on low

income/affordable units? Due to the history of the Village the surrounding lands have long been owned and controlled by the mining company, and then successive corporate timber entities. This has resulted in a complete lack of rural properties.

In recent years the American corporate owners have logged the properties surrounding the Village and then looked for buyers. We have watched as a succession of outside promoters that have tried and failed to develop these properties. First it was Trilogy from Whistler, then Sage Hills with Asian money and finally Heritage Vision with backing from hockey players. They are all long gone and Cumberland is now left with a strangely distorted OCP biased toward the highway interchange. Like many communities the lack of supply drove prices through the roof. Cumberland is not alone and I think many of the factors were outside of the Village's control, including a surge in immigration, downloading of costs by senior governments, inflation caused by the printing of money and other factors. At the same time there was a move out of the crowded cities caused by the COVID epidemic and changes in employment which allowed many people to work remotely. Cumberland was suddenly discovered and the outdoor recreational opportunities attracted a new breed of young families. Multiple buyers for every new house and buyers with deep pockets who had just sold their Vancouver home for big gains drove Cumberland's housing market to new heights. The Village even had trouble recruiting a new CAO because he couldn't find housing!

With those comments off my chest (and an apology for the rant!) I'd like to take a moment to offer our potential vision for our Teal Lake lands. As you know [REDACTED] and I purchased [REDACTED] of land on [REDACTED] from [REDACTED] in 2021. We looked closely at other lands and ultimately settled on the [REDACTED] for the following reasons: the topography and views were varied and interesting and suited a "country residential" style of living; there was no contamination from historic mining operations; the area around Teal Lake and east to Maple Lake would make a great community park and add to the appeal of living in the area; and finally, Cumberland had a reputation for embracing independent thinking and not following the same path as the rest of the Valley. We consulted with the Village council of the day before we purchased and were given a positive response to our plans. It was therefore very disappointing to receive negative comments after we had invested considerable funds - development is a slow and onerous process these days and takes cooperative work between all parties - being misled at the beginning doesn't build trust!

The land was logged 10 - 20 years ago and is currently nicely treed with young conifers and deciduous trees, making the grooming of new lots to create building sites surrounded by buffers of natural vegetation a pleasant result. The ground is stable and suitable for on-site septic disposal with deep gravel deposits which also makes construction of roads efficient and affordable. On site septic disposal has come a long way in recent years with modern technology and off the shelf systems quite readily available. This form of disposal is sustainable, does not contribute micro-plastics to the broader environment and re-charges the aquifer.

[REDACTED] and I really wanted to develop a "legacy project" that was different from the uniformly unimaginative and crowded residential subdivisions, with houses jammed cheek to jowl on smaller and smaller lots. Our vision was to go in the opposite direction and create a neighbourhood of larger lots which would respect nature and create a softer, greener place to live and work. The [REDACTED] seemed ideal because they weren't tight up against the existing Village core and wouldn't affect anyone. We engaged a planner and researched the needs and market we believed existed. Our vision was to create specific zoning that would allow a main residence as well as some accessory dwelling units (ADU's) on each large lot. This would allow people to have their elderly parents nearby or provide a secondary income from a rental suite or cottage. As well, we wanted people to be able to work from home as COVID had created a demand for this. We envisioned the ability to have enough

room to build separate studios for home based businesses or professionals. Part of the land is affected by the 500m setback from the landfill and we looked to this area to have some light industrial uses which could allow the nearby residents to have shops or businesses within walking distance of their homes. A glacial esker provides a natural barrier around this area and would screen the homes.

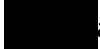
There are a lot of recent studies that conclude that living in a more natural environment has positive health benefits. The current development pattern of dense housing with small patches of green down the street somewhere does not meet the definition of a natural environment! We showed the land and our vision to a local biologist involved in habitat protection and he liked the idea of a softer impact with room for wildlife corridors and buffers around the wetlands. We are supportive of the efforts of the Cumberland Forest Society in preserving forested lands around the Village and are willing to contribute the lands between Teal Lake and Maple Lake as a community park - this comprises an area of over 50 acres! Our plans also include a network of trails and green space between and around the lots.

For a number of reasons we are proposing a bare land strata form of development that would mean that the roads and services would be privately owned and maintained by a strata corporation. This would mean that the Village would still collect substantial DCC's and other contributions at the time of subdivision, and would collect taxes and fees on any improvements, but that the Village would not have to maintain the roads or services - these would be Common Areas which the strata corporation would maintain - including snow removal in winter. We think it's a win-win scenario - the Village gets revenue from new development without a corresponding demand for services! The Strata Property Act regulates this form of ownership very clearly and sets out in detail the responsibilities of the developer. We would plan to connect to the Village water system as there is an existing main along Bevan Road servicing the industrial area to the north. The [REDACTED] could contribute to the capital cost of this main through latecomer fees and thus ease the burden of the construction costs. We don't require municipal services so don't need the Urban Containment Boundary extended - we are not proposing an "Urban" density - instead it will be "Rural" density.

We have frankly been frustrated with the OCP review process and feel our proposed development has been rejected out of hand. We've been told that the land is too far from the Village core, but we are closer than much of the previously zoned Trilogy lands. There is a band of undeveloped land between us and the Village core but closer examination reveals extensive wetlands and contamination issues from historic coal mining, so I don't believe this will ever be developed. We feel we are proposing a form of housing that doesn't exist in Cumberland and will meet the needs of many of the residents. Anyone currently living in Cumberland who wants a larger lot with a bit of wild ground to raise free-range kids or have a garden is forced to move away - and we have heard from many who are supportive of our vision and want a lot! We've waited 4 years for the OCP review to grind to a conclusion that simply closes the door on any development of our lands. The current designation of "Working Forest" is misplaced as the dry gravel deposit is not good for growing trees! [REDACTED] says his Dad told him they used to cut pit props for the mines from the [REDACTED] as the trees were small and tough from having to struggle to grow.

I have read all of the reports and studies commissioned by the Village with respect to housing and economic development. The economic development studies concluded that Cumberland should encourage entrepreneurial individuals to move to Cumberland and bring their business ideas but failed to address the lack of suitable housing. You have developed a large industrial area north of our land but there isn't any suitable housing for "entrepreneurial individuals with capital". We feel that the [REDACTED] would address this need and could be an example of living with nature rather than paving over it. Other communities on Vancouver Island have this type of country residential style of

living and the only reason Cumberland doesn't is because the surrounding lands were held from Day One by large corporate interests. Now there's a chance to do something different and positively impact the community on many levels.

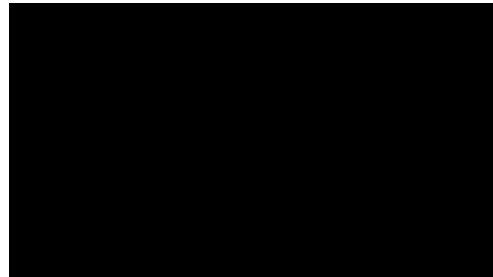
 and I are both long time local residents with a vested interest in seeing the land developed wisely - we simply want the opportunity to give Cumberland residents additional choices. At our age and life experience we feel strongly that all cities and municipalities will regret the way densification is happening, especially the removal of trees and green space to house people in confined quarters with less access to the health benefits of nature. Perhaps there's a more forward thinking approach and Cumberland could retain it's unique history, the charm of it's coal mining heritage and reputation for being "a little out of the ordinary!"

Thanks for your consideration - we look forward to discussing this further.

Regards,



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## 2025 OCP draft comments

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From [REDACTED]

Date Mon 9/22/2025 1:39 PM

To Sean Sullivan <Councillor.sullivan@cumberland.ca>; Vickey Brown <mayor.brown@cumberland.ca>; councilor.therrien@cumberland.ca <councilor.therrien@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>

Cc Planning <Planning@cumberland.ca>

 1 attachment (47 KB)

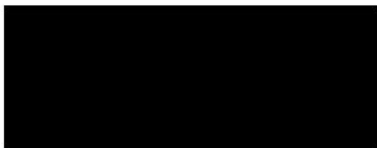
OCP review comments.pdf;

You don't often get email from [REDACTED] [Learn why this is important](#)

I have attached my comments on the 2025 OCP draft.

Three additional questions/comments:

1. There are some definitions in the body of the document but a comprehensive glossary of terms or references as to where definitions can be found would be useful. e.g. What are the heritage protection measures listed on p.68?
2. What constitutes Village-approved works and Village-approved agents? As these would be exempted from the broad protection of development permits for the next 20 years it's important to know how extensive these could be.
3. Encouragement of gray water recycling, p.76. What would this apply to? Domestic reuse has been discouraged in the past.



Thank you to all involved in producing this complex and detailed OCP draft for your time and effort. Others have commented on various details and content. I would like to add my opinions on 3 broad areas: Overview/Vision; History/Heritage ; and Parks/Outdoor Recreation.

### Overview/Vision

Overview: In addition to introducing the “small village feel” attracting younger generation residents the draft names arts and culture but omits outdoor recreation opportunities appealing to both visitors and those who choose to live here. Section 9.2 states that “Recreational activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver.” This bold statement belongs here, not on p.97

The second paragraph is confusing, referring to Cumberland's history being significant in attracting a diversity people enjoying a certain pace of life connected to nature – and, again, only arts and culture. Reference is made to nearby skiing, ocean and freshwater lakes. Maple Lake and the accessible eastern part of Comox Lake are in Cumberland as are the smaller lakes that comprise our major water system.

The last paragraph does repeat sense of community and includes “natural amenities” but again singles out arts and culture. Community well-being seems like an add-on at the end.

Vision: While clean air, water and green infrastructure are important, they would seem more appropriately placed at the end with climate change and municipal infrastructure not an opening sentence defining Cumberland. One could question our clean air looking down on the pall of smoke over some neighbourhoods in the winter. One could also raise an eyebrow at new development respecting the topography with the blasting and clearing required for some areas.

Again arts and culture dominate the second paragraph with expansion on festivals and concerts and oddly ending with diverse housing options. This last reference would seem to fit better with paragraph 5. Bluntly, this section reads like a promotional blurb by an events planner not a comprehensive vision for our community's future. Elements are there but imbalanced and all in present tense. It doesn't speak to our shared hopes and dreams for Cumberland's future.

Vision springs from those aspects of a community that residents feel proud of and passionate about preserving, protecting and encouraging to flourish and grow in the future. Goals and implementation and all that entails flow from there. While including some aspects, this draft lacks sufficient attention to the uniqueness of Cumberland's blend of outdoor recreation opportunities, natural setting of forest and wetlands, and rich mining and cultural history.

### History/Heritage

The heritage section regarding the historic downtown core is contradictory to me despite being detailed and comprehensive. Map L outlines a geographic area but the photos show only historic buildings many themselves not original structures, having been rebuilt after the 1933 fire. The narrative and guidelines for future development/new building that developers would be held to do not reflect the current streetscape which includes higher buildings and more modern architecture. Heritage protection is important but for example, it would be hard to harmonize with neighbouring buildings with the current mix.

Pages are devoted to historic names of Caucasian neighbourhoods and even buildings in the downtown core (many errors and omissions), but the significance of our Chinese, Japanese, Italian, Eastern European and Black settlers and their separate communities, cultures, and contributions to Cumberland's rich history are not given the attention deserved. "Saving" of the Saito house comes up without any context, either of No.1 Japanese Town and other Cumberland Japanese communities or the internment of Japanese residents.

#### Parks/Outdoor Recreation

In a society increasingly concerned with mental and physical health, our natural setting and built structures in parks provide so many opportunities for all ages to enjoy a healthy lifestyle; to exercise, relax and enjoy solitude, or take part in social and competitive sports outdoors. One only has to watch traffic in and around the Village to sense the importance of our parks, trails and lake for recreation. Vehicles with bike racks deliver mountain bikers to trailheads and the myriad of routes for all ages ; boaters, campers paddle boarders, kayakers and canoeists flock to Comox Lake along with individuals and families enjoying the beaches and swimming. The forest, parks and wetlands attract birdwatchers, dog walkers and hikers as well as cyclists onto multi-use trails ranging from accessible to challenging. Storyboards in No.6 Mine Park and the former town sites in Coal Creek Historic Park, and plaques at historic commercial and buildings and residences provide a sense of history while residents or visitors enjoy the natural setting and physical exercise.

For a small village we have an impressive number of built recreational settings for all age and skill levels: water park, playgrounds, playing fields with night lighting, BMX track, dirt jump, skateboard park, climbing boulders, horseshoe pitches, off-leash dog park, tennis/pickle ball and basketball courts, as well as a walkable community. Green spaces provide settings for quieter pursuits and socialization as well as organized activities.

There are festivals and concerts, but there are also many large sporting events and competitions throughout the year attracting residents and visitors. Indoor recreation facilities both public and private, provide a host of activities but I see the outdoor activities, particularly mountain biking, as being a vital and growing part of Cumberland culture. While not minimizing the importance of art and culture as described I would like to see greater recognition of this.

Much was accomplished over the span of the 2014 OCP. Thank you for your review and consideration of these comments in finalizing how this OCP will shape Cumberland's future over the next 20 years.

Respectfully submitted,

A black rectangular box redacting the signature of the author.

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**Re: OCP Draft Proposal Request for Clarification**

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From [REDACTED]

Date Thu 9/25/2025 3:14 PM

To Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Planning <Planning@cumberland.ca>

Hi Karin ,

Just following up as I have received no response from you or Courtney on this subject.

[REDACTED]  
On Wed, Sep 17, 2025 at 12:04 PM [REDACTED] wrote:

Hi Karin,

Land directly adjacent to [REDACTED] with the exact same MHP zoning has an OCP designation of DPA#7 Residential and MultiFamily Mixed Use.

MHP zoned park on Dunsmuir also has DPA#7 designated lands.

Village owned land which is further from sewer hookup are designated as DPA#7.

This is highly incongruent with [REDACTED] being designated 'large lot residential'.

The APC board has confirmed that it was not their recommendation, as they believe it should be multifamily,

At the OCP Proposal meeting I overheard you, Karin, explain vaguely that one of these factors might be sewage treatment capacity which would logically then also preclude Village of Cumberland development land on Union Road from receiving DPA#7 designation.

I would like to see actual evidence that village residents want specifically MHP zoned lands,

Please outline the process that has identified [REDACTED] as 'large lot residential'.

This is a direct quote from you Karin

'we are really quite low on the multi unit residential' either for rentals or for people who are trying to get into the market by buying a condominium', 'increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals'

Time 38.29 <https://www.youtube.com/watch?v=EGDBwohcljY>

So why not include [REDACTED] as DPA#7 ?

What are the actual reasons [REDACTED] is not designated DPA #7 and instead 'large lot residential' when Village land Union Road is DPA#7 ?

[REDACTED]

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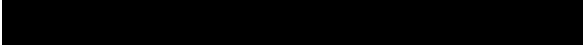
[REDACTED]

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[REDACTED]

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**From:**



**Sent:** September 27, 2025 4:12 PM

**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>

**Subject:** Comments on Draft OCP

I've taken a look at the Cumberland Draft OCP (2025). Here are some notes specific to the protection of the Hidden Ravine and linear park behind Dunsmuir Avenue.

**Land use designations (Map A) and geography:** The Hidden Ravine is a designated parkland completely embedded in a privately owned area zoned "Mixed use". The park includes a dramatic deep rock sided ravine in the southern section and a wetland in the northern section. A seasonal stream runs through the park, crossing under Dunsmuir Avenue and entering the wetlands. The natural boundaries and water sources for the wetlands lie outside of the park property boundaries. There is currently no public access to the park. The Hidden Ravine is part of a larger park that included the greenway running behind the houses on upper Dunsmuir ("Camp Road").

**Summary of recommended actions:**

- 1) Explicitly designate the upper section of the ravine park as wetland.
- 2) Include provisions for making public access to the park available.
- 3) Clarify the apparent inconsistency regarding buffer sizes around ravines.
- 4) Explicitly extend protected status to wetland water sources.
- 5) Correct map A "Aquatic Ecosystems" error.
- 6) Designate the ravine wetland on map D
- 7) Acknowledge and protect the natural landform sections of the ravine that extend outside of park boundaries.

**Regarding RAR status:** Although a finding by a biologist hired some years ago by the CVE developer stated that the seasonal stream flowing through the ravine did not qualify as RAR because it flows under Dunsmuir Avenue before entering the Cumberland wetland which does have documented fish presence, provincial guidance notes that subsurface piping does not "break" the stream definition—the regulation applies to the entire connected system (Engineers and Geoscientists BC, Legislated Riparian Assessments in BC July 10, 2017). Therefore the ravine and associated wetlands are considered riparian and thus the water quality must be protected. Ironically, it appears buffer areas for non-RAR areas are much greater than for RAR areas. One must assume that the greater protection would apply although this should be clarified.

**OCP DPA #1 - Environmental Protection:** Note: Map A contains an error. The actual cadastral boundaries of the ravine park don't match the aquatic ecosystem area shown on the map. The aquatic ecosystem extends through the park area and outside of the proposed development area.



**Aquatic Ecosystem Area (Map F):**

According to the OCP aquatic ecosystems in Cumberland are afforded strong protections. They are designated as sensitive ecosystems with conservation as the default expectation. Any development must ensure long-term protection against erosion, invasive species, and motor vehicle intrusion. Partnerships with First Nations, land trusts, and community organizations are explicitly encouraged to maintain and enhance aquatic ecosystem health.

According to the OCP, aquatic ecosystem areas (streams, lakes, wetlands, ponds, and ravines) are subject to strict buffer requirements under Development Permit Area 1 – Environmental Protection: ravines specifically are subject to a 30m setback measured from the natural boundary or the top of ravine bank, whichever is greater. Interestingly, **the natural boundaries of the Hidden Ravine extend beyond the property boundaries of the park.**

These buffer zones form the Streamside Protection and Enhancement Area (SPEA), where development is highly restricted. Any disturbance requires a Qualified Environmental Professional (QEP) assessment and usually a restoration plan with native replanting and bank stabilization. Buffers may be widened on-site if part of the area is already degraded, to compensate for ecological loss. Adjacent development must minimize runoff and maintain pre-development water quality and quantity. Rainwater should be managed through infiltration, retention, and detention systems to avoid damaging aquatic ecosystems and preventing rapid runoff that could dry out wetlands or overwhelm them with sudden flows. Wetland hydrology specifically requires a minimum 30m buffer around wetlands helps maintain natural infiltration and groundwater recharge by limiting paving, grading, and other alterations that would change runoff patterns. This section could be greatly improved by specifically including provisions to protect the sources of water that feed the wetlands.

Note: the upper section of the Hidden Ravine is clearly a wetland as defined by the hydrology and species growing there, and should be explicitly designated as such.

#### **Habitat connectivity**

The unique habitat of the ravine, wetland and linear park form part of a biodiversity corridor that connects Cumberland Chinatown wetlands through undeveloped Lot 24 and Section 27 on to Comox Lake. These corridors provide important protection to wetland species including birds, which use the edges of the corridors for protection. The crevices in the ravine cliffs likely provide winter nesting areas for local bat species.

**Map D: Areas Suitable for Sand and Gravel Extraction.** Even though the Hidden Ravine is not shown in the suitable zone, it should be designated as wetland for consistency.

---

**RE: Saito House Subdivision**

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From Courtney Simpson <CSimpson@cumberland.ca>

Date Thu 10/2/2025 3:36 PM

To [REDACTED]

Cc Kevin McPhedran <kmcphedran@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

[REDACTED]

Thanks for your questions about Saito House. Saito House itself is privately owned, but is located on Village property in Coal Creek Historic Park. The owner of the house does not own the land on which it is located. Preservation of Saito House is important to the Village, and we are trying to create an option for long term lease or sale of the land so that an owner of the house can have the ability to secure a mortgage to invest in upkeep of the heritage house and property. Any lease or sale of the land would go through required public notification. Through the draft OCP, the goal is to create the policy that would allow creation of a new lot.

The draft OCP includes an objective in the Heritage Conservation section (section 7.4.3) as follows:  
***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.***

In the Parks and Greenways Policies section (section 9.2.4), Policy 6 says:

***Within Coal Creek Historic Park, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.***

A condition of subdivision would be registering a new covenant to protect the heritage value of Saito House. There is currently no such protection in place, so the goal is to improve the level of protection for the house.

We don't have any publicly available information at this time about why may be a future owner of the proposed new lot. I can tell you that before the land is sold, there would be public notice. I can also say that this initiative to create a lot for Saito House is specific to the situation where the house remains, and the Village would like to help ensure the house can be retained and maintained.

I hope this answers your questions.

Thanks,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

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**Sent:** September 24, 2025 3:13 PM  
**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>  
**Subject:** Saito House Subdivision

Good afternoon :)

There is so much misinformation circulating online that I'm hoping you can give me a bit of info regarding the Saito house subdivision proposal in the draft OCP.

I have read the draft OCP and it would seem that there is a proposal to subdivide the Coal Creek Historic Park to create a residential lot around the Saito house.

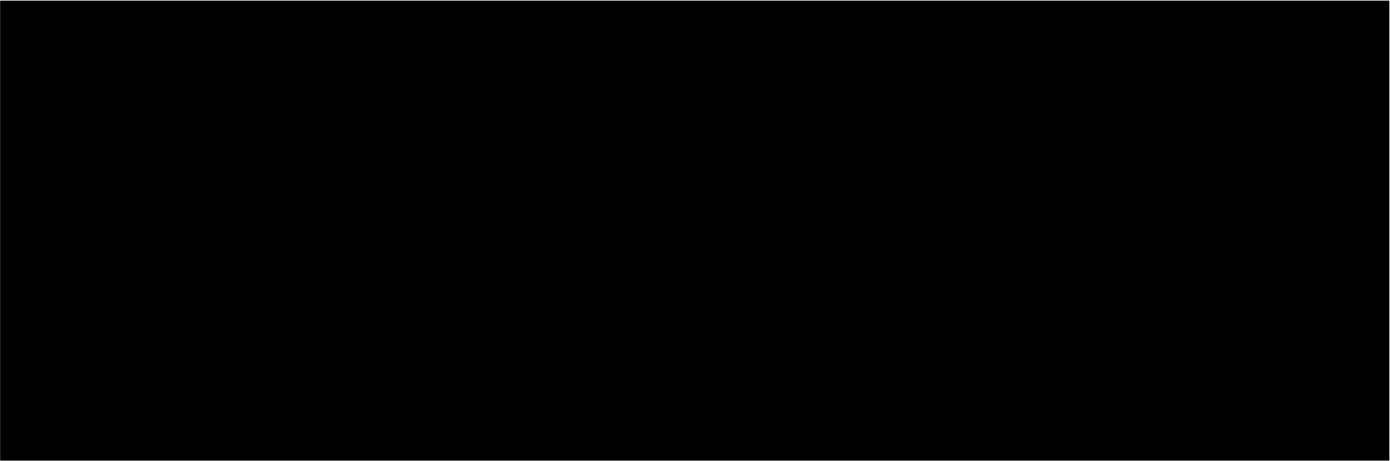
I am wondering if the intention is for that lot to be sold to a private person?

I have read online (and I know there is a lot of misinformation online) that the lot is to be sold to descendants of the people who used to live there.

If this is true, will it mean that other descendants of the Japanese and Chinese communities can apply to subdivide and regain ownership of the land they used to own in Coal Creek Historic Park?

I am not making any kind of judgement about that - but I am just asking the question.

I am also wondering if that subdivided lot would be a regular residential lot and therefore legally able to have three to four units built on it.



---

**RE: zoning bylaw**

---

[REDACTED]  
**Date** Fri 10/3/2025 12:51 PM

**To** Courtney Simpson <CSimpson@cumberland.ca>

**Cc** Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

But if they made an application pursuant to the zoning bylaw as proposed would they have to honour the cda?

---

**From:** Courtney Simpson <CSimpson@cumberland.ca>

**Sent:** October 2, 2025 3:47 PM

[REDACTED]  
**Cc:** Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

**Subject:** RE: zoning bylaw

[REDACTED]  
You are correct that if an application was made pursuant to the CDA they would have to make the financial contribution and install all the servicing. Thanks for your input on the BMX track, I'll make sure that is included in our engagement summary.

Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

**Village of Cumberland**

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[REDACTED]  
**Sent:** Thursday, October 2, 2025 12:41 PM

**To:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Cc:** Vickey Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>; Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

**Subject:** RE: zoning bylaw

Thanks Courtney I am concerned that a zoning application could be made pursuant to the CDA but then they would have to pay the money plus have all the servicing in if I remember correctly. I guess I feel that the ocp doesn't include the vision to have our world class bmx track which was part of the cda negotiations way back when.

---

**From:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Sent:** October 2, 2025 11:47 AM

**Cc:** Vickey Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>; Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

**Subject:** RE: zoning bylaw

The owners of the Interchange lands have not started any development or any development application processes. The reason for the OCP change is to reflect an overall policy intent that the specific uses and densities previously planned for the Interchange lands should be revisited given all the changes in the region and the Village since they were first established.

You are correct that the zoning for the Interchange lands is unchanged. Changing the zoning was considered, but not recommended as part of the Zoning Bylaw Update project. Instead, the recommendation is to await the applicant's interest in applying for a zoning change (and change to the CDA at the same time). They wrote to Council in 2023 seeking to gauge the level of interest in considering a rezoning application, and Council's response was to wait for completion of the OCP Review. I believe the new land use description for the Interchange Lands in the OCP provides the owners with an idea of what they should be thinking about for the future of their property. The new description is:

*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.*

Thanks,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services  
p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

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[REDACTED]

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**Sent:** Wednesday, October 1, 2025 2:53 PM

**To:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Cc:** Vickey Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>

**Subject:** zoning bylaw

Hi Courtney, I notice that the interchange lands in the zoning bylaw all have the zones that were existing before whereas the ocp has none. Just wondering if they started to proceed as the zoning bylaw states would the Village still receive the money that is due under the cda or could they get away with paying nothing?

[REDACTED]

RE: Delegation relevant to OCP - [REDACTED]

From Courtney Simpson <CSimpson@cumberland.ca>

Date Tue 10/7/2025 5:12 PM

Cc Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [REDACTED] Vickey Brown <mayor.brown@cumberland.ca>

Hi [REDACTED]

There are three manufactured home park-zoned lots in Cumberland: at Seventh and Dunsmuir, The Flats, and [REDACTED]. In the current OCP, the one at Seventh and Dunsmuir is designated Residential Infill, and The Flats is designated Greenway; [REDACTED] is designated Residential. The zoning for all three lots was retained as Manufactured Home Park as we believe this is important form of housing to contribute to the housing diversity in the Village.

The change in designation for Seventh and Dunsmuir from Residential Infill to Multifamily was to reflect the existing multi family use.

The change in designation at The Flats from Green way to Multifamily was also to reflect the existing multi family use.

The reason for no change in the designation for [REDACTED] is to reflect its existing use as large lot residential.

The reason for the change at the Village-owned Lot on Union Rd from Institutional to Multi Family is to enable a zoning change to this use, to help fund redevelopment of the Village's facilities and thereby reduce the impact on tax payers. Fiscal responsibility is a goal of the OCP. This general concept is described in this update document: <https://cumberland.ca/wp-content/uploads/2025/05/2022-Municipal-Facilities-Update-8x11-1.pdf>

I have recorded your feedback and it will form part of the summary of engagement report to Council. Our process is to take in all the public comments, consider them all together, and provide Council with recommendations for changes or an explanation of why a particular request for a change is not recommended.

Thank you,

Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

Village of Cumberland

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From: [REDACTED]

Sent: Thursday, October 2, 2025 7:56 PM

To: Courtney Simpson <CSimpson@cumberland.ca>

Cc: Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [REDACTED] Vickey Brown <mayor.brown@cumberland.ca>

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Courtney,

Thank you for getting back to me. I'm still unclear as to the reasoning behind why the Planning department is wanting to maintain MHP zoning of my property at [REDACTED] and proposing a 'large lot' designation rather than increasing the density to 'multi-family' or 'mixed use'.

I imagine both you and Karin have put considerable work into this and you must have good reasons, reasons which I'm eager to understand. Rachel was kind enough to elucidate one of the reasons: the desire to maintain 'housing diversity' by keeping the current MHP designation of [REDACTED]

Yet, in her presentation, Karin clearly states:

"We are really quite low on the multi unit residential [...] either for rentals or for people who are trying to get into the market by buying a condominium"

"[...] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"

I understand the Village's need to sell land to fund the public works move and I have no issue with that. However, I wonder if keeping the current zoning on my land is intended to give the Village a competitive advantage - by raising the value of Village-owned land while limiting other options for interested developers. That would certainly constitute preferential treatment and go against the principles of equity and accessibility; please advise if I'm mistaken that this is the strategy being employed.

It's worth pointing out that the heavily forested Union Road village lands in question are marked as a 'Terrestrial Ecosystem Area' - would this not prove a further obstacle to development [due to stated environmental protections](#)?

Conversely, the majority of my land is already cleared, has a water hookup, and is closer to the sewer line (adjacent property). It is also on an established bus route and has direct access to the downtown core. Planning is, of course, already aware of this, as both my representative, [REDACTED] and I have written several letters over the past two years outlining the many reasons why [REDACTED] is especially well-suited for increased density. You can understand my confusion.

**Please help me understand why [REDACTED] is not more suitable for 'multi-family' or 'mixed use' compared to the municipal lands on Union Road?**

I eagerly await your response,  
[REDACTED]

On Thu, 2 Oct 2025 at 15:55, Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)> wrote:

[REDACTED]

I have recorded your feedback on the OCP and it will form part of the summary of engagement to Council.

Thank you,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services  
p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)  
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[REDACTED]

**Sent:** September 28, 2025 5:03 PM

**Cc:** Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

**Subject:** Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

I echo [REDACTED] concerns regarding the response time from the Planning Department. I recognize that you already carry significant responsibilities and it's not ideal that these matters are being redirected to you rather than addressed directly by planning staff.

From my perspective, it appears that the Village may be prioritizing the upzoning of its own Union Road lands for future sale while ignoring private properties that are more suitable for increased density. This raises questions of **equity, transparency and accountability**. Your evasion of my earlier question regarding whether or not the Village already has a developer lined up to purchase these lands lends credence to this perspective.

The recent removal of "transparency and accountability" from the Village's vision statement is also concerning as these principles are foundational to building public trust in the OCP process (or any other municipal process, for that matter). Residents who already live here and who have a vested interest in the community's future, deserve **coherent clarity** about how these decisions are being made and on what basis.

Lastly, for the sake of clarity on my end, you should know that I am the sole owner of [REDACTED] is acting as my agent and representative in this matter.

I look forward to your reply and would appreciate it if you could ensure these concerns are formally recorded for both Planning and Council's consideration during the OCP process.

Thank you for your continued attention to this matter,  
[REDACTED]

Thank you Rachel.

Why does the village site says this and why is Karin vacation if neither Karin or Courtney can respond to emails timely?

The engagement process does not inspire confidence.

## Automatic reply: OCP Draft Proposal Request f



Planning

to me ▼

This is an automated response to confirm we have received your

Please note that response times may vary depending on the volume of your message within 5-7 business days.

If you are contacting us with general zoning questions about your property details and links to current Zoning Bylaw information.

You can access the web map, and a tutorial on web map use here

Village of Cumberland Planning Department

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES: Diverse and Healthy Communities**

***The Village of Cumberland respectfully acknowledges that the traditional keepers of this land are the K'ómoks First Nation, the traditional keepers of this land.***

On Fri, Sep 26, 2025 at 9:39 AM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

[REDACTED]

I'm sorry I haven't been able to get back to you yet. Courtney has asked me to respond to your email to her as well.

It's acknowledged that you disagree with the draft land use designation and development permit area designations on your property. Staff will record all of your input and look into this further before reporting back to Council. There may be changes recommended to Council as a result of the public engagement.

I've got a bit on my plate to get to today, but I will try to respond to your other questions as well before the end of the day today.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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[REDACTED]

**Sent:** September 25, 2025 2:53 PM

**To:** Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

[REDACTED]

**Subject:** Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Looking forward to your response.

[REDACTED]

On Mon, Sep 22, 2025 at 4:34 PM [REDACTED] wrote:

Hi Rachel,

Thank you for your response.

Your response, however, is not congruent with statements made publicly by senior planner, Karin Albert, here:

"We are really quite low on the multi unit residential [...] either for rentals or for people who are trying to get into the market by buying a condominium"

"[...] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"

Time 38.29 <https://www.youtube.com/watch?v=EGDBwohcJjY>

Would Karin please comment on why [REDACTED] not designated as DPA#7 ? The manufactured home park next to [REDACTED] has received this designation, as well as the older manufactured home park on Dunsmuir Avenue.

[REDACTED]

On Mon, Sep 22, 2025 at 12:57 PM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

The new provincial rules related to housing would not direct a change in zoning from manufactured home park to multi family or mixed use. The rules for small scale multi family house only apply to lots currently zoned for single residential use. The requirements that an OCP and Zoning Bylaw account for the 20 year housing needs do not dictate how a municipality does that.

There were a few considerations that went into retaining the manufactured home park zoning at [REDACTED]. One reason was that it was felt that a manufactured home park is a use that contributes to housing diversity in the Village and we did not want to suggest reducing the amount of land zoned for it.

Development Services staff will record your input that you would like to see [REDACTED] designated in the OCP for multi family or mixed use.

I hope this helps address your concerns. Let me know if you'd like any further information.

Rachel

**Rachel Parker** Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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[REDACTED]

Sent: September 16, 2025 1:37 PM

To: Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

[REDACTED]

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Thank you for getting back to me. Yes, I understand the designation. What I don't understand is the reasoning for not changing the designation to align with provincial density mandates by proposing a rezoning for multifamily or mixed use, like the nearby areas.

The village lands on Union road, behind the existing large lots, lend themselves better to 'large lot' rather than multifamily, as per the sewer proximity previously mentioned as well as the existing nature of the Union road neighbourhood.

As the property owner, I am supportive of higher-density development at [REDACTED] and would simply like to understand why the Village is going in the opposite direction?

Thank you for looking into this further.

On Tue, Sep 16, 2025 at 11:05 AM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

In the draft Zoning Bylaw on Council's meeting agenda for last night, September 15, the zoning of Manufactured Home Park (MHP) [REDACTED] has not changed. It is drafted retain the existing zoning of MHP. <https://cumberland.ca/meetings/30-2025-r/>

In the current OCP, [REDACTED] is designated as "Residential". There is no manufactured home park OCP designation. In the draft OCP, the "Residential" designation has changed name to "Residential, Large Lot". In the draft OCP, [REDACTED] is designated as Residential, Large Lot, effectively retaining the same OCP designation.

I hope this helps address your concerns. Please let me know if you have any more questions.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

*The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.*

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**From:** Rachel Parker

**Sent:** September 15, 2025 8:40 AM

**Subject:** RE: Delegation relevant to OCP - [REDACTED]

Hi [REDACTED]

Thanks for the background information on your request. Please let me look into it and see if I can find answers to your questions.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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[REDACTED]  
Sent: September 12, 2025 5:37 PM

To: Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Thank you for your prompt response.

Rest assured, I have already written several letters to Planning providing my feedback, including one on August 28th in which I asked for clarification as to the decision-making process around the re-designation of my property at [REDACTED] from 'MHP' to 'large lot acreage'. So far it has gone unanswered, despite the automated reply stating a 5-7 business day response time.

I also attended the OCP open house this past Wednesday and did not receive any coherent answers from either staff or council members that could explain the reasoning behind this proposed designation change that contradicts the provincial density mandate.

On one hand, Senior Planner, Karin, has verbally stated the decision had to do with sewer capacity, while Councillor Borecky confirmed it has nothing to do with sewer. The Village lands on Union road are to be redesignated as multi-family and will presumably require sewer hook up, which will run right past [REDACTED]

After the open-house, I followed up with Karin regarding my unanswered email and have yet to receive a response.

Despite our ongoing efforts, neither Brett or I have been provided with any logical explanation as to why my property should not receive the same designation as the surrounding area, which is multi-family and mixed-use.

I also spoke with a member of the APC board, who agrees that this is a mistake and that the sentiment is shared by several other APC board members.

Since the engagement channels you suggest have failed to provide any clarification, I respectfully insist on a delegation that can address the matter directly or a written response from planning that provides clear reasoning behind their decision.

Otherwise, I am left to believe this process is intentionally being obfuscated and the decision-making surrounding my property is being influenced by prejudice rather than logic.

Please advise,  
[REDACTED]

On Fri, 12 Sept 2025 at 16:30, Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

Thanks for your request to appear as a delegation before Council. Community OCP engagement is underway until September 29 and since there is an engagement process in place I cannot schedule a delegation to Council on this topic. I would recommend submitting your feedback on [REDACTED] through the OCP Review page, which is now open for submissions: <https://engagecomoxvalley.ca/official-community-plan-review>. You may also send in your comments by email to [planning@cumberland.ca](mailto:planning@cumberland.ca). I expect that submissions will be provided to Council in a staff report in the early fall, and I will let you know if this is not the case.

If Council gives the OCP Bylaw second reading, there will be a public hearing on the OCP later this fall. Details of a public hearing would be found on the website, on the Engage page, and notices would be published in the Comox Valley Record.

If you wish to appeal this decision, I can place your request before Council on the next available agenda, which would be October 6, 2025.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

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**From:** [REDACTED]

**Sent:** September 12, 2025 12:44 PM

**To:** Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> [REDACTED]

**Subject:** Delegation relevant to OCP [REDACTED]

Hi Rachel,

I'd like to schedule a delegation regarding [REDACTED] before the OCP draft review window closes.

Please advise what date is available to suit that request.

Thank you,

[REDACTED]

--

[REDACTED]

--

[REDACTED]

**FW: OCP**

---

**From** Village of Cumberland <info@cumberland.ca>

**Date** Tue 11/4/2025 11:32 AM

**To** Planning <Planning@cumberland.ca>

---

**From:** [REDACTED]

**Sent:** November 4, 2025 11:29 AM

**To:** Village of Cumberland <info@cumberland.ca>

**Subject:** OCP

You don't often get email from [REDACTED]

Hi there, if there's any way I can help with the OCP finalization please let me know

I may want to study planning as a masters, and this could be interesting to me.

As for input- I think redoing the cultural centre across the street with tin ceiling panels and better lighting and linoleum is a good idea, and having a garden or arts centre between ginger goodwin and studio b would be good. I think public washrooms are incredibly important and there should be one by the skatepark with warm water and two heights of sinks and tap on outside of the building. I also think the coal by the lake and marsh should be remediated.

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**Cumberland OCP comments**

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**From** [REDACTED]  
**Date** Sat 9/20/2025 6:16 PM  
**To** Vickey Brown <mayor.brown@cumberland.ca>  
**Cc** Courtney Simpson <CSimpson@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>; [REDACTED]  
[REDACTED]

Dear Mayor Brown,

Thanks for the lively conversation about the Cumberland OCP at the recent open house. You invited my comments and I am following up out of a genuine concern for the future of the Village.

I think the restrictions on growth outside of the current developed limits and the obsession with increased density inside the Village will negatively affect the aesthetic appeal and the liveability. The Provincial decree which permits 4 units per single family residential lot is just political grandstanding and makes absolutely no sense. These neighbourhoods were not designed for that density and the services and certainly the parking will be insufficient. Most of the lots in Cumberland are so small there isn't room to swing a cat by the tail in the back yard - let alone build 3 more units!

The Urban Containment Boundary is an unnecessary restriction on growth - the Village has plenty of control through the OCP and zoning without needing another layer of draconian restriction. My concern is that this measure will come back to haunt the Village when the pendulum swings back to a more reasonable point - the Urban Containment Boundary will then simply be additional cost and delay that will add to the cost of housing.

You say that residential developments are a financial drain on the Village but I think there are two very different realities. The new developments with brand new services, roads and infrastructure, paid for by the new buyers of the lots (with additional contributions of cash for core infrastructure through DCC's and amenity bonuses) are actually subsidizing the older areas. I think the Village needs more new development, not less! I realize that you have an imminent substantial increase in costs for policing when the next census comes out and you suddenly have to pay 70% of policing costs. The inevitable tax increases will impact everyone in Cumberland, including renters and older residents that are on fixed incomes and already struggling with high housing costs.

The focus on density and affordability in the OCP has, of course, some benefits and I am not suggesting that fiscal responsibility and efficient use of resources shouldn't be some of the measures used to assess development. I just don't believe these should be the only measures! Cumberland has a unique history and retains the charm of it's coal mining heritage - but applying big city solutions to Cumberland's housing issues doesn't make any sense. I've spoken to many Cumberland residents and find a common theme from many of the newcomers - they moved to Cumberland for the lifestyle, not because of employment. Your own surveys indicate that many families moving to Cumberland are young professionals with healthy incomes. Why then limit the housing types by only focusing on low

income/affordable units? Due to the history of the Village the surrounding lands have long been owned and controlled by the mining company, and then successive corporate timber entities. This has resulted in a complete lack of rural properties.

In recent years the American corporate owners have logged the properties surrounding the Village and then looked for buyers. We have watched as a succession of outside promoters that have tried and failed to develop these properties. First it was Trilogy from Whistler, then Sage Hills with Asian money and finally Heritage Vision with backing from hockey players. They are all long gone and Cumberland is now left with a strangely distorted OCP biased toward the highway interchange. Like many communities the lack of supply drove prices through the roof. Cumberland is not alone and I think many of the factors were outside of the Village's control, including a surge in immigration, downloading of costs by senior governments, inflation caused by the printing of money and other factors. At the same time there was a move out of the crowded cities caused by the COVID epidemic and changes in employment which allowed many people to work remotely. Cumberland was suddenly discovered and the outdoor recreational opportunities attracted a new breed of young families. Multiple buyers for every new house and buyers with deep pockets who had just sold their Vancouver home for big gains drove Cumberland's housing market to new heights. The Village even had trouble recruiting a new CAO because he couldn't find housing!

With those comments off my chest (and an apology for the rant!) I'd like to take a moment to offer our potential vision for our Teal Lake lands. As you know [REDACTED] and I purchased [REDACTED] of land on [REDACTED] from [REDACTED] in 2021. We looked closely at other lands and ultimately settled on the [REDACTED] for the following reasons: the topography and views were varied and interesting and suited a "country residential" style of living; there was no contamination from historic mining operations; the area around Teal Lake and east to Maple Lake would make a great community park and add to the appeal of living in the area; and finally, Cumberland had a reputation for embracing independent thinking and not following the same path as the rest of the Valley. We consulted with the Village council of the day before we purchased and were given a positive response to our plans. It was therefore very disappointing to receive negative comments after we had invested considerable funds - development is a slow and onerous process these days and takes cooperative work between all parties - being misled at the beginning doesn't build trust!

The land was logged 10 - 20 years ago and is currently nicely treed with young conifers and deciduous trees, making the grooming of new lots to create building sites surrounded by buffers of natural vegetation a pleasant result. The ground is stable and suitable for on-site septic disposal with deep gravel deposits which also makes construction of roads efficient and affordable. On site septic disposal has come a long way in recent years with modern technology and off the shelf systems quite readily available. This form of disposal is sustainable, does not contribute micro-plastics to the broader environment and re-charges the aquifer.

[REDACTED] and I really wanted to develop a "legacy project" that was different from the uniformly unimaginative and crowded residential subdivisions, with houses jammed cheek to jowl on smaller and smaller lots. Our vision was to go in the opposite direction and create a neighbourhood of larger lots which would respect nature and create a softer, greener place to live and work. The [REDACTED] seemed ideal because they weren't tight up against the existing Village core and wouldn't affect anyone. We engaged a planner and researched the needs and market we believed existed. Our vision was to create specific zoning that would allow a main residence as well as some accessory dwelling units (ADU's) on each large lot. This would allow people to have their elderly parents nearby or provide a secondary income from a rental suite or cottage. As well, we wanted people to be able to work from home as COVID had created a demand for this. We envisioned the ability to have enough

room to build separate studios for home based businesses or professionals. Part of the land is affected by the 500m setback from the landfill and we looked to this area to have some light industrial uses which could allow the nearby residents to have shops or businesses within walking distance of their homes. A glacial esker provides a natural barrier around this area and would screen the homes.

There are a lot of recent studies that conclude that living in a more natural environment has positive health benefits. The current development pattern of dense housing with small patches of green down the street somewhere does not meet the definition of a natural environment! We showed the land and our vision to a local biologist involved in habitat protection and he liked the idea of a softer impact with room for wildlife corridors and buffers around the wetlands. We are supportive of the efforts of the Cumberland Forest Society in preserving forested lands around the Village and are willing to contribute the lands between Teal Lake and Maple Lake as a community park - this comprises an area of over 50 acres! Our plans also include a network of trails and green space between and around the lots.

For a number of reasons we are proposing a bare land strata form of development that would mean that the roads and services would be privately owned and maintained by a strata corporation. This would mean that the Village would still collect substantial DCC's and other contributions at the time of subdivision, and would collect taxes and fees on any improvements, but that the Village would not have to maintain the roads or services - these would be Common Areas which the strata corporation would maintain - including snow removal in winter. We think it's a win-win scenario - the Village gets revenue from new development without a corresponding demand for services! The Strata Property Act regulates this form of ownership very clearly and sets out in detail the responsibilities of the developer. We would plan to connect to the Village water system as there is an existing main along Bevan Road servicing the industrial area to the north. The [REDACTED] could contribute to the capital cost of this main through latecomer fees and thus ease the burden of the construction costs. We don't require municipal services so don't need the Urban Containment Boundary extended - we are not proposing an "Urban" density - instead it will be "Rural" density.

We have frankly been frustrated with the OCP review process and feel our proposed development has been rejected out of hand. We've been told that the land is too far from the Village core, but we are closer than much of the previously zoned Trilogy lands. There is a band of undeveloped land between us and the Village core but closer examination reveals extensive wetlands and contamination issues from historic coal mining, so I don't believe this will ever be developed. We feel we are proposing a form of housing that doesn't exist in Cumberland and will meet the needs of many of the residents. Anyone currently living in Cumberland who wants a larger lot with a bit of wild ground to raise free-range kids or have a garden is forced to move away - and we have heard from many who are supportive of our vision and want a lot! We've waited 4 years for the OCP review to grind to a conclusion that simply closes the door on any development of our lands. The current designation of "Working Forest" is misplaced as the dry gravel deposit is not good for growing trees! [REDACTED] says his Dad told him they used to cut pit props for the mines from the [REDACTED] as the trees were small and tough from having to struggle to grow.

I have read all of the reports and studies commissioned by the Village with respect to housing and economic development. The economic development studies concluded that Cumberland should encourage entrepreneurial individuals to move to Cumberland and bring their business ideas but failed to address the lack of suitable housing. You have developed a large industrial area north of our land but there isn't any suitable housing for "entrepreneurial individuals with capital". We feel that the [REDACTED] would address this need and could be an example of living with nature rather than paving over it. Other communities on Vancouver Island have this type of country residential style of

living and the only reason Cumberland doesn't is because the surrounding lands were held from Day One by large corporate interests. Now there's a chance to do something different and positively impact the community on many levels.

[REDACTED] and I are both long time local residents with a vested interest in seeing the land developed wisely - we simply want the opportunity to give Cumberland residents additional choices. At our age and life experience we feel strongly that all cities and municipalities will regret the way densification is happening, especially the removal of trees and green space to house people in confined quarters with less access to the health benefits of nature. Perhaps there's a more forward thinking approach and Cumberland could retain it's unique history, the charm of it's coal mining heritage and reputation for being "a little out of the ordinary!"

Thanks for your consideration - we look forward to discussing this further.

Regards,

[REDACTED]

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[REDACTED]

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## 2025 OCP draft comments

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From [REDACTED]

Date Mon 9/22/2025 1:39 PM

To Sean Sullivan <Councillor.sullivan@cumberland.ca>; Vickey Brown <mayor.brown@cumberland.ca>; councilor.therrien@cumberland.ca <councilor.therrien@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>

Cc Planning <Planning@cumberland.ca>

 1 attachment (47 KB)

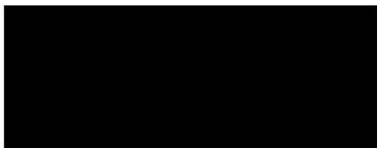
OCP review comments.pdf;

You don't often get email from [REDACTED] [Learn why this is important](#)

I have attached my comments on the 2025 OCP draft.

Three additional questions/comments:

1. There are some definitions in the body of the document but a comprehensive glossary of terms or references as to where definitions can be found would be useful. e.g. What are the heritage protection measures listed on p.68?
2. What constitutes Village-approved works and Village-approved agents? As these would be exempted from the broad protection of development permits for the next 20 years it's important to know how extensive these could be.
3. Encouragement of gray water recycling, p.76. What would this apply to? Domestic reuse has been discouraged in the past.



Thank you to all involved in producing this complex and detailed OCP draft for your time and effort. Others have commented on various details and content. I would like to add my opinions on 3 broad areas: Overview/Vision; History/Heritage ; and Parks/Outdoor Recreation.

### Overview/Vision

Overview: In addition to introducing the “small village feel” attracting younger generation residents the draft names arts and culture but omits outdoor recreation opportunities appealing to both visitors and those who choose to live here. Section 9.2 states that “Recreational activities in Cumberland's natural environment are at the heart of Cumberland's culture and an important economic driver.” This bold statement belongs here, not on p.97

The second paragraph is confusing, referring to Cumberland's history being significant in attracting a diversity people enjoying a certain pace of life connected to nature – and, again, only arts and culture. Reference is made to nearby skiing, ocean and freshwater lakes. Maple Lake and the accessible eastern part of Comox Lake are in Cumberland as are the smaller lakes that comprise our major water system.

The last paragraph does repeat sense of community and includes “natural amenities” but again singles out arts and culture. Community well-being seems like an add-on at the end.

Vision: While clean air, water and green infrastructure are important, they would seem more appropriately placed at the end with climate change and municipal infrastructure not an opening sentence defining Cumberland. One could question our clean air looking down on the pall of smoke over some neighbourhoods in the winter. One could also raise an eyebrow at new development respecting the topography with the blasting and clearing required for some areas.

Again arts and culture dominate the second paragraph with expansion on festivals and concerts and oddly ending with diverse housing options. This last reference would seem to fit better with paragraph 5. Bluntly, this section reads like a promotional blurb by an events planner not a comprehensive vision for our community's future. Elements are there but imbalanced and all in present tense. It doesn't speak to our shared hopes and dreams for Cumberland's future.

Vision springs from those aspects of a community that residents feel proud of and passionate about preserving, protecting and encouraging to flourish and grow in the future. Goals and implementation and all that entails flow from there. While including some aspects, this draft lacks sufficient attention to the uniqueness of Cumberland's blend of outdoor recreation opportunities, natural setting of forest and wetlands, and rich mining and cultural history.

### History/Heritage

The heritage section regarding the historic downtown core is contradictory to me despite being detailed and comprehensive. Map L outlines a geographic area but the photos show only historic buildings many themselves not original structures, having been rebuilt after the 1933 fire. The narrative and guidelines for future development/new building that developers would be held to do not reflect the current streetscape which includes higher buildings and more modern architecture. Heritage protection is important but for example, it would be hard to harmonize with neighbouring buildings with the current mix.

Pages are devoted to historic names of Caucasian neighbourhoods and even buildings in the downtown core (many errors and omissions), but the significance of our Chinese, Japanese, Italian, Eastern European and Black settlers and their separate communities, cultures, and contributions to Cumberland's rich history are not given the attention deserved. "Saving" of the Saito house comes up without any context, either of No.1 Japanese Town and other Cumberland Japanese communities or the internment of Japanese residents.

#### Parks/Outdoor Recreation

In a society increasingly concerned with mental and physical health, our natural setting and built structures in parks provide so many opportunities for all ages to enjoy a healthy lifestyle; to exercise, relax and enjoy solitude, or take part in social and competitive sports outdoors. One only has to watch traffic in and around the Village to sense the importance of our parks, trails and lake for recreation. Vehicles with bike racks deliver mountain bikers to trailheads and the myriad of routes for all ages ; boaters, campers paddle boarders, kayakers and canoeists flock to Comox Lake along with individuals and families enjoying the beaches and swimming. The forest, parks and wetlands attract birdwatchers, dog walkers and hikers as well as cyclists onto multi-use trails ranging from accessible to challenging. Storyboards in No.6 Mine Park and the former town sites in Coal Creek Historic Park, and plaques at historic commercial and buildings and residences provide a sense of history while residents or visitors enjoy the natural setting and physical exercise.

For a small village we have an impressive number of built recreational settings for all age and skill levels: water park, playgrounds, playing fields with night lighting, BMX track, dirt jump, skateboard park, climbing boulders, horseshoe pitches, off-leash dog park, tennis/pickle ball and basketball courts, as well as a walkable community. Green spaces provide settings for quieter pursuits and socialization as well as organized activities.

There are festivals and concerts, but there are also many large sporting events and competitions throughout the year attracting residents and visitors. Indoor recreation facilities both public and private, provide a host of activities but I see the outdoor activities, particularly mountain biking, as being a vital and growing part of Cumberland culture. While not minimizing the importance of art and culture as described I would like to see greater recognition of this.

Much was accomplished over the span of the 2014 OCP. Thank you for your review and consideration of these comments in finalizing how this OCP will shape Cumberland's future over the next 20 years.

Respectfully submitted,

A black rectangular box redacting the signature of the author.

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**Re: OCP Draft Proposal Request for Clarification**

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From [REDACTED]

Date Thu 9/25/2025 3:14 PM

To Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Planning <Planning@cumberland.ca>

Hi Karin ,

Just following up as I have received no response from you or Courtney on this subject.

[REDACTED]  
On Wed, Sep 17, 2025 at 12:04 PM [REDACTED] wrote:

Hi Karin,

Land directly adjacent to [REDACTED] with the exact same MHP zoning has an OCP designation of DPA#7 Residential and MultiFamily Mixed Use.

MHP zoned park on Dunsmuir also has DPA#7 designated lands.

Village owned land which is further from sewer hookup are designated as DPA#7.

This is highly incongruent with [REDACTED] being designated 'large lot residential'.

The APC board has confirmed that it was not their recommendation, as they believe it should be multifamily,

At the OCP Proposal meeting I overheard you, Karin, explain vaguely that one of these factors might be sewage treatment capacity which would logically then also preclude Village of Cumberland development land on Union Road from receiving DPA#7 designation.

I would like to see actual evidence that village residents want specifically MHP zoned lands,

Please outline the process that has identified [REDACTED] as 'large lot residential'.

This is a direct quote from you Karin

'we are really quite low on the multi unit residential' either for rentals or for people who are trying to get into the market by buying a condominium', 'increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals'

Time 38.29 <https://www.youtube.com/watch?v=EGDBwohcljY>

So why not include [REDACTED] as DPA#7 ?

What are the actual reasons [REDACTED] is not designated DPA #7 and instead 'large lot residential' when Village land Union Road is DPA#7 ?

[REDACTED]

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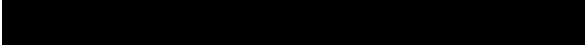
[REDACTED]

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[REDACTED]

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**From:**



**Sent:** September 27, 2025 4:12 PM

**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>

**Subject:** Comments on Draft OCP

I've taken a look at the Cumberland Draft OCP (2025). Here are some notes specific to the protection of the Hidden Ravine and linear park behind Dunsmuir Avenue.

**Land use designations (Map A) and geography:** The Hidden Ravine is a designated parkland completely embedded in a privately owned area zoned "Mixed use". The park includes a dramatic deep rock sided ravine in the southern section and a wetland in the northern section. A seasonal stream runs through the park, crossing under Dunsmuir Avenue and entering the wetlands. The natural boundaries and water sources for the wetlands lie outside of the park property boundaries. There is currently no public access to the park. The Hidden Ravine is part of a larger park that included the greenway running behind the houses on upper Dunsmuir ("Camp Road").

**Summary of recommended actions:**

- 1) Explicitly designate the upper section of the ravine park as wetland.
- 2) Include provisions for making public access to the park available.
- 3) Clarify the apparent inconsistency regarding buffer sizes around ravines.
- 4) Explicitly extend protected status to wetland water sources.
- 5) Correct map A "Aquatic Ecosystems" error.
- 6) Designate the ravine wetland on map D
- 7) Acknowledge and protect the natural landform sections of the ravine that extend outside of park boundaries.

**Regarding RAR status:** Although a finding by a biologist hired some years ago by the CVE developer stated that the seasonal stream flowing through the ravine did not qualify as RAR because it flows under Dunsmuir Avenue before entering the Cumberland wetland which does have documented fish presence, provincial guidance notes that subsurface piping does not "break" the stream definition—the regulation applies to the entire connected system (Engineers and Geoscientists BC, Legislated Riparian Assessments in BC July 10, 2017). Therefore the ravine and associated wetlands are considered riparian and thus the water quality must be protected. Ironically, it appears buffer areas for non-RAR areas are much greater than for RAR areas. One must assume that the greater protection would apply although this should be clarified.

**OCP DPA #1 - Environmental Protection:** Note: Map A contains an error. The actual cadastral boundaries of the ravine park don't match the aquatic ecosystem area shown on the map. The aquatic ecosystem extends through the park area and outside of the proposed development area.



**Aquatic Ecosystem Area (Map F):**

According to the OCP aquatic ecosystems in Cumberland are afforded strong protections. They are designated as sensitive ecosystems with conservation as the default expectation. Any development must ensure long-term protection against erosion, invasive species, and motor vehicle intrusion. Partnerships with First Nations, land trusts, and community organizations are explicitly encouraged to maintain and enhance aquatic ecosystem health.

According to the OCP, aquatic ecosystem areas (streams, lakes, wetlands, ponds, and ravines) are subject to strict buffer requirements under Development Permit Area 1 – Environmental Protection: ravines specifically are subject to a 30m setback measured from the natural boundary or the top of ravine bank, whichever is greater. Interestingly, **the natural boundaries of the Hidden Ravine extend beyond the property boundaries of the park.**

These buffer zones form the Streamside Protection and Enhancement Area (SPEA), where development is highly restricted. Any disturbance requires a Qualified Environmental Professional (QEP) assessment and usually a restoration plan with native replanting and bank stabilization. Buffers may be widened on-site if part of the area is already degraded, to compensate for ecological loss. Adjacent development must minimize runoff and maintain pre-development water quality and quantity. Rainwater should be managed through infiltration, retention, and detention systems to avoid damaging aquatic ecosystems and preventing rapid runoff that could dry out wetlands or overwhelm them with sudden flows. Wetland hydrology specifically requires a minimum 30m buffer around wetlands helps maintain natural infiltration and groundwater recharge by limiting paving, grading, and other alterations that would change runoff patterns. This section could be greatly improved by specifically including provisions to protect the sources of water that feed the wetlands.

Note: the upper section of the Hidden Ravine is clearly a wetland as defined by the hydrology and species growing there, and should be explicitly designated as such.

#### **Habitat connectivity**

The unique habitat of the ravine, wetland and linear park form part of a biodiversity corridor that connects Cumberland Chinatown wetlands through undeveloped Lot 24 and Section 27 on to Comox Lake. These corridors provide important protection to wetland species including birds, which use the edges of the corridors for protection. The crevices in the ravine cliffs likely provide winter nesting areas for local bat species.

**Map D: Areas Suitable for Sand and Gravel Extraction.** Even though the Hidden Ravine is not shown in the suitable zone, it should be designated as wetland for consistency.

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**RE: Saito House Subdivision**

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From Courtney Simpson <CSimpson@cumberland.ca>

Date Thu 10/2/2025 3:36 PM

To [REDACTED]

Cc Kevin McPhedran <kmcphedran@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

[REDACTED]

Thanks for your questions about Saito House. Saito House itself is privately owned, but is located on Village property in Coal Creek Historic Park. The owner of the house does not own the land on which it is located. Preservation of Saito House is important to the Village, and we are trying to create an option for long term lease or sale of the land so that an owner of the house can have the ability to secure a mortgage to invest in upkeep of the heritage house and property. Any lease or sale of the land would go through required public notification. Through the draft OCP, the goal is to create the policy that would allow creation of a new lot.

The draft OCP includes an objective in the Heritage Conservation section (section 7.4.3) as follows:  
***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.***

In the Parks and Greenways Policies section (section 9.2.4), Policy 6 says:

***Within Coal Creek Historic Park, subdivision for the purpose of creating a residential lot to preserve the Saito House is permitted.***

A condition of subdivision would be registering a new covenant to protect the heritage value of Saito House. There is currently no such protection in place, so the goal is to improve the level of protection for the house.

We don't have any publicly available information at this time about why may be a future owner of the proposed new lot. I can tell you that before the land is sold, there would be public notice. I can also say that this initiative to create a lot for Saito House is specific to the situation where the house remains, and the Village would like to help ensure the house can be retained and maintained.

I hope this answers your questions.

Thanks,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

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**Sent:** September 24, 2025 3:13 PM  
**To:** Village of Cumberland <[info@cumberland.ca](mailto:info@cumberland.ca)>  
**Subject:** Saito House Subdivision

Good afternoon :)

There is so much misinformation circulating online that I'm hoping you can give me a bit of info regarding the Saito house subdivision proposal in the draft OCP.

I have read the draft OCP and it would seem that there is a proposal to subdivide the Coal Creek Historic Park to create a residential lot around the Saito house.

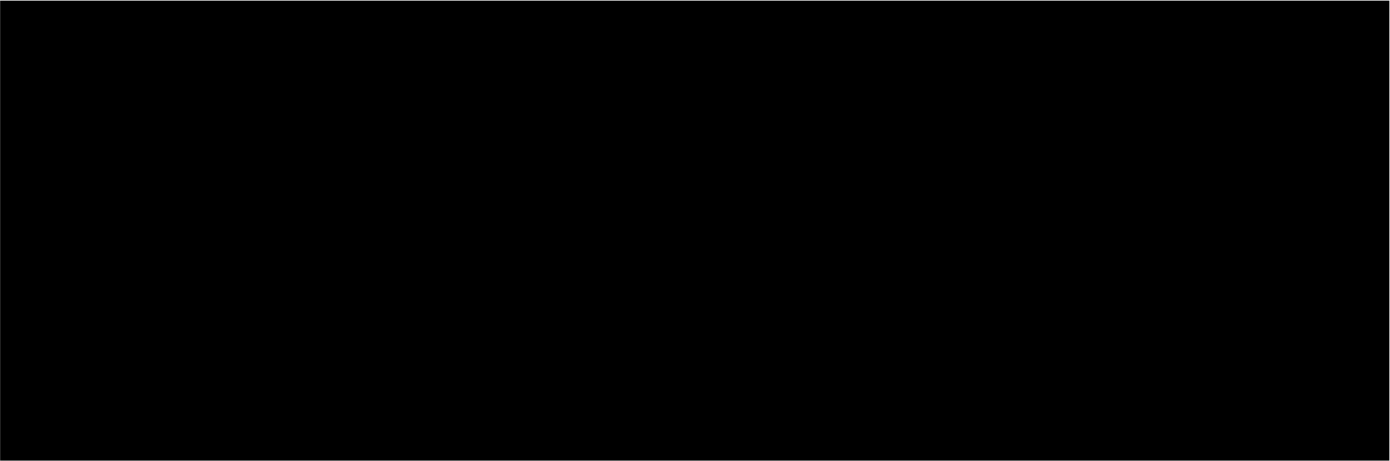
I am wondering if the intention is for that lot to be sold to a private person?

I have read online (and I know there is a lot of misinformation online) that the lot is to be sold to descendants of the people who used to live there.

If this is true, will it mean that other descendants of the Japanese and Chinese communities can apply to subdivide and regain ownership of the land they used to own in Coal Creek Historic Park?

I am not making any kind of judgement about that - but I am just asking the question.

I am also wondering if that subdivided lot would be a regular residential lot and therefore legally able to have three to four units built on it.



---

**RE: zoning bylaw**

---

[REDACTED]  
**Date** Fri 10/3/2025 12:51 PM

**To** Courtney Simpson <CSimpson@cumberland.ca>

**Cc** Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

But if they made an application pursuant to the zoning bylaw as proposed would they have to honour the cda?

---

**From:** Courtney Simpson <CSimpson@cumberland.ca>

**Sent:** October 2, 2025 3:47 PM

[REDACTED]  
**Cc:** Vickey Brown <mayor.brown@cumberland.ca>; Troy Therrien <councillor.therrien@cumberland.ca>; Neil Borecky <councillor.borecky@cumberland.ca>; Nick Ward <councillor.ward@cumberland.ca>; Sean Sullivan <Councillor.sullivan@cumberland.ca>; Michelle Mason <mmason@cumberland.ca>; Karin Albert <kalbert@cumberland.ca>

**Subject:** RE: zoning bylaw

[REDACTED]  
You are correct that if an application was made pursuant to the CDA they would have to make the financial contribution and install all the servicing. Thanks for your input on the BMX track, I'll make sure that is included in our engagement summary.

Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

**Village of Cumberland**

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[REDACTED]  
**Sent:** Thursday, October 2, 2025 12:41 PM

**To:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Cc:** Vicky Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>; Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

**Subject:** RE: zoning bylaw

Thanks Courtney I am concerned that a zoning application could be made pursuant to the CDA but then they would have to pay the money plus have all the servicing in if I remember correctly. I guess I feel that the ocp doesn't include the vision to have our world class bmx track which was part of the cda negotiations way back when.

---

**From:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Sent:** October 2, 2025 11:47 AM

**Cc:** Vicky Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>; Karin Albert <[kalbert@cumberland.ca](mailto:kalbert@cumberland.ca)>

**Subject:** RE: zoning bylaw

The owners of the Interchange lands have not started any development or any development application processes. The reason for the OCP change is to reflect an overall policy intent that the specific uses and densities previously planned for the Interchange lands should be revisited given all the changes in the region and the Village since they were first established.

You are correct that the zoning for the Interchange lands is unchanged. Changing the zoning was considered, but not recommended as part of the Zoning Bylaw Update project. Instead, the recommendation is to await the applicant's interest in applying for a zoning change (and change to the CDA at the same time). They wrote to Council in 2023 seeking to gauge the level of interest in considering a rezoning application, and Council's response was to wait for completion of the OCP Review. I believe the new land use description for the Interchange Lands in the OCP provides the owners with an idea of what they should be thinking about for the future of their property. The new description is:

*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.*

Thanks,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services  
p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

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[REDACTED]

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**Sent:** Wednesday, October 1, 2025 2:53 PM

**To:** Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)>

**Cc:** Vickey Brown <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Troy Therrien <[councillor.therrien@cumberland.ca](mailto:councillor.therrien@cumberland.ca)>; Neil Borecky <[councillor.borecky@cumberland.ca](mailto:councillor.borecky@cumberland.ca)>; Nick Ward <[councillor.ward@cumberland.ca](mailto:councillor.ward@cumberland.ca)>; Sean Sullivan <[Councillor.sullivan@cumberland.ca](mailto:Councillor.sullivan@cumberland.ca)>; Michelle Mason <[mmason@cumberland.ca](mailto:mmason@cumberland.ca)>

**Subject:** zoning bylaw

Hi Courtney, I notice that the interchange lands in the zoning bylaw all have the zones that were existing before whereas the ocp has none. Just wondering if they started to proceed as the zoning bylaw states would the Village still receive the money that is due under the cda or could they get away with paying nothing?

[REDACTED]

RE: Delegation relevant to OCP - [REDACTED]

From Courtney Simpson <CSimpson@cumberland.ca>

Date Tue 10/7/2025 5:12 PM

Cc Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [REDACTED] Vickey Brown <mayor.brown@cumberland.ca>

Hi [REDACTED]

There are three manufactured home park-zoned lots in Cumberland: at Seventh and Dunsmuir, The Flats, and [REDACTED]. In the current OCP, the one at Seventh and Dunsmuir is designated Residential Infill, and The Flats is designated Greenway; [REDACTED] is designated Residential. The zoning for all three lots was retained as Manufactured Home Park as we believe this is important form of housing to contribute to the housing diversity in the Village.

The change in designation for Seventh and Dunsmuir from Residential Infill to Multifamily was to reflect the existing multi family use.

The change in designation at The Flats from Green way to Multifamily was also to reflect the existing multi family use.

The reason for no change in the designation for [REDACTED] is to reflect its existing use as large lot residential.

The reason for the change at the Village-owned Lot on Union Rd from Institutional to Multi Family is to enable a zoning change to this use, to help fund redevelopment of the Village's facilities and thereby reduce the impact on tax payers. Fiscal responsibility is a goal of the OCP. This general concept is described in this update document: <https://cumberland.ca/wp-content/uploads/2025/05/2022-Municipal-Facilities-Update-8x11-1.pdf>

I have recorded your feedback and it will form part of the summary of engagement report to Council. Our process is to take in all the public comments, consider them all together, and provide Council with recommendations for changes or an explanation of why a particular request for a change is not recommended.

Thank you,

Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services

p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)

Village of Cumberland

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From: [REDACTED]

Sent: Thursday, October 2, 2025 7:56 PM

To: Courtney Simpson <CSimpson@cumberland.ca>

Cc: Karin Albert <kalbert@cumberland.ca>; Rachel Parker <rparker@cumberland.ca>; [REDACTED] Vickey Brown <mayor.brown@cumberland.ca>

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Courtney,

Thank you for getting back to me. I'm still unclear as to the reasoning behind why the Planning department is wanting to maintain MHP zoning of my property at [REDACTED] and proposing a 'large lot' designation rather than increasing the density to 'multi-family' or 'mixed use'.

I imagine both you and Karin have put considerable work into this and you must have good reasons, reasons which I'm eager to understand. Rachel was kind enough to elucidate one of the reasons: the desire to maintain 'housing diversity' by keeping the current MHP designation of [REDACTED]

Yet, in her presentation, Karin clearly states:

"We are really quite low on the multi unit residential [...] either for rentals or for people who are trying to get into the market by buying a condominium"

"[...] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"

I understand the Village's need to sell land to fund the public works move and I have no issue with that. However, I wonder if keeping the current zoning on my land is intended to give the Village a competitive advantage - by raising the value of Village-owned land while limiting other options for interested developers. That would certainly constitute preferential treatment and go against the principles of equity and accessibility; please advise if I'm mistaken that this is the strategy being employed.

It's worth pointing out that the heavily forested Union Road village lands in question are marked as a 'Terrestrial Ecosystem Area' - would this not prove a further obstacle to development [due to stated environmental protections](#)?

Conversely, the majority of my land is already cleared, has a water hookup, and is closer to the sewer line (adjacent property). It is also on an established bus route and has direct access to the downtown core. Planning is, of course, already aware of this, as both my representative, [REDACTED] and I have written several letters over the past two years outlining the many reasons why [REDACTED] is especially well-suited for increased density. You can understand my confusion.

**Please help me understand why [REDACTED] is not more suitable for 'multi-family' or 'mixed use' compared to the municipal lands on Union Road?**

I eagerly await your response,  
[REDACTED]

On Thu, 2 Oct 2025 at 15:55, Courtney Simpson <[CSimpson@cumberland.ca](mailto:CSimpson@cumberland.ca)> wrote:

[REDACTED]

I have recorded your feedback on the OCP and it will form part of the summary of engagement to Council.

Thank you,  
Courtney

**Courtney Simpson, RPP, MCIP** (she/her) | Director of Development and Bylaw Services  
p: 250.336.3019 | c: 250.897.8031 | e: [csimpson@cumberland.ca](mailto:csimpson@cumberland.ca)  
**Village of Cumberland**  
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[REDACTED]

**Sent:** September 28, 2025 5:03 PM

**Cc:** Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

**Subject:** Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

I echo [REDACTED] concerns regarding the response time from the Planning Department. I recognize that you already carry significant responsibilities and it's not ideal that these matters are being redirected to you rather than addressed directly by planning staff.

From my perspective, it appears that the Village may be prioritizing the upzoning of its own Union Road lands for future sale while ignoring private properties that are more suitable for increased density. This raises questions of **equity, transparency and accountability**. Your evasion of my earlier question regarding whether or not the Village already has a developer lined up to purchase these lands lends credence to this perspective.

The recent removal of "transparency and accountability" from the Village's vision statement is also concerning as these principles are foundational to building public trust in the OCP process (or any other municipal process, for that matter). Residents who already live here and who have a vested interest in the community's future, deserve **coherent clarity** about how these decisions are being made and on what basis.

Lastly, for the sake of clarity on my end, you should know that I am the sole owner of [REDACTED] is acting as my agent and representative in this matter.

I look forward to your reply and would appreciate it if you could ensure these concerns are formally recorded for both Planning and Council's consideration during the OCP process.

Thank you for your continued attention to this matter,  
[REDACTED]

Thank you Rachel.

Why does the village site says this and why is Karin vacation if neither Karin or Courtney can respond to emails timely?

The engagement process does not inspire confidence.

## Automatic reply: OCP Draft Proposal Request f



Planning

to me ▼

This is an automated response to confirm we have received your

Please note that response times may vary depending on the volume of your message within 5-7 business days.

If you are contacting us with general zoning questions about your property details and links to current Zoning Bylaw information.

You can access the web map, and a tutorial on web map use here

Village of Cumberland Planning Department

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES: Diverse and Healthy Communities**

***The Village of Cumberland respectfully acknowledges that the traditional keepers of this land are the K'ómoks First Nation, the traditional keepers of this land.***

On Fri, Sep 26, 2025 at 9:39 AM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

[REDACTED]

I'm sorry I haven't been able to get back to you yet. Courtney has asked me to respond to your email to her as well.

It's acknowledged that you disagree with the draft land use designation and development permit area designations on your property. Staff will record all of your input and look into this further before reporting back to Council. There may be changes recommended to Council as a result of the public engagement.

I've got a bit on my plate to get to today, but I will try to respond to your other questions as well before the end of the day today.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

Village of Cumberland

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[REDACTED]

Sent: September 25, 2025 2:53 PM

To: Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

[REDACTED]

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Looking forward to your response.

[REDACTED]

On Mon, Sep 22, 2025 at 4:34 PM [REDACTED] wrote:

Hi Rachel,

Thank you for your response.

Your response, however, is not congruent with statements made publicly by senior planner, Karin Albert, here:

"We are really quite low on the multi unit residential [...] either for rentals or for people who are trying to get into the market by buying a condominium"

"[...] increasing diversity is so important to have entry level housing and to accommodate people who are looking for rentals"

Time 38.29 <https://www.youtube.com/watch?v=EGDBwohcJjY>

Would Karin please comment on why [REDACTED] not designated as DPA#7 ? The manufactured home park next to [REDACTED] has received this designation, as well as the older manufactured home park on Dunsmuir Avenue.

[REDACTED]

On Mon, Sep 22, 2025 at 12:57 PM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

The new provincial rules related to housing would not direct a change in zoning from manufactured home park to multi family or mixed use. The rules for small scale multi family house only apply to lots currently zoned for single residential use. The requirements that an OCP and Zoning Bylaw account for the 20 year housing needs do not dictate how a municipality does that.

There were a few considerations that went into retaining the manufactured home park zoning at [REDACTED]. One reason was that it was felt that a manufactured home park is a use that contributes to housing diversity in the Village and we did not want to suggest reducing the amount of land zoned for it.

Development Services staff will record your input that you would like to see [REDACTED] designated in the OCP for multi family or mixed use.

I hope this helps address your concerns. Let me know if you'd like any further information.

Rachel

**Rachel Parker** Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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[REDACTED]

Sent: September 16, 2025 1:37 PM

To: Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

[REDACTED]

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Thank you for getting back to me. Yes, I understand the designation. What I don't understand is the reasoning for not changing the designation to align with provincial density mandates by proposing a rezoning for multifamily or mixed use, like the nearby areas.

The village lands on Union road, behind the existing large lots, lend themselves better to 'large lot' rather than multifamily, as per the sewer proximity previously mentioned as well as the existing nature of the Union road neighbourhood.

As the property owner, I am supportive of higher-density development at [REDACTED] and would simply like to understand why the Village is going in the opposite direction?

Thank you for looking into this further.

On Tue, Sep 16, 2025 at 11:05 AM Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

In the draft Zoning Bylaw on Council's meeting agenda for last night, September 15, the zoning of Manufactured Home Park (MHP) [REDACTED] has not changed. It is drafted retain the existing zoning of MHP. <https://cumberland.ca/meetings/30-2025-r/>

In the current OCP, [REDACTED] is designated as "Residential". There is no manufactured home park OCP designation. In the draft OCP, the "Residential" designation has changed name to "Residential, Large Lot". In the draft OCP, [REDACTED] is designated as Residential, Large Lot, effectively retaining the same OCP designation.

I hope this helps address your concerns. Please let me know if you have any more questions.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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**From:** Rachel Parker

**Sent:** September 15, 2025 8:40 AM

**Subject:** RE: Delegation relevant to OCP - [REDACTED]

Hi [REDACTED]

Thanks for the background information on your request. Please let me look into it and see if I can find answers to your questions.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

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[REDACTED]  
Sent: September 12, 2025 5:37 PM

To: Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)>

Subject: Re: Delegation relevant to OCP - [REDACTED]

Hi Rachel,

Thank you for your prompt response.

Rest assured, I have already written several letters to Planning providing my feedback, including one on August 28th in which I asked for clarification as to the decision-making process around the re-designation of my property at [REDACTED] from 'MHP' to 'large lot acreage'. So far it has gone unanswered, despite the automated reply stating a 5-7 business day response time.

I also attended the OCP open house this past Wednesday and did not receive any coherent answers from either staff or council members that could explain the reasoning behind this proposed designation change that contradicts the provincial density mandate.

On one hand, Senior Planner, Karin, has verbally stated the decision had to do with sewer capacity, while Councillor Borecky confirmed it has nothing to do with sewer. The Village lands on Union road are to be redesignated as multi-family and will presumably require sewer hook up, which will run right past [REDACTED]

After the open-house, I followed up with Karin regarding my unanswered email and have yet to receive a response.

Despite our ongoing efforts, neither Brett or I have been provided with any logical explanation as to why my property should not receive the same designation as the surrounding area, which is multi-family and mixed-use.

I also spoke with a member of the APC board, who agrees that this is a mistake and that the sentiment is shared by several other APC board members.

Since the engagement channels you suggest have failed to provide any clarification, I respectfully insist on a delegation that can address the matter directly or a written response from planning that provides clear reasoning behind their decision.

Otherwise, I am left to believe this process is intentionally being obfuscated and the decision-making surrounding my property is being influenced by prejudice rather than logic.

Please advise,  
[REDACTED]

On Fri, 12 Sept 2025 at 16:30, Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> wrote:

Hi [REDACTED]

Thanks for your request to appear as a delegation before Council. Community OCP engagement is underway until September 29 and since there is an engagement process in place I cannot schedule a delegation to Council on this topic. I would recommend submitting your feedback on [REDACTED] through the OCP Review page, which is now open for submissions: <https://engagecomoxvalley.ca/official-community-plan-review>. You may also send in your comments by email to [planning@cumberland.ca](mailto:planning@cumberland.ca). I expect that submissions will be provided to Council in a staff report in the early fall, and I will let you know if this is not the case.

If Council gives the OCP Bylaw second reading, there will be a public hearing on the OCP later this fall. Details of a public hearing would be found on the website, on the Engage page, and notices would be published in the Comox Valley Record.

If you wish to appeal this decision, I can place your request before Council on the next available agenda, which would be October 6, 2025.

Rachel

**Rachel Parker** | Corporate Officer

p: 250-336-3005 | o: 250-336-2291 | e: [rparker@cumberland.ca](mailto:rparker@cumberland.ca)

**Village of Cumberland**

**OUR STRATEGIC PRIORITIES:** **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

***The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the Kwakwaka'wakw First Nation, the traditional keepers of this land.***

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**From:** [REDACTED]

**Sent:** September 12, 2025 12:44 PM

**To:** Rachel Parker <[rparker@cumberland.ca](mailto:rparker@cumberland.ca)> [REDACTED]

**Subject:** Delegation relevant to OCP [REDACTED]

Hi Rachel,

I'd like to schedule a delegation regarding [REDACTED] before the OCP draft review window closes.

Please advise what date is available to suit that request.

Thank you,

[REDACTED]

--

[REDACTED]

--

[REDACTED]

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**FW: OCP**

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**From** Village of Cumberland <info@cumberland.ca>

**Date** Tue 11/4/2025 11:32 AM

**To** Planning <Planning@cumberland.ca>

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**From:** [REDACTED]

**Sent:** November 4, 2025 11:29 AM

**To:** Village of Cumberland <info@cumberland.ca>

**Subject:** OCP

You don't often get email from [REDACTED]

Hi there, if there's any way I can help with the OCP finalization please let me know

I may want to study planning as a masters, and this could be interesting to me.

As for input- I think redoing the cultural centre across the street with tin ceiling panels and better lighting and linoleum is a good idea, and having a garden or arts centre between ginger goodwin and studio b would be good. I think public washrooms are incredibly important and there should be one by the skatepark with warm water and two heights of sinks and tap on outside of the building. I also think the coal by the lake and marsh should be remediated.