

Village of Cumberland Official Community Plan

2004

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Introduction

1.1 Purpose of the Official Community Plan

The Official Community Plan (OCP) is a document adopted by bylaw as a policy guide for future land use and community development. The Plan is the guiding statement of community values that have been developed with the participation and guidance of the Village residents. The OCP defines the character of the desired community and the related Goals, Objectives, Policies, Principles, and Performance Standards which are to be employed to guide Council, Village residents, the development community and government agencies in managing and directing the development of the Village.

The OCP differs from a regulatory bylaw such as the Village zoning bylaw, which provides the specifics for development on a parcel of land. The OCP restricts the actions of Council in setting regulation, lays out the community's vision for the future, and provides direction on how that vision can and should be achieved.

This Plan provides a view of land use over the next five and ten-year timeframes and provides the basis for regulatory bylaws which deal with current land use standards. The OCP does not commit Council to carry out all proposals in the Plan but it does require that all initiatives taken, works carried out and bylaws enacted by Council be consistent with the Plan.

An OCP *must* contain map designations and policy statements for the area covered by the Plan respecting the following:

- Residential housing;
- Commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Approximate location and area suitable for future sand and gravel extraction;
- Restrictions on the use of land subject to hazardous conditions or environmentally sensitive to development;
- Approximate location and phasing of major road, sewer and water systems;
- Location and type of proposed public facilities such as schools, parks and waste treatment and disposal sites; and
- Policies for affordable housing, rental housing and special needs housing.

OCP's can also include policies relating to other matters within a local governments jurisdiction.

Finally, a Plan is a complex document. It is the intent of Council in adopting this Plan that should any part of the Plan be held by a court of competent jurisdiction to be insufficient to meet the requirements of the Local Government Act, the remainder of the Plan shall not be affected thereby but shall continue in full force and effect.

1.2 The Planning Process

The Local Government Act states that an OCP should be reviewed and updated every five years. The current Official Community Plan for the Village was adopted on December 21, 1998. Subsequently, the Village annexed an additional 22 square kilometers (increasing the land area of the Village from some 8 square kilometers to a total of 30 kilometers). Council, in late 2002, directed staff to begin the process of preparing a new OCP applicable to the whole of the Village territory. This process was to involve the residents of the Village in very significant measure.

It was Council's conviction that successful participatory programs must begin with informed citizens – citizens who possess enough genuine knowledge about their community to speak freely and confidently to their personal sense of civic character and values.

The process necessary to achieve such knowledge was challenging. Among the prime requirements were:

- A program to build a ***Social, Economic and Environmental knowledge-base***, specifically, the creation of an information baseline of depth and breadth that was free of the misconceptions, myths and half-truths that abound in every community's lore. A baseline, in effect, that could be shared throughout the community and upon which subsequent conversations about community character could be built; and
- A program that would define the essential ***Character of the Community*** that people wish to maintain, enhance or change based upon an examination of the Village's social, economic and environmental ***Values***.

In practical terms, the challenge was to create a transparent process that achieved four critical Objectives:

- *Provide* a community-shared basis of fact and information upon which citizens could form opinion and offer direction – in effect, support a process of identifying a community vision grounded in shared knowledge rather than assumption and "myth";
- *Involve and engage* the broadest possible number of citizens as meaningful participants – in effect, respect and engage residents as individuals in both the production of the "information base" and the subsequent expressions of essential community character;
- *Champion* communication such that initial and continued community involvement was facilitated and encouraged – in effect, provide for clear

communication in a "voice" that resonated with the people of Cumberland rather than some anonymous "professional consultant"; and finally,

- *Encompass* a program that achieved an informed mandate, expressed in clear growth and development policies, and ultimately translated into an Official Community Plan of worth and endurance.

Council undertook such a commitment in the spring and summer of 2003. Encompassing a two-phased program, the program commenced in March, 2003 with the initiation of an extensive public participation process.

Phase One started with the creation of a common information base, developed and shared by the whole community. The three requisite "pillars" of information were identified as:

- The Social and Cultural foundations of Cumberland...*"Who are we?"*
- The Environmental base and Natural History of Cumberland...*"How does our land influence our community?"*
- The Economic base of Cumberland...*"How does our Village's economy work?"*

Each of the study areas was managed and directed by a dedicated working citizens' Task Force. Each of the Task Forces produced a 16-page tabloid report specific to their subject area. All reports were hand delivered to every household in the Village. The reports laid down an informed baseline and the three, together, formed a common information base from which the community could articulate its vision.

The "Cumberland Symposium", a large public meeting, was held to review the Task Force reports and launch a two-month small group participatory program, entitled "Visioning". Focused on topics such as the defining characteristics of the community, and the desirable nature and scale of residential growth and economic development among others, the meetings provided an opportunity for citizens to engage in conversation rather than debate.

A total of forty-eight meetings were held and involved over 300 citizens of the Village. The participants represented the full spectrum of citizens and interest groups that make up the Village – ranging from individuals as interested citizens, to book club members, to the business and industrial community, to the Volunteer Fire Department, to the Forest and Heritage societies and to teens gathered at the Community Centre.

The meetings were often hosted in private homes where those who attended were neighbours and friends of the host. Some of the meetings, particularly when specific groups were involved, were held at the Riding Fool Hostel, the Abbey and the Official Community Planning Office. The meetings ranged in size from three to fourteen participants with most averaging about six to seven. They were specifically structured to be non-confrontational and issue (as opposed to specific development proposal) oriented.

Key to successful discussions within the meetings was the assistance of a neutral facilitator and a recorder of minutes. Both facilitator and recorder served to foster the sense among participants that their contribution would be taken into account. Over 500 pages of minutes were recorded for the public record.

A number of questions were asked of meeting participants as a means of consistently focusing the conversations. They, generally, included the following:

1. In one or two words/phrases what do you value most about Cumberland?
2. What features of our Village's physical appearance should be preserved, encouraged or changed?
3. If we can all agree that some growth in Cumberland is inevitable... should we encourage one type of growth over another?
 - a. Should growth be focused in the Historic Village or in other places?
 - b. How much growth do we want?
4. The Village is facing some major public costs over the next few years. Roads, water, sewers and public buildings will need attention. Additional income will be needed to pay for these. What are some different ways we could plan to generate these funds?
5. What do you have to say about the relationship between development and the environment?
 - a. Are there places and features that should be encouraged or avoided?
 - b. Are there places that are appropriate for development?
6. What types and styles of commercial and industrial development do you think are appropriate for the Village? Think in terms of size, physical appearance, ownership and employment.
 - a. How important is it that new jobs are available to Village residents?

7. What roles should residents and Council play in making decisions about new commercial and industrial development?

The principal outcome of this intensive participatory stage was a collective statement, built from the minutes of the meetings, and termed the "Voice of the People". Presented and reviewed in a public Town Hall style meeting in September 2003, it is a consensus expression of the character and values *of* the citizens of Cumberland *by* the citizens of Cumberland. It is a statement, in effect, that has allowed residents, Council, staff and stakeholders to create and verify an articulate account of the Village's Principles, Goals, and Objectives.

The "Voice of the People" formed the foundation for the Plan, and the policy generation that followed. It also provided a clear and continuing reference point for public verification of the integrity of the process.

Indeed, the "Voice of the People" forms a assessment framework of such strength and assurance that it can be employed to guide and effectively "authenticate" all subsequent components of community discussion and debate, from plan preparation to development approval. It is a framework that endorses a Performance-Based rather than prescriptive approach to issue assessment, encouraging innovation while safeguarding the Community's Principles and Goals.

Simply put, the framework will serve to focus all public debate and assessment on development principles, community growth objectives, and environmental standards, which can be demonstrated to be:

- **Coherent;**
- **Inclusive;**
- **Comprehensive;** and
- **Consistently and equally applied.**

It is Council's hope and intent that within such a framework, the bitterness and ill will, typically fed by the personal bias and misinformation endemic in traditional public forums, can be neutralized.

The framework supports a process in which all participants – citizens, development proponents, stakeholders, council and staff alike – be directed to assess the merit of each proposal in the context of the Principles, Goals, Objectives and Standards that have been adopted by the Village and are presented in the following OCP.

In short, the public participation process undertaken was designed not so much to gather content for a plan, although it did in very substantial detail, as it was to create a ***Framework for Community Review and Assessment*** – a lasting legacy for the Community, the planning practitioners and the planning process within Cumberland.

It has generated a framework for process management that will:

- Serve as an enduring, community acknowledged, construct within which to assess the merit of all current and – at least for the life of the OCP – all future planning and development proposals;
- Encompass an evaluation methodology built upon the citizens' declared Goals, Objectives and Standards for development; and
- Provide a rational, non-combative, and enduring structure within which Council can confidently exercise its stewardship role.

1.3 Interpretations

Throughout this Plan, the words listed below have been defined as follows:

<i>AGRICULTURE</i>	Means an area for the growing, rearing, producing, harvesting and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes, but does not include intensive agriculture.
<i>ARCADES</i>	Means a series of arches supported by columns or piers. An arcade may stand free or be attached to a structure.
<i>ASSISTED LIVING OPTIONS</i>	Means a type of living arrangement in which personal care services such as meals, housekeeping, transportation, and assistance with activities of daily living are available as needed to people who still live on their own in a residential facility.
<i>BUFFER</i>	Means an area typically within a lot, adjacent to and parallel with a property line, consisting of either existing vegetation or created by use of planted trees, shrubs, berms and fencing, and designed to obscure views from adjacent lots or public roads by at least 50% of the see-through visibility.
<i>COMMERCIAL CPA</i>	Means an area specifically designated to encourage and contain commercial development designed to service the needs of the Village, the region and visitors to the area. Depending upon the location of the properties within the Commercial CPA, services provided may vary greatly. It is anticipated that commercial activities west of the highway might encompass pedestrian oriented neighbourhood services that compliment the commercial core of the village while providing various forms of tourist accommodation and related services. Commercial properties east of the highway may be regionally focused and automobile oriented. Such properties might provide services to accommodate a wide range of activities from regional wholesale centres to educational facilities, large scale tourist accommodation centers and regionally scaled

	shopping services among others.
COMMERCIAL RECREATION CPA	Means an area specifically designated to encourage and contain new private and public sector large-scale for-profit recreation facilities that will be integrated with the Village Greenway System. Such development will encourage outdoor oriented facilities such as a golf course or a largely self-contained destination-type tourist lodge in addition to appropriate and related support and service facilities. All development and services within a Commercial Recreation CPA will be self-contained and designed and implemented to mitigate any adverse affects on the economic and aesthetic welfare of any nearby residential uses.
COMMUNITY SEWERAGE SYSTEM	Means a system of waste collection, treatment, and disposal serving two or more dwelling units that has been approved and permitted by the agency having jurisdiction.
COMMUNITY WATER SYSTEM	Means a system for the carriage or supply or water to two or more dwelling units that has been approved and permitted by the agency having jurisdiction.
COMPREHENSIVE DEVELOPMENT AGREEMENT	Means a formal binding registered agreement between the Village and the development proponent with respect to development within a specific CPA. Agreements will typically encompass the complete range of design and performance issues that are integral to the character of Cumberland. The subject of the Agreements will include, but will not be limited to, design and development issues such as; residential, commercial, and industrial densities; site design; site and neighbourhood servicing; walkability and pedestrian integration with the remainder of the Village; building character and mass; environmental and landscape design including the amount and type of pervious surfaces; the nature of the commercial and industrial enterprises to be accommodated where appropriate; and road and parking standards, as defined by Council in accordance with this Plan.

<p><i>COMPREHENSIVE PLANNING AREAS (CPA's)</i></p>	<p>Means specially identified areas, often as yet undeveloped, that represent unique planning and development opportunities for the Village. Such areas may encompass lands prime for new economic or residential development or lands worthy of special heritage or environmental consideration. Within any Comprehensive Planning Area specific Performance-Based design and development standards will be employed to assure that the Goals and Objectives of the Community are achieved while ensuring that the development proponent is afforded the greatest opportunity to be both innovative and successful.</p>
<p><i>COUNCIL</i></p>	<p>Means the Council of the Village of Cumberland.</p>
<p><i>DEVELOPMENT PERMIT AREAS</i></p>	<p>Means an area in which development and/or land alteration must follow specific guidelines and regulations as stated in a Development Permit.</p>
<p><i>ECO-SYSTEM BASED APPROACH</i></p>	<p>Means a way of relating to and using the ecosystems we are part of in ways that ensure the protection, maintenance, and, where necessary, restoration of biological diversity, from the species levels to the community and landscape levels.</p>
<p><i>ENVIRONMENTAL RESOURCE CPA</i></p>	<p>Means an area specifically designated to manage development and preserve the ecological integrity within an environmentally sensitive area such as the headwaters of a regional creek, a watershed or a designated wetland.</p>

<i>HISTORIC VILLAGE</i>	Means that area of Cumberland that lies within the Residential Containment Boundary (See Map A).
<i>HUMAN SCALE</i>	Means building elements bearing a definite relationship to the human in dimension. In general, building features would not extend more than two stories on a face or façade without architectural relief or change to the building footprint.
<i>INDUSTRIAL CPA</i>	Means an area specifically designated to encourage and contain new light- and medium-scaled ecologically sensitive industrial development. Typical industrial development within such a CPA will have physical and operating characteristics that are neither offensive nor hazardous. Such uses will have been detailed to mitigate any and all untoward effects on either the immediate or the general environment (e.g. zero discharge waste water systems and maximized used of recycled materials). Additionally, all development within an Industrial CPA will be designed and implemented to mitigate any adverse affects on the economic and aesthetic welfare of any nearby residential and commercial uses.
<i>INDUSTRIAL DEVELOPMENT</i>	Means any land development activity in the Village, including but not limited to non-offensive types of industry, processing and manufacturing activities, but not including development activity intended solely for residential, retail and or office use. Industrial development also includes any addition, remodeling, relocation or construction requiring an amendment to an approved Industrial Comprehensive Development Zone.
<i>INSTITUTIONAL CPA</i>	Means an area specifically designated to encourage and contain new public and private Institutional development within the Village. Typical of such development might be health care services complimentary to those already in existence such as extended care and assisted living facilities for the aged.
<i>LANDSCAPE COVERAGE</i>	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape

	treatment; or that may be used by customers for recreation, circulation, or may be viewed by them. Paved parking lot areas used for auto circulation or parking do not qualify as landscape coverage.
LANDSCAPING, EFFECTIVE	Means landscaping that provides sufficient quantity and quality of plant materials to screen parking, building, or hardscaped areas of a project and provides color and viewing interest.
MIXED USE	Means any development that contains at least two different land use categories (e.g. residential and retail).
MUNICIPALITY	Means the Village of Cumberland incorporated under the <u>Local Government Act</u> and amendments thereto.
NATURAL BOUNDARY	Means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.
NON-PUBLIC ZONE	Means a building and other associated site improvements located on a development parcel that is located outside the Public Zone.
OPEN SPACE	Means land that is undeveloped or developed that can support plant materials; or has decorative landscape treatment; or that may be used by customers for recreation, circulation, or may be viewed by them. Walkways, plant beds, lawns, and terraces within an open space area may be included as part of such open space area. Paved parking lot areas used for auto circulation or parking do not qualify as Open Space.
ORIENTATION	Means the visually perceived direction of the front, rear and side facades of a building.

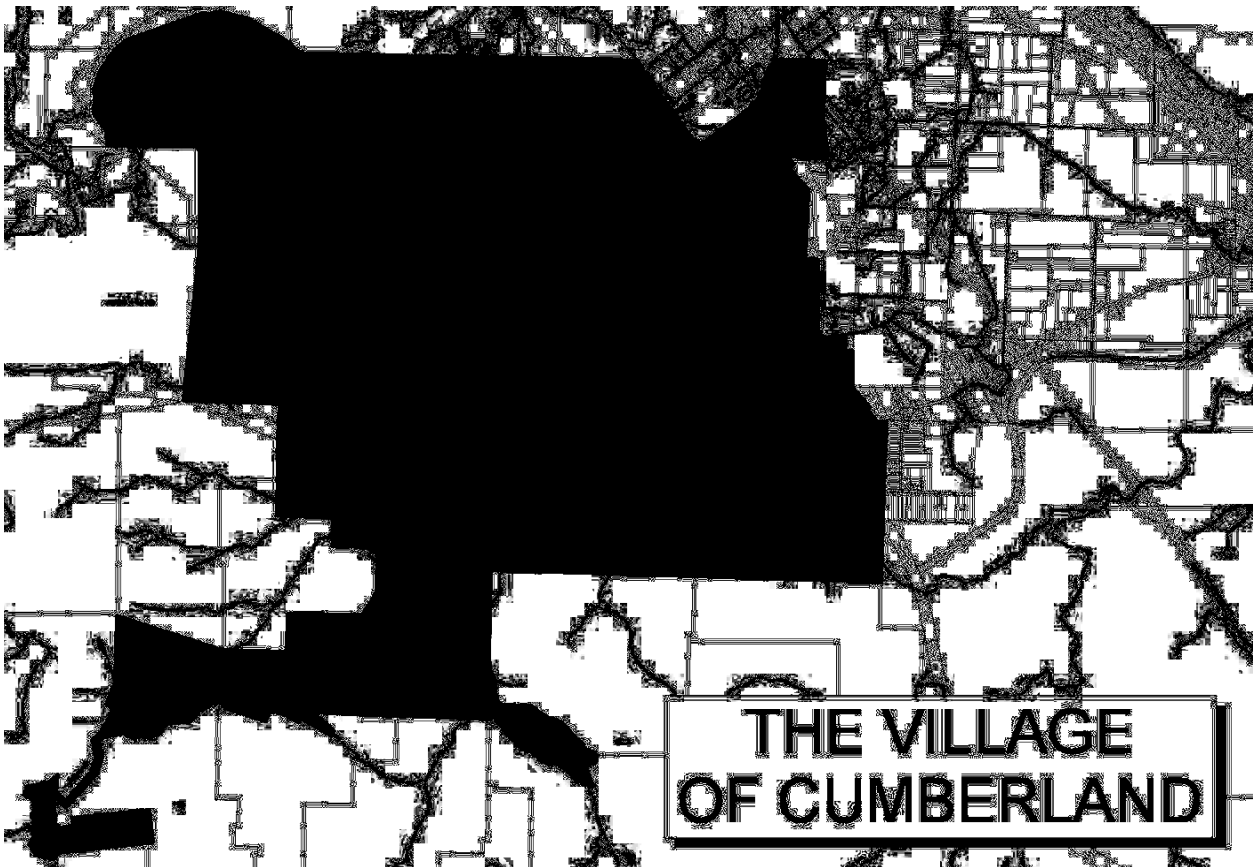
<i>PARCEL</i>	Means the minimum amount that a single user may occupy. In many cases, more than one parcel will be combined for development of a single building or cluster of buildings to be used by a single user.
<i>PARKWAY</i>	Means a linear corridor obtained through the development process and intended to be maintained for pedestrian access that may include sidewalk areas and trails.
<i>PEDESTRIAN SCALE</i>	Means the relationship between the dimensions of a building, street, outdoor space, or streetscape element to the average dimensions of the human body.
<i>PERFORMANCE-BASED PLANNING AND DEVELOPMENT</i>	Means the focus on the criteria (the Goals, Objectives and detailed Performance Standards), which must be met in order to achieve design and development approval. This approach does not lack for direction or detail – it simply does not presume to prescribe the best or only solution. In communities where a Performance-Based approach is adopted, the Goals, Objectives and Standards that reflect the values of the community, are not negotiable, only the ways in which these Goals and Objectives might be achieved are open for discussion. A Performance-Based approach is intended to encourage innovation while guaranteeing that the core standards of the community are always met or exceeded.
<i>PERFORMANCE BONDING</i>	Means a security given to ensure performance of an obligation arising under a permit, contract, or similar obligation, and includes the terms under which the security may be realized.
<i>PUBLIC SPACE</i>	Means any of a variety of spaces that are accessible and usable by the general public, including but not limited to: plazas, courtyards, forecourts, sitting areas, widened sidewalks, stormwater rain gardens, and art or water features.

<i>PUBLIC ZONE</i>	Means a building and other associated site improvements located on a development parcel which are within 91.4 metres (300 feet) of a public right-of-way or within the front half of the parcel (as measured from the front property line to the midpoint of the lot depth) whichever is less.
<i>RECREATION RESIDENTIAL CPA</i>	Means an area specifically designated to acknowledge the Comox Lake Land Corporation community and help manage new and existing development within the CPA in a self-contained, ecologically responsible and sensitive manner.
<i>RESIDENTIAL CPA</i>	Means an area specifically designated to encourage and contain new neighbourhood-scaled residential development within the Village.
<i>ROBUST, LANDSCAPING</i>	Means healthy, vigorous and adequately scaled landscaping that suits both the character of the site and the nature of the development.
<i>RURAL RESIDENTIAL</i>	Means the use of land for low density residential purposes with parcel sizes of 2023 square metres (0.5 acres) or greater.
<i>STYLE AND DESIGN</i>	Means the creative and aesthetic expression of the designer.
<i>SITE FURNISHINGS, PERMANENT</i>	Means seating, benches, trash receptacles, bollards, planters, drinking fountains, low-scale lighting and other such elements oriented to pedestrians. Tables and chairs that are moved in and out of establishments at night are not considered permanent site furnishings.
<i>STREETSCAPE</i>	Means the interrelationship of development, landscape and open space in a street.
<i>STRIP MALL</i>	Means a retail or commercial development, one store deep, sited a distance back from the fronting road typically with a parking area provided between the fronting road and the development.

<i>TREE COVER</i>	Means the area of a residential and recreational development that is covered by the combined canopy of all resident trees. Total canopy area is measured or estimated for all trees at maturity.
<i>URBAN RESIDENTIAL</i>	Means the use of land for residential purposes that provide for a mix of residential densities including those less than 2023 square metres (0.5 acres).
<i>URBAN RESIDENTIAL RESERVE</i>	Means an area of the Village set aside for future urban residential land uses.
<i>VIEWSHED</i>	Means a physiographic area composed of land, water, biotic, and cultural elements which may be viewed and mapped from one or more viewpoints and which has inherent scenic qualities and/or aesthetic values.
<i>VILLAGE</i>	Means the whole of Cumberland as defined by the legal municipal boundaries.
<i>WATER BUDGET, ANNUAL</i>	Means the measure, by type (e.g. rainfall, surface water runoff, ground water flow etc.) of all water falling or flowing upon and leaving a site during a year.
<i>WATER BUDGET, BALANCING</i>	Means the post-development waterflows from a site must equal the pre-development flows from a site as determined by the pre-development water budget.
<i>WATERCOURSE</i>	Means any natural or man-made depression with well defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 square kilometres (0.8 square miles).

1.4 The Plan Area

This Plan shall apply only to those areas within the municipal boundaries of the Village of Cumberland as shown on Map 1, although policy considerations also include regional policy statements that are justified in light of the Village's physical setting within the Comox Valley.



PART TWO

VISION, VALUES AND OBJECTIVES

2.1 The Community Vision

The following is the text of the "Voice of the People, 2003". Emerging from the participatory process conducted in the summer of 2003 it represents a community consensus of the characteristics, core values and community aspirations that are essential to the description of the character of Cumberland.

It is a statement of consensus that has allowed for the creation, and will allow for the subsequent stewardship, of an exciting, strong and vital community Plan for the Village of Cumberland... a Plan with which we hope to set the direction for the next decade to come.

"The people of Cumberland are fond of their community. They like its size, its friendly streets, its colourful citizenry, its history, the character of its buildings, its working class roots, and its small town atmosphere. Citizens feel that Cumberland is a good place for families, children, seniors, and others who appreciate a softer and less complicated life-style.

"The community feels a strong tie to the natural environment. In particular, there is a real affinity with the forests around the Village; they're not just a backdrop for the Village - they're part of the community itself. Citizens respect the right of timber companies to manage woodlands and harvest timber. However, they ask that the lumber companies respect the viewsheds around the Village, maintain buffers along streams, lakes and wetlands, and try to bring more timber-related economic activity to the Village.

"They also feel that the environment is a major source of new economic opportunities for the Village. This includes mountain biking, hiking, boating, fishing, bird watching, and other environmentally friendly activities. These activities

should be nurtured and expanded as a part of economic development.

“It is recognized that Cumberland has problems. Too little of local incomes are spent on goods and services within the Village and it is necessary to find ways of correcting this imbalance. Part of this stems from the absence of certain commercial services in the Village such as a major grocery store. We also recognize that the Village’s public infrastructure is in need of updating and repair and this will cost millions of dollars over the next decade.

“It is clearly understood that the current tax base cannot accommodate these expenditures and additional sources of funding will have to be found. These sources of income will have to come mainly from new development. But how much development is needed is not entirely clear. On the other hand, it is understood that commercial and industrial development will yield the most tax income and proposals to add some of these activities to the Village cannot be ignored.

“Citizens have definite ideas about where new development should go, what it should look like, and how it should fit into the environment. The historic Village should remain the residential hub of Cumberland. It is not the place for large-scale industrial and commercial activities. However, these activities do have a place in Cumberland’s future, in particular the Bevan area for industrial activities and the highway intersection for appropriate commercial activities.

“Whenever new development occurs within the borders of Cumberland, it is believed such development should be

designed and built in a manner consistent with the Village's image. Cumberland is not a suburb, nor is it a highway-based commercial center. At the core, Cumberland is an historic Village with an identity and sense of community worthy of preserving. Citizens are pleased to have others join their community, but are determined to control their own destiny. To that end, the Village requires that new development - residential, commercial, and industrial - conform to their concepts, their images, their vision of Cumberland and its future".



2.2 Plan Direction

Neither plan, planner, nor Village Council can claim perfect view to the future.

Nonetheless, it is our view as Council that each plan has an opportunity, if not an obligation, to “speak” to a vision of the developed future of the community... a vision that extends beyond the short official 5 year term of the plan to a decade, and more... a vision that seeks to encompass the economic ambitions of the community while giving form and substance to those core values and objectives deemed important by the citizens... a vision, that while imperfect and open for modification and even redefinition along the way, will help to illuminate the path for all who choose to participate in the journey... and finally, a vision that can help shape and guide our stewardship of this Plan.

The citizens of our Village spoke with ringing clarity about the core characteristics and values that must be part of any future Cumberland. They spoke directly to the nature of their ambitions for future economic development within the Village. With those elements as our mandate, we envisioned a development scenario for Cumberland. It is outlined below.

While this scenario is but one possible future, it is, nonetheless, an attractive, a plausible, and, in the context of both the “Voice of the People” and our management principals, a desirable future that has within it the potential to satisfy our greatest community ambitions. It has helped us visualize how some of those community ambitions might be realized and how some of the potential changes in our community might be better managed. It helped us give substance to some of the policies that follow in Sections Three and Four.

A View to the Future

The Natural Setting

Cumberland, characterized by exceptionally attractive wetlands, forested slopes, pristine lakes, rich flora and fauna, and an abundance of unique historical artifacts, has the foundation for a natural greenbelt, including walking and biking trails, throughout the whole of the Historic Village. Such a greenbelt can and will be the foundation for much more...

The Eco-Cultural Focus

Within the foreseeable future, we envision a Village with a slightly larger population, principally located inside the greenbelt, and a revitalized community economy that capitalizes upon the rich potential for eco-tourism (hiking, jogging, mountain biking, bird watching, water recreation, golf and a host of other enviro-friendly activities). Indeed, while a great many kilometers of casual trails already exist, they will have been connected to literally scores of kilometers of both formal and informal trails in the surrounding region. From downtown Cumberland, trails will take hikers, bikers and bird watchers alike around the Village and beyond.

While capitalizing on the established “draw” of both Canada and Vancouver Island, Cumberland will, by offering world class environmental amenities and experiences, become a prime destination for environmentally conscious tourists from around the globe.

The eco-tourism will be tightly coupled to the unique opportunities offered by our historical artifacts and the heritage character of the Historic Village. With our proximity to Mt. Washington, our tourism markets will be bolstered by a daily influx of outdoor sports enthusiasts, both summer and winter who choose the Village as a way-station both to and from their prime activities on the mountain. And the new core economy will be significantly complemented by both the graphic and performing arts – music and theatre – reflecting the vibrant artist community within and about the Historic

Village that will have continued to grow and prosper over the intervening decade.

The Economic Opportunities

The economic- and tax-base of the Historic Village will be significantly bolstered as a result of the new development. Both village scale enterprises, from B&Bs to restaurants and catering, guide services, art galleries and live theater, and regional scale services, from eco-sensitive resort complexes to regional sporting and equipment supply services, will naturally emerge to address the market influx. In the course of business, these ventures will add significantly to the wealth of both the general community and the municipality.

The Industrial & Regional Commercial Lands

The tax revenues and employment base of the Village will be further augmented by the development of both industrial and mid-island-scaled commercial enterprises located outside the confines of the Historic Village. Focused, generally, on serving markets external to the eco-tourism base of the Village and detailed specifically to ensure they enhance the established businesses in the Village core, they too will reflect, in both their design and operation, our respect for the environment and the historic values of the Village.

The Destination

As a result of careful assessment and Performance-Based management of residential and commercial

development proposals over the next decade, the character of the Village will be safeguarded. The nature of much of the new development within our Village will reflect both our eco-tourist focus and our genuine respect for, and reliance upon, our natural environment. A revitalized downtown commercial core with busier pedestrian flows will complement intimately scaled neighbourhoods, the walkability of lane serviced residential streets, the heritage character of our Village, and the closeness of community that is the hallmark of Cumberland.

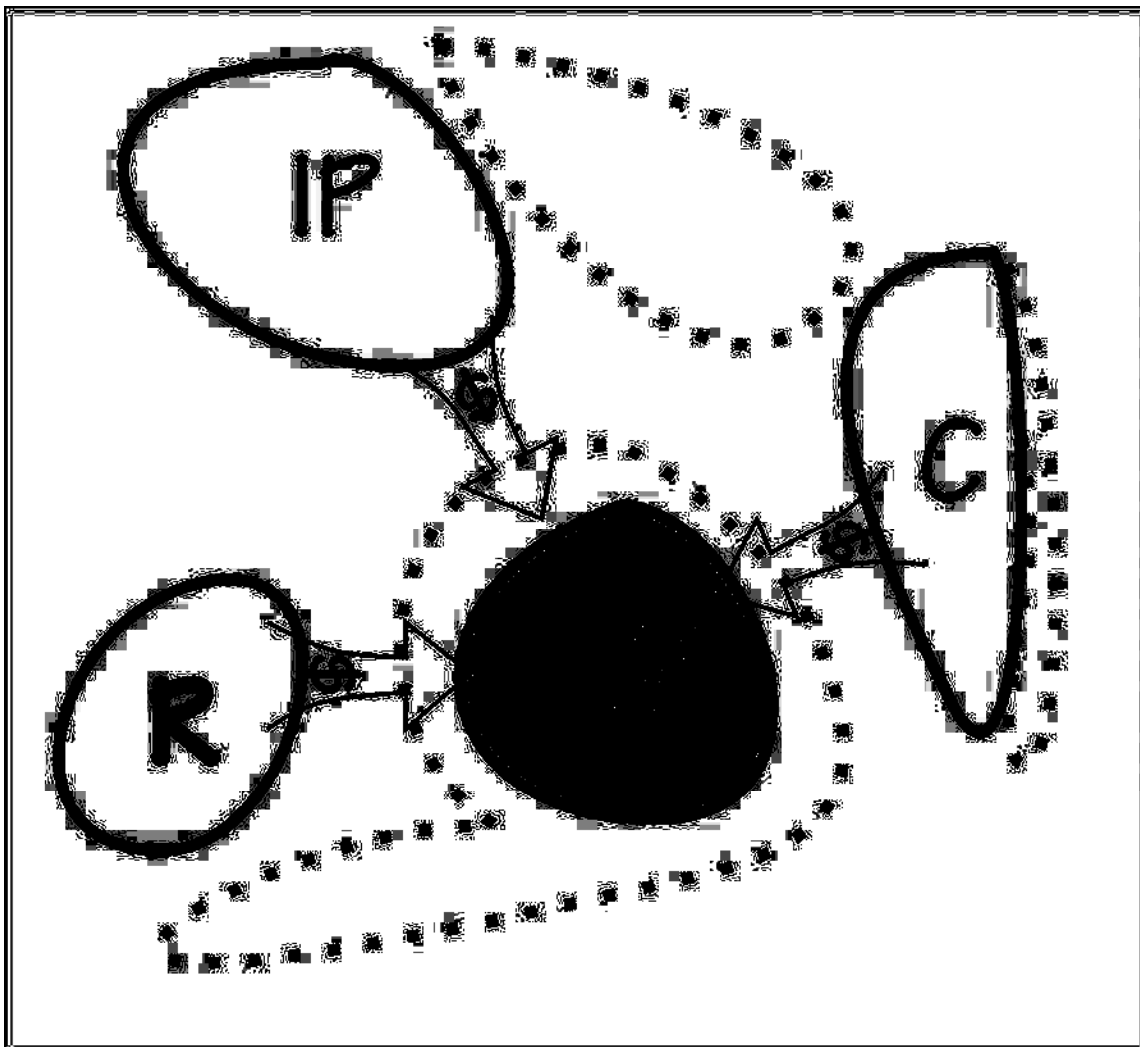
The roads and services of the Village will reflect the newly achieved prosperity and a continued commitment to low impact green infrastructure developments. The cohesive visual character of the community will have been bolstered – both by the maintenance and, in some instances, assisted improvement to heritage areas within the Village. The redevelopment of the Village entrance near the interchange, where businesses will have been encouraged to move to the new industrial park and their former tracts redeveloped for eco-sensitive commercial development, will set a tone of improved prosperity and vision for the community.

The Village of Cumberland will have been affirmed as the gem of the Valley.



Vision Map

The View to the Future implies a community organization or structure as illustrated below with the Historic Village "HV" at the centre. Tourists will feed the economic lifeblood of a Village surrounded by environmental amenities. The draw of the Greenway will provide employment opportunities and revenues that will be generated throughout the Village and in the Recreation area, "R", to the west. Tourists and regional shoppers will provide the foundation for the Commercial area, "C", to the east and the Industrial Park, "IP", to the north, will form a third leg of the "new" economic engine.



2.3 Land Use Management Principles

In addition to the Vision articulated by the citizens of the Village of Cumberland through the summer of 2003, the following land use management principles, reflecting both community and regional considerations, have been acknowledged by Council. Consistent with the "Voice of the People", they, too, underlie the redevelopment of the Official Community Plan:

- 1 Avoid urban sprawl and ensure that development takes place where adequate public facilities exist or can be provided in a timely, economic and efficient manner;
- 2 Create settlement patterns that encourage walking, bicycling and the efficient use of public transit and minimize the need to use automobiles;
- 3 Encourage the efficient movement of goods and people while making effective use of transportation and utility corridors;
- 4 Protect ecosystems, watersheds and environmentally sensitive areas, both because of their own intrinsic value and because of their importance to the community's character, stability and economic base;
- 5 Maintain the integrity of a secure and productive resource base;
- 6 Encourage economic development that supports the unique character of our Community;
- 7 Reduce and prevent air, land and water pollution;
- 8 Encourage affordable and appropriate housing;
- 9 Encourage adequate inventories of suitable land and resources for future settlement;
- 10 Protect the quality and quantity of groundwater and surface water;
- 11 Encourage settlement patterns that minimize the risks associated with natural hazards;
- 12 Preserve, create, and link urban and rural open space including parks and recreation areas;
- 13 Promote the efficient use and conservation of energy;
- 14 Promote good stewardship of land, sites and structures with cultural heritage value; and
- 15 Promote a good neighbour policy in the Comox Valley through prudent management of stream headwaters, ground water aquifers and other regionally based resource systems.

2.4 Community Goals

The Village of Cumberland will strive to attain the following Goals in order to move toward a future consistent with the Vision Statement. These Goals, the related Objectives that follow in Section 2.5 and the related Policies that appear in Section Three, form the basis of the content and organization of the OCP.

Goal 1 *Participatory Planning*

Involve all citizens and other stakeholders in planning decisions.

Goal 2 *Process Management*

Encourage new development that conforms to the values and character of Cumberland while retaining flexibility and promoting innovation within development proposals.

Goal 3 *Residential Growth Management*

Preserve the functional integrity and sense of community associated with the existing residential base of the Historic Village.

Goal 4 *Heritage Preservation*

Protect the heritage resources and heritage values of the Village.

Goal 5 *Environmental Preservation*

Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes, and quality of air, while preserving the associated recreation opportunities and respecting the natural constraints.

Goal 6 *Economic Development*

Develop a robust local economy by capitalizing upon our natural environment and promoting a greater commercial diversification within the local economy.

Goal 7 *Infrastructure Development*

Provide effective, and as appropriate, green infrastructure for existing and future development.

2.5 Community Objectives

The Objectives outlined below provide direction towards achieving the goals of the Plan. The specific strategies, actions, and standards that are required to achieve the Goals and Objectives follow in Part 3 of the Plan.

Goal 1 *Participatory Planning*

Our objectives are to:

- *Inspire residents, as informed citizens, to take an active, holistic and participatory role as stewards of the Community's planning process;*
- *Engage all categories of stakeholders through meaningful participation in the planning process; and*
- *Achieve effective and timely communication pertaining to land use planning.*

Goal 2 *Process Management*

Our objectives are to:

- *Employ Performance-Based Planning and Performance Standards throughout the Village;*
- *Promote innovative, environmentally sensitive, Performance-Based Development while ensuring consistency with the Village's character and feel, both present and historical;*
- *Employ Comprehensive Planning Area designations within special planning areas as a means of achieving integrated use and Performance-Based Development;*
- *Promote a revitalization of commercial areas within the Historic Village;*
- *Promote heritage conservation initiatives within the Historic Village; and*

- *Create a functional public information system that involves citizens at the earliest opportunity in the development process.*

Goal 3 *Residential Growth Management*

Our objectives are to:

- *Maintain and enhance Cumberland as a good place for families, children, seniors, and others who appreciate a softer and less complicated lifestyle by carefully managing development and establishing clear and relatively limited residential growth parameters;*
- *Maintain the Historic Village as the residential hub of the community; and*
- *Preserve and enhance the integrity of the Village's residential character, scale and feel within existing and new residential areas.*

Goal 4 *Heritage Preservation*

Our objectives are to:

- *Heighten public awareness and support for heritage preservation and the importance of archaeological and historical sites and materials within and related to the Village;*
- *Preserve the Village's built heritage and historic landscapes; and*
- *Provide incentives to assist in the conservation of heritage buildings, structures, sites and heritage trees.*

Goal 5 *Environmental Preservation*

Our objectives are to:

- *Establish trail corridors that link existing parks, forest lands, environmentally sensitive lands, engineered wetlands and other green space including recreational trails – throughout the whole of the Village;*
- *Enhance environmental awareness and promote a sense of community stewardship that serves to protect and restore the environment;*
- *Protect the fish-bearing capacity of local waterways from negative impact by new development through the application of a variety of environmental standards including water conservation where appropriate; and*
- *Preserve the natural character and environmental quality of lakes, watercourses, riparian zones, wetlands, prominent landforms and viewsheds, and to restore such character or quality where it has been damaged.*

Goal 6 *Economic Development*

Our objectives are to:

- *Create a welcoming and supportive business environment within the Village;*
- *Build upon both the arts and the natural environment as major sources of new economic opportunities for the Village;*
- *Preserve the Village's working forest lands as an integral component of our economy;*
- *Encourage new commercial activities and industrial activities; and*
- *Accommodate new industrial activities in Comprehensive Planning Areas outside the Historic Village.*

Goal 7 *Infrastructure Development*

Our objectives are to:

- *Enable appropriate services to those areas of the Village that are not currently fully serviced;*
- *Ensure an adequate and appropriate supply of water to meet the domestic needs and fire protection requirements of the residents and businesses of the Village while meeting contractual obligations;*
- *Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems;*
- *Provide a system of stormwater drainage, which has zero net impact on the existing natural drainage systems;*
- *Provide a safe and efficient transportation network compatible with existing and proposed land uses; and*
- *Ensure the availability of services to meet existing and future community needs in a cost-effective manner.*

Part Three

Plan Policies

3.1 Participatory Planning

The Council and residents of the Village acknowledged throughout the process leading to the creation of this OCP that an open and participatory planning process was essential if the plan was to be a success. The first goal of the plan is an acknowledgement and commitment on the part of Council to honour that sentiment.

Goal 1

Involve all citizens and stakeholders in planning decisions.

The first Objective detailed under the Goal identifies both a commitment and an approach that Council has adopted as a means of achieving the goal:

Objective 1

Inspire residents, as informed citizens, to take an active, holistic and participatory role as stewards of the Community's planning process.

The Objective reflects Council's commitment to capture the sentiments that emerged from the summer participatory program. It seeks to reflect the very nature and scope of "involvement" envisaged by the citizens - an informed, intensive, comprehensive, and continuous involvement in the development choices that lie ahead for Cumberland - an involvement springing from the perspective of a "community custodian" rather than that of a casual observer. Accordingly, it is the policy of the Village of Cumberland to:

- 3.1.1 Provide a community – shared basis of fact and information upon which citizens can form opinion and offer direction grounded in shared knowledge.**
- 3.1.2 Involve Village of Cumberland residents at an early stage in the review and assessment of proposed development applications and designs.**

- 3.1.3 **Involve young people, seniors and others within the social makeup of the Village who might not normally express their views on planning matters.**
- 3.1.4 **Consult with and involve our disabled citizens in the planning processes of our Community.**

Similarly, the second Objective adopted by Council identifies a commitment to a breadth of community involvement that encompasses all who may be seen to have legitimate interest in the planning processes of the Village:

Objective 2
Engage all categories of stakeholders through meaningful participation in the planning process.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.1.5 **Facilitate the involvement of stakeholders, including special interest groups, adjacent local governments, provincial government departments and First Nations in both the development of and response to community development and design concepts proposals.**
- 3.1.6 **Adopt a Development Approval Information By-Law that will require developers to communicate with both residents and stakeholders to discuss proposed changes in land use prior to the submission of development proposals and the associated public meetings.**
- 3.1.7 **Acknowledge First Nations' right to assume their place at appropriate levels of decision making, and ensure that such recognition is afforded to First Nations at the earliest possible stages of the planning process.**

Finally, the third Objective of Council with respect to Goal 1 seeks to acknowledge the importance of communications that are clear, accurate, and distributed in sufficient time to allow for reasonable review:

Objective 3

Achieve effective and timely communication pertaining to land use planning.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.1.8 Develop and pursue communication that provides clear presentation and the exchange of ideas in a voice that resonates with the people in order to facilitate and encourage continued community involvement in the planning process.**

3.2 Process Management

The "Voice of the People" makes clear that the citizens of the Village genuinely seek to achieve a balance between encouraging new development, of all types, and maintaining both the values and character that so uniquely distinguish Cumberland. Council reflected this sentiment in identifying the second Goal of the OCP:

Goal 2

Encourage new development that conforms to the values and character of Cumberland while retaining flexibility and promoting innovation within development proposals.

The first Objective detailed by Council references a particularly strong yet flexible approach to achieving the delicate balance that is needed between development and preservation:

Objective 1

Employ Performance-Based Planning and Development Standards throughout the Village.

Performance-Based Planning and development places considerable onus upon the proponent and focuses assessment on the criteria that must be met in order to successfully propose and implement any new development proposal. It neither lacks for direction nor detail - it simply does not presume to prescribe the best or only solution.

Within the Performance-Based approach adopted by Council, the Goals, Objectives and Standards that reflect the values of Cumberland, are not negotiable.

Instead, the focus of assessment is placed squarely upon the ways in which these Goals and objectives can and will be achieved as an integral part of each new development proposal. The approach is intended to encourage innovation while guaranteeing that the core standards of the Village are always met or exceeded.

Accordingly, it is the policy of the Village of Cumberland to:

3.2.1 Employ Performance-Based Planning and Performance Standards within *Comprehensive Planning Areas*.

As a primary means of achieving both Goal and Objective, this policy of Council intends that those tracts of vacant land, both within and outside the Historic Village designated as CPA (detailed in Part Four) will be subject to planning and development management procedures that will encourage innovation while preserving the balance that is so critical to the Village.

Accordingly, it is the policy of the Village of Cumberland to:

3.2.2 Enable any and all future development within the bounds of *Comprehensive Planning Areas* through a *Comprehensive Development Agreement* and associated *Performance Bond*, as required, to be negotiated between Council and the development proponent. All *Comprehensive Development Agreements* will be registered against the title of the subject property through the BC Land Titles Office.

Comprehensive Development Agreements will encompass the complete range of design and performance issues that are integral to the character of Cumberland. The subject of the Agreements will include, but will not be limited to, design and development issues such as; residential, industrial and commercial density; site design; site and neighbourhood servicing; walkability and pedestrian integration with the remainder of the Village; building character and mass; environmental and landscape design including the amount and type of pervious surfaces; the nature of the commercial and industrial enterprises to be accommodated where appropriate; and road and parking standards, as defined by Council in accordance with this Plan.

Indeed, the detail of a Comprehensive Development Agreement will be sufficient that it will form the sole basis for the zoning bylaw amendment that will be, subsequently, reviewed by the public and enacted by Council to govern all development within the subject site.

Council chose to emphasize and clarify the focal point of a Comprehensive Development Agreement in the second Objective:

Objective 2

Promote innovative, environmentally sensitive, performance-based development while ensuring consistency with the Village's character and feel, both present and historical.

The Objective goes beyond Comprehensive Development Agreements, however. It seeks to establish a clear and consistent context for *all* development.

Accordingly, it is the policy of the Village of Cumberland to:

3.2.3 Manage and regulate land use to minimize risk to human life and property from natural and human-made hazards.

3.2.4 Mandate *Comprehensive Planning Area* designations within special planning areas as a means of achieving integrated use and performance based development. Comprehensive Planning Areas will encompass territories of potential:

3.2.4.1 *Economic Development* – areas of significant potential for core support and development of the Village's economic base;

3.2.4.2 *Historical Resources* – areas which encompass key historical elements essential to the integrity of the character and development potential of the Village;

3.2.4.3 *Environmental Resources* – areas which encompass key environmental elements essential to the integrity of the character and development potential of the Village;

3.2.4.4 *Residential* – areas of significant potential for residential development within the *Residential Growth Boundary* of the Historic Village; and

3.2.4.5 Institutional – areas of significant potential for institutional development within the *Residential Growth Boundary* of the Historic Village.

3.2.5 Regularly review and identify potential and emerging development areas that qualify as special planning areas within the Village and reserve the right to designate any and all such areas as specific Comprehensive Planning Areas through appropriate process.

In recognition of the degree to which the existing commercial core is a critical element of the character and vitality of the Village, Council detailed Objective Three that seeks to:

Objective 3
Promote a revitalization of commercial areas within the Historic Village.

Accordingly, it is the policy of the Village of Cumberland to:

3.2.6 Mandate the historic downtown commercial district as a *Revitalization Area*, as a means of achieving a focused and integrated redevelopment of the economic base of the Village.

3.2.7 Employ Comprehensive Design Guidelines to preserve the historical character and integrity, in both form and scale, and to promote an aesthetic quality within the Revitalization Area.

3.2.8 Encourage the re-establishment of indigenous greenery within the Historic Village.

3.2.9 Preserve the functional integrity and sense of community associated with the current commercial base of the Village.

Likewise, in recognition of the degree to which the historic structures of the Village are core elements of the character that is Cumberland, Council detailed Objective Four:

Objective 4

Promote heritage conservation initiatives within the Historic Village.

As formal stewards of the OCP, Council recognizes that development management processes are only successful to the degree that timely information is made available, not simply to Village staff but to all citizens who may choose to participate, with Council, as community stewards. Reflecting and extending the First Goal of the OCP, Council seeks to create opportunity for all who wish to participate in the review and assessment of each development proposal. Objective Five, then, is to:

Objective 5

Create a functional public information system that involves citizens at the earliest opportunity in the development process.

Accordingly, it is the policy of the Village of Cumberland that:

3.2.10 **A *Development Approval Information* bylaw applicable within all *Comprehensive Planning Areas* will be adopted requiring developers to provide Council and the community with specific information about the anticipated social, environmental and economic impacts of the proposed activity on the community.**

3.2.11 **All *Revitalization Areas* will be declared *Development Permit Areas*.**

3.2.12 ***Development Permit Areas*, in addition to *Revitalization Areas*, will also be identified, as appropriate, for the:**

3.2.12.1 **Protection of the natural environment, its ecosystems and biological diversity;**

3.2.12.2 **Minimizing of risk to future development from hazardous conditions;**

3.2.12.3 **Revitalization of an area in which commercial uses are permitted; and**

3.2.12.4 Establishment of objectives and the provision of standards for the form and character of commercial, industrial or multifamily residential development.

3.3 Residential Growth Management

The Voice of the People makes clear that the core social values and Village life experiences of the residents of Cumberland are among their most cherished experiences. Council reflected this sentiment in identifying the third Goal of the OCP:

Goal 3
Preserve the functional integrity and sense of community associated with the existing residential base of the Historic Village.

Those taking part in the extensive public participation process leading to this plan made it clear that the functional integrity of Cumberland has to do with:

- the scale of the Village - relatively small in both population and the geographical area of the residential development when compared to the urban and typical suburban examples experienced elsewhere in BC;
- the intimacy of community- that is to say the very real sense that people know and care for one another throughout the Village; and
- the ease of movement, particularly via safe walkways, through the confines of the Historic Village.

As an approach to preserving the integrity of the residential character of the Village, Council adopted as the first Objective:

Objective 1
Maintain and enhance Cumberland as a good place for families, children, seniors, and others who appreciate a softer and less complicated life-style by carefully managing development and establishing clear and relatively limited residential growth parameters.

The Objective anticipates an active and focused management of residential growth as one means of preserving the functional integrity of the Village.

Accordingly, it is the policy of the Village of Cumberland to:

3.3.1 Establish a *Residential Containment Boundary* around the perimeter of the Historic Village as a means of containing expansion and managing population growth.

By virtue of adopting a Residential Containment Boundary, detailed on Map A - Official Community Plan, it is Council's intent to declare clear direction with respect to the focus of future residential growth within the Village. By seeking to focus and contain future residential growth, and thus avoiding the phenomenon of "urban sprawl", the policy reflects and serves to preserve the intimacy that is Cumberland.

Beyond simple growth location management for the Historic Village, however, is the consideration of the character of the residential growth that should take place within Cumberland. Council adopted as its second Objective:

Objective 2
Maintain the Historic Village as the residential hub of the community.

While this Objective speaks explicitly to the Historic Village as a "place", implicitly, it speaks, as well, to the nature of the development to come.

Accordingly, it is the policy of the Village of Cumberland to:

3.3.2 Support the conservation and renovation of older existing residential areas and thereby preserve existing housing stocks.

3.3.3 Prioritize infill of existing residential designations (see Map A – Official Community Plan) over declaration of new areas.

A number of prime areas for future residential development "infill" currently exist within the boundaries of the Historic Village. Looking forward to the shape and character such development might assume, Council adopted as a further Objective:

Objective 3

Preserve and enhance the integrity of the Village's residential character, scale and feel within existing and new residential areas.

The Objective speaks to a variety of residential characteristics both physical and social that the citizens of Cumberland and Council deem

important if the Residential Growth Management Goal is to be met.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.3.4 Require development and building design that promote walkability, interaction between neighbors and interconnection with the remainder of the Village, its open space and recreation areas.**
- 3.3.5 Ensure that pedestrian access, adequate parking, and ease-of-use is a priority design component within all development and redevelopment proposals within the Village.**
- 3.3.6 Promote historically scaled lots, housing and site design appropriate to the existing Village character and stock.**
- 3.3.7 Require the integration of green space within all Village development and redevelopment designs, where appropriate.**
- 3.3.8 Increase transportation choices to and from, and walkability within the Village.**
- 3.3.9 Promote affordable housing through:**
 - 3.3.9.1 New multifamily units and co-housing, where appropriate; and**
 - 3.3.9.2 Secondary suites in single family dwelling, where appropriate.**

3.3.10 Support group homes and special needs housing in the Village.

3.3.11 Maximize the opportunities for people with disabilities to be full and active members of our community.

3.3.12 Continue to implement Development Cost Charges that require new development to pay full servicing costs.

Parks and Recreation

Council also considers neighbourhood parks and recreation facilities to be critical to the functional integrity of neighbourhoods within the Village.

The Village has one main recreation park, Village Park, which is located on Dunsmuir Avenue at Sixth Street and which contains a variety of sport facilities. In addition to the 4.45 hectare Village Park, which serves as a community focus point during numerous community events, the Village also has a number of other parks including:

- *Peace Park* (an aesthetic park);
- *Egremont Park* (a natural park);
- *Old Orchard Park* (a natural park);
- *Perseverance Creek* (a historic park);
- *#6 Mine Park* (a historic park).

In addition to park areas within the Village boundaries, the Village also owns and operates Comox Lake Park which is located two kilometers west of the municipal boundaries and which provides 50 campsites for overnight stays as well as a beach area for day use.

Accordingly, it is the policy of Council to:

3.3.13 Ensure that neighbourhood park areas, park lands, or money in lieu of park land dedication, be acquired by the Village at the time of plan development or subdivision, at the discretion of the Approving Officer.

- 3.3.14 Restrict the alienation of public lands from the general use of the public by adjacent property owners.
- 3.3.15 Support the Regional District Greenways Plan in the pursuit, recognition and protection of significant trail corridors on adjacent private forest land properties.
- 3.3.16 Continue to pursue the establishment of the Wellington–Colliery railway right-of-way as a linear parkway for non-vehicular public recreational use.

3.4 Heritage Preservation

Both Council and the citizens of Cumberland acknowledge the need and desire to preserve the rich heritage of the Village. Accordingly Council adopted as its fourth Goal:

Goal 4
Protect the heritage resources and the heritage values of the Village.

Council recognizes, nonetheless, that the task of protecting the heritage that is so much a part of the Village character must rest securely upon a community consensus with respect to those artifacts and values that are worth protecting. Council therefore adopted as its first Objective a commitment to:

Objective 1
Heighten public awareness and support for heritage preservation and the importance of archaeological and historical sites and materials within and related to the Village.

Accordingly, it is the policy of the Village of Cumberland to:

3.4.1 Develop specific public heritage awareness initiatives, in conjunction with the Cumberland Heritage Commission.

Council also recognizes that awareness without action is not an option. Therefore Council adopted as its second Objective:

Objective 2
Preserve the Village's built heritage and historic landscapes.

Accordingly, it is the policy of the Village of Cumberland to:

3.4.2 Acknowledge a building, place, or object for its heritage value on the basis of:

- 3.4.2.1 **Historical and Social Significance** – e.g. its historic value or significance in terms of a notable figure, event, phase or activity, and whether it is an important reflection of social patterns of its time;
 - 3.4.2.2 **Cultural Significance** – e.g. its contribution to the distinctive characteristics of a way of life, and/or the esteem in which it is held by a particular group or community;
 - 3.4.2.3 **Architectural and Artistic Significance** – i.e. its significance in terms of a design of a particular style, period or designer and whether it has significant artistic value;
 - 3.4.2.4 **Group and Setting Significance** – i.e. its degree of unity in terms of scale, form, materials, texture and colour in relationship to its setting and/or surrounding buildings;
 - 3.4.2.5 **Landmark Significance** – i.e. its landmark significance in the community consciousness;
 - 3.4.2.6 **Archaeological Significance** – i.e. the heritage item and its relevance in respect of important physical evidence of pre-1856 human activities; and
 - 3.4.2.7 **Technology and Craftsmanship Significance** – i.e. the heritage item's importance for the nature and use of materials, finishes and/or constructional methods which were innovative for the period or of noteworthy quality.
- 3.4.3 **Encourage the voluntary heritage designation of buildings and structures by property owners.**

- 3.4.4 Acquire lands and structures of cultural and historic significance within the Village for the purposes of conservation, preservation and redevelopment of the Village's historic character.
- 3.4.5 Work with private landowners to retain appropriate public access to the existing system of logging roads and rail beds in and adjacent to the Historic Village as part of the Village's heritage infrastructure.
- 3.4.6 Prevent the demolition and / or unauthorized alteration of heritage buildings or structures.
- 3.4.7 Employ, where appropriate, temporary heritage protection initiatives that may include:
 - 3.4.7.1 Heritage Inspections;
 - 3.4.7.2 Heritage Impact Assessments;
 - 3.4.7.3 Temporary Heritage Protection;
 - 3.4.7.4 Heritage Conservation Covenants;
 - 3.4.7.5 Heritage Revitalization Agreements;
 - 3.4.7.6 Heritage Designations;
 - 3.4.7.7 Heritage Compensations;
 - 3.4.7.8 Heritage Conservation Areas;
 - 3.4.7.9 Heritage Alteration Permits;
 - 3.4.7.10 Heritage Site Maintenance Standards;
 - 3.4.7.11 Tree Protection; and
 - 3.4.7.12 Reservation and Dedication of Heritage Property.
- 3.4.8 Continue to implement the existing Design Guidelines for the downtown commercial Development Permit area so

as to ensure that new buildings in the downtown core fit with existing heritage buildings.

3.4.9 Consider strengthening or amending the existing Design Guidelines for the downtown commercial Development Permit area during the course of a review and update.

3.4.10 Consider strengthening or amending the “Village of Cumberland Heritage Conservation Management Plan, 1993” during the course of a review and update.

Finally, Council and Citizens, alike, recognize that with some initiatives, preservation is a community responsibility. The final Objective reflects this acknowledgement:

Objective 3
Provide incentives to assist in the conservation of heritage buildings, structures, sites and heritage trees.

Accordingly, it is the policy of the Council to:

3.4.11 Promote the maintenance of significant heritage trees where required.

3.4.12 Implement a Heritage Tree Cutting Bylaw.

3.5 Environmental Preservation

The fifth goal of Council focuses specifically upon the natural environment. The citizens, in the "Voice of the People" declared the environment as a foundational element of Cumberland and, in effect, an integral part of who we are as a community. Council acknowledges that fact in Goal five:

Goal 5

Protect and enhance the integrity of the natural environment including the surrounding landforms, forests, streams, wetlands, lakes, and quality of air, while preserving the associated recreation opportunities and respecting the natural constraints.

The Goal is a specific acknowledgement of both the sentiment and worth of our natural surroundings. Objective One seeks to confirm Council's commitment to the environment as an entwined element of our Village by detailing the nature of their fundamental approach to the stewardship of that resource:

Objective 1

Preserve the natural character and environmental quality of lakes, watercourses, riparian zones, wetlands, prominent landforms, and viewsheds, and to restore such character or quality where it has been damaged.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.5.1 **Protect sensitive plant, fish, and wildlife habitats or lands by employing an ecosystem based approach.**
- 3.5.2 **Require all development proposals within *Comprehensive Planning Areas* to include a site specific sensitive biota inventory and an impact assessment of the proposed project upon all sensitive biota on and contiguous to the site.**

- 3.5.3 Recognize the headwaters and associated wetlands of each of the following watersheds as Comprehensive Planning Areas:**
 - 3.5.3.1 Comox Lake;**
 - 3.5.3.2 First Supply Creek;**
 - 3.5.3.3 Morrison Creek;**
 - 3.5.3.4 Piercy Creek;**
 - 3.5.3.5 Millard Creek;**
 - 3.5.3.6 Roy Creek;**
 - 3.5.3.7 Maple Lake Creek; and**
 - 3.5.3.8 Perseverance Creek.**
- 3.5.4 Recognize the lands surrounding Maple Lake as a Comprehensive Planning Area.**
- 3.5.5 Recognize the lands in the North West corner of the Historic Village currently known as the “Jenks Lands” as a Comprehensive Planning Area.**
- 3.5.6 Recognize the lands currently belonging to the Comox Lake Land Corporation along the eastern edge of Comox Lake as a Comprehensive Planning Area. Special consideration must be given in knowledge that Comox Lake is the source waters for the Regional District of Comox–Strathcona water supply system intake in the upper Puntledge River.**
- 3.5.7 Designate a 30 to 60 meter riparian zone along the watercourse areas within the Village to protect them from any encroachment from incompatible land uses unless a qualified professional advises otherwise.**

3.5.8 Ensure that any proposed land development adjacent to or near wetland areas shall adhere to the “Best Management Practices, 2004” and as amended prepared by the Ministry of Water, Land and Air Protection.

Acknowledging a responsibility equal to that of the private sector, Council has committed to a Municipal adherence to the intent of Objective One.

Accordingly, it is the policy of Council that:

3.5.9 Natural landscapes and ecosystem functions will be protected in all land use decisions and government operations of the Village of Cumberland.

Council also recognizes that the best guardian of our natural environment is an environmentally aware citizenry. The second Objective acknowledges this by committing to:

*Objective 2
Enhance environmental awareness and promote a sense of community stewardship that serves to protect and restore the environment.*

Accordingly, it is the policy of the Village of Cumberland to:

3.5.10 Promote the development of interpretive centres and signage on the Community Trail Network.

3.5.11 Encourage the formation, education and ongoing participation of citizen volunteer committees to provide advice to Council on environmental and recreational matters within the Village.

Council, as does the “Voice of the People”, recognizes that the economy of our community is inextricably linked to the well being of our surrounding natural environment.

The final Objective of Council with respect to the environment might well have been placed under the Goal for economic development. It was, however, the intent of Council to reinforce our Village’s commitment to

and recognition of our environment's foundational role in our well being. Accordingly, Council established as an environmental Objective to:

Objective 3

Create a linked network of Village Greenways – continuous trail corridors that link existing parks, forest lands, environmentally sensitive lands, engineered wetlands and other green space including recreational trails – throughout the whole of the Village.

The Village Greenway system will serve as the foundation for a new economic engine within our community and it will also facilitate the creation of a constant flow of information as we seek to protect and preserve.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.5.12 **Establish a comprehensive Village Greenway System (VGS) through cooperative partnerships, designation, zoning, land trades, acquisition and other means as may become available to Council.**
- 3.5.13 **Design the Village Greenway System (VGS) in order to maintain sufficient lands in their natural state to permit the present diversity of plant and animal life to continue to exist and flourish.**
- 3.5.14 **Protect the ecological integrity of greenways and adjacent lands.**
- 3.5.15 **Promote the development of a Community Trail Network within the Village Greenway System (VGS) that incorporates existing informal trails and the establishment of new interconnecting walkways in order to extend and create new recreational opportunities.**

Forestry

The "Voice of the People" recognizes that the forest is more than a simple backdrop to the lives of the citizens of our Village. Comox Timber Ltd.

owns the majority of lands within the Village that are designated Working Forest. The way in which these active forest lands are cultivated and harvested is of significant interest to Council and residents alike.

Accordingly, it is the policy of the Village of Cumberland to:

- 3.5.16 **Preserve the viewsapes from within the Village.**
- 3.5.17 **Work cooperatively with timber companies and large landowners within the Village to preserve accessibility to the extensive trail systems contained within the surrounding forest lands.**
- 3.5.18 **Encourage innovative and sustainable forestry management practices as alternatives to simple clear or block cutting.**
- 3.5.19 **Encourage reforestation of cleared areas using native species and minimization of fire hazard using fire smart practices.**
- 3.5.20 **Support and encourage environmentally sound logging that:**
 - 3.5.20.1 **avoids erosion and sedimentation;**
 - 3.5.20.2 **protects habitat and rare, threatened, or endangered plant and animal species;**
 - 3.5.20.3 **retains natural vegetation near lakes, streams, and riparian areas;**
 - 3.5.20.4 **encourages the re-establishment of trees and a healthy forest ecosystem;**
 - 3.5.20.5 **avoids clear-cutting large areas; and**
 - 3.5.20.6 **maintains the ecological productivity of the land and its ability to support native vegetation.**
- 3.5.21 **Encourage forest harvest practices that minimize scenic and vegetation disturbances.**

- 3.5.22 Encourage selective harvesting of trees and silviculture methods that employ low impact equipment and practices.
- 3.5.23 Encourage the provision of a natural treed and vegetated buffer surrounding the built up areas of Cumberland.
- 3.5.24 Encourage Ministry of Sustainable Resource Management and private forest companies to maintain active consultation with Village residents regarding the implementation of forest management plans.
- 3.5.25 Encourage continued accessibility to trails in surrounding forest lands, both public and private.

3.6 Economic Development

A central element of the “Voice of the People” was the recognition that our economy requires considerable attention. Indeed, it is a fair reflection to say that our local economy needs to be rebuilt. Council’s commitment is unflagging in this regard and the sixth Goal recognizes the obligation and signals a commitment to change:

Goal 6

Develop a robust local economy by building upon our natural environment and promoting a greater commercial diversification within the local economy.

Council recognizes, in our free market economy, that those who engage in business do so of their own free will. Perhaps most importantly, they freely exercise their right of choice about where they locate.

As both Council and community, we wish to encourage various types of business to locate and grow within the Village. It is, nonetheless, a two way street. We recognize well, that businesses, in turn, must *choose* to locate here.

The commitment Council has made throughout this Plan reflects our intent to preserve, build and improve upon a community that will continue to be an attractive place for us to live. By extension, we are also building an attractive place within which businesses, complimentary to our lifestyle and ambitions, can choose to locate. There will be challenges in effecting this transition and Council will make every effort to minimize adverse impacts to business in achieving this goal.

It is our responsibility to ensure that businesses understand the opportunity of both market and community that is and will be represented by Cumberland. It is also our responsibility to build an administrative environment that compliments the opportunity. Council’s first Objective begins to address this point:

Objective 1

Create a welcoming and supportive business environment within the Village.

Accordingly, it is the policy of Council to:

- 3.6.1 Simplify and expedite permitting regulations for merchants, without sacrificing quality of development.**
- 3.6.2 Seek to minimize the costs of doing business throughout the Village.**

Council also recognizes that often, the most successful of new businesses are built upon existing strengths within the community. Indeed, the most viable of tourism opportunities are inevitably built upon opportunities that are both inherent to the community and are already patronized by the local citizens. Cumberland abounds with such opportunity, both natural and historical and the second Objective of Council seeks to recognize the circumstance:

Objective 2

Build upon both the arts and the natural environment as major sources of new economic opportunities for the Village.

We are committed to building a foundation for eco-tourism and our Community offers much in this regard.

Accordingly, it is the policy of Council to:

- 3.6.3 Encourage business development based upon eco-tourism that integrates ecology, education, heritage, culture and the culinary, performing and visual arts.**
- 3.6.4 Preserve and protect the forest viewsheds surrounding the Village.**
- 3.6.5 Encourage commercial activities outside the Historic Village that enhance the downtown core.**
- 3.6.6 Support the development of tourist services within the downtown commercial area**

3.6.7 Support the combined uses of commercial and residential activities in the commercial core so as to reestablish a traditional mixed-use Village centre.

3.6.8 Support the siting of a tourist information centre near the new Inland Highway interchange.

However we may develop and at whatever speed, our forest lands will remain the core of our local economy through the foreseeable future. Our third economic Objective is recognition of this stark fact:

*Objective 3
Preserve the Village's working forest lands as an integral component of our economy.*

Accordingly, it is the policy of Council to:

3.6.9 Encourage large landowners and timber companies to play a role as respected and responsible citizens within the Village.

Equally, if we are to develop a more robust local economy, we must seek additional "pillars" upon which to build our economic future. Our fourth Objective is specific recognition of this fact on the part of both citizens and Council:

*Objective 4
Encourage new commercial and industrial activities.*

The expansion of our boundaries has afforded us an opportunity to pursue both commercial and industrial opportunities that simply were not available to us in the past.

Accordingly, it is the policy of Council to:

3.6.10 Support the development of regionally-focused commercial business enterprises within Cumberland that are environmentally sensitive and structured to meet the market needs of the mid-Island.

- 3.6.11 Support the development of commercial tourism business enterprises within Cumberland that seek to provide environmentally sensitive services for the tourism market.
- 3.6.12 Promote a scale and range of commercial activity that address the service needs of Cumberland residents and visitors.
- 3.6.13 Ensure that existing bona fide commercial uses in the planning area are designated as commercial and, where appropriate, designate additional sites for future commercial uses.
- 3.6.14 Support the location of a grocery store, large enough to serve Village and area residents, within the Historic Village.
- 3.6.15 Prohibit retail commercial development in the form of strip malls.
- 3.6.16 Consider allowing centrally located neighbourhood corner stores within identifiable neighbourhoods of the Village.

Council seeks to encourage new industrial development in a specific manner and place within the Village. While new industrial development will play an important role in our economic future, it is not easily compatible with the intimate residential core of the Village. Our fifth objective is to:

*Objective 5
Accommodate new industrial activities in Comprehensive Planning Areas outside the Historic Village.*

Our boundary expansion has afforded us an opportunity to create an attractive eco-industrial zone beyond the Village core.

Accordingly, it is the policy of Council to:

- 3.6.17 **Develop new opportunities for light and medium industry, including value added manufacturing activities, by recognizing lands on the Bevan bench as a CPA Industrial.**
- 3.6.18 **Encourage industrial activities that are non-polluting, support the local economy and provide local employment.**
- 3.6.19 **Ensure industrial uses permitted in the Village do not adversely affect the natural environment, the community's unique character or the peaceful enjoyment of neighbouring properties.**
- 3.6.20 **Maintain Development Cost Charges that require new development to pay full servicing costs.**

Council recognizes that the redevelopment of our local economic base, in which eco-tourism is expected to take a more prominent role, will require a cohesive look and feel to the Village.

Accordingly it is the policy of Council to:

- 3.6.21 **Encourage existing industrial sites to provide aesthetically pleasing street frontages by upgrading existing screening and landscaping to current standards.**
- 3.6.22 **Work with existing industrial property owners to effect the transition of the industrial lands to commercial uses through respect for existing development approvals, consideration of temporary use permits and consideration of re-zoning upon application by the land owner.**
- 3.6.23 **Prohibit roadside advertising signage.**

Home Businesses

Council recognizes that home-based business can both comfortably exist within the Historic Village and add significantly to the economic base of

our community.

Accordingly, it is the policy of Council to:

- 3.6.23 **Support home based businesses.**
- 3.6.24 **Permit the use of residences for a Bed and Breakfast operation in residential and rural areas. Such residences shall be licensed by the Village and shall contain no more than three rooms that are let out to the traveling public.**
- 3.6.25 **Permit home occupations and businesses involving home crafts and professional practices in any residential zone provided:**
 - 3.6.25.1 **The home occupation or business is clearly secondary to the residential use of the property;**
 - 3.6.2 **The use is compatible with the residential character of the Village and contributes to the community;**
 - 3.6.25.3 **The use does not cause the lot coverage limitation for the zone in which it is located to be exceeded; and**
 - 3.6.25.4 **The use does not create a nuisance in terms of traffic, parking, noise, visual intrusion, or odor. No exterior storage of materials used directly or indirectly in the home occupation or business shall be permitted.**
- 3.6.26 **Preclude home-based businesses that disrupt neighbourhoods, create excessive noise, or degrade the environment.**

Institutional

The Village of Cumberland is presently served by a range of institutional facilities and services that are critical to the well-being of the Village.

Cumberland Elementary and Junior Secondary Schools provide classroom space for children from kindergarten through to the grade 9 level with Secondary Schools in Courtenay providing classrooms for grades 10 through 12.

Public use and civic facilities available in the Village include the following: the Volunteer Fire Department, the Village Municipal offices, the Cumberland Cultural Centre, the Ambulance Service, the Cumberland Museum, the Post Office, the Regional Library, and the Teen Centre.

In addition, the Village has an extensive core of health services oriented to the elderly including the Cumberland Medical Centre, the Cumberland Lodge and independent seniors' living facilities at Union Square and Centennial Place. Cumberland's citizenry recognize the Village as a desirable place for seniors to reside and with an aging population nation wide, expansion of existing facilities to incorporate assisted living options may serve to make the Village an increasingly attractive retirement destination.

Accordingly, it is the policy of Council to:

- 3.6.27 Support the development of assisted living options within the health care framework of the Village by designating a Comprehensive Planning Area – Institutional on lands north of the Cumberland Cultural Centre.**
- 3.6.28 The siting of emergency services near the new Inland Highway interchange, if operationally sound, is supported.**

3.7 Infrastructure Development

Our municipal infrastructure, our roads, sewer, storm water drainage and drinking water systems, are the literal foundation upon which our community rests. Council is committed to preserving and enhancing those systems. The seventh Goal of Council is to:

Goal 7

Provide effective, and as appropriate, green infrastructure for existing and future development.

Council's first Objective focuses on this commitment:

Objective 1

Enable appropriate services to those areas of the Village that are not currently fully serviced.

In recognition of the enormity of the task that lies ahead and the recognition, as reflected in the "Voice of the People", that the burden must be shared, Council is committed to an effective and economical course of action.

Accordingly, it is the policy of Council to:

- 3.7.1 Require the integration of green infrastructure where applicable within all Village development and redevelopment designs.**
- 3.7.2 Ensure development in Cumberland occurs in an orderly and logical pattern based upon adequate servicing.**
- 3.7.3 Seek maximum funding for infrastructure development from senior levels of government by taking advantage of special financing opportunities available for innovative green infrastructure development.**

Council and residents, alike, deem water to be the life blood of our community. Not only does it sustain us and protect us, it also provides

our Village with revenue. Council's second Objective acknowledges this reality:

Objective 2

Ensure an adequate and appropriate supply of water to meet the domestic needs and fire protection requirements of the residents and businesses of the Village while meeting contractual obligations.

The Cumberland water supply system, which also serves the Royston Improvement District beyond the municipal boundaries, consists of four main reservoirs, a diversion dam and two 300 millimeter supply mains.

Water transmission is by gravity with more than adequate hydraulic head to serve the higher elevations of the Village. The water is chlorinated before reaching the Village system.

As a part of long term planning for Cumberland, the community water supply system should provide adequate in-stream flows for fish, so that salmon and trout resources are not impacted due to low summer water flow periods and seasonal demands of the community.

Accordingly, it is the policy of Council to:

- 3.7.5 Protect and preserve all recharge areas critical to the safe water supply of any water purveying system.**
- 3.7.6 Effect the direct management of all recharge areas critical to the maintenance and safe function of the Village's water supply.**
- 3.7.7 Continue long range planning for a water treatment plant site within the water supply system.**
- 3.7.8 Coordinate the expansion of uses and population levels in a review of the water system at regular intervals to ensure that adequate standards and capacity levels are maintained.**
- 3.7.9 Ensure that developers of new subdivisions pay the full cost of providing services as a result of new development**

and conform, where required, to Development Permits and land development guidelines that protect water quality, greenways and natural environment areas.

- 3.7.10 Protect, restore and where appropriate enhance the natural stream and wetland habitats that support fish and wildlife resources as part of the community's actions in developing its water system.

Council's third Objective is to:

Objective 3

Ensure sanitary sewage collection, treatment and disposal facilities are maintained to appropriate standards, and mitigate any detrimental environmental effects from these systems.

Cumberland is serviced by sanitary and storm sewers and in some areas the sewers are combined. The combined sewers cause large sewage flows during storm periods. In the long term, it is desirable to address this situation through implementation of the Village of Cumberland Liquid Waste Management Plan. To date, the LWMP has confirmed the sanitary sewer servicing requirements (Stage 1), received technical approval for improvements to the system (Stage 2), is currently finalizing design details (Stage 3) and is sourcing funding for implementation of the work.

Although most of the municipality has access to the sanitary sewer system, new pumping facilities will be required in the vicinity of Ulverston Avenue and Cumberland Road to service any new development in this general area and any future expansion north of this area. Existing lots in the most eastern section of the municipality currently using private septic disposal fields are considered a high priority for connection to the Village sewer collection system.

Cumberland is currently serviced by a two cell lagoon treatment system for its sanitary sewage and part of its storm drainage. The design capacity of this system is for 3000 people. The lagoons are located in the northeastern part of the municipality between Mill Street and Union Road.

After discharge from the lagoon system, the effluent drains via a swampy ditch system into Maple Creek, a tributary of the Trent River. It is imperative that this wetland ditch system is viewed as critical and that it is

enhanced where possible to increase its biological cleansing function and to provide increased wetland habitat.

The discharge of treated effluent from the lagoon is sampled periodically for quality and quantity.

Accordingly, it is the policy of Council to:

- 3.7.11 **Expand sanitary sewer capacity by pursuing green infrastructure design principles, including the use of an engineered wetland west of Union Road.**
- 3.7.12 **Prohibit any development below the sewage treatment plant that would alter the drainage and retention system in the watercourse area.**
- 3.7.13 **Review any industrial effluent requirements and the resulting effects on the treatment systems or possible separate waste disposal facilities.**

Likewise, Council is committed to the provision of a stormwater management system that reflects the environmental integrity of our community. The fourth Objective is to:

Objective 4
Provide a system of storm water drainage that has zero net impact on the existing natural drainage systems.

The current storm drainage system consists of catch basins and leads, storm sewers, combined sanitary and storm sewers, storm service connections and outfalls.

Accordingly, it is the policy of Council to:

- 3.7.14 **Develop and maintain a functional and environmentally responsible stormwater management system.**
- 3.7.15 **Permit development, within the confines of the Residential Growth policies, at a level that can be**

efficiently and economically serviced by the municipal storm sewer system.

3.7.16 Require, prior to the development of new areas, that flow elevations be established to ensure that adequate drainage can be provided without excessive depths being required for the storm sewer.

3.7.17 Require that storm drainage be prohibited from entering the sanitary sewer system except for those areas that are currently served by combined storm and sanitary sewers.

3.7.18 Adopt and employ specific *Performance Standards* (Refer to Part Four).

Council's fifth Objective speaks to the road and transportation system within the Village:

Objective 5

Provide a safe and efficient transportation network compatible with existing and proposed land uses.

The Village road network was developed with Cumberland Road, Union Road, Fourth Street, Dunsmuir Avenue/Royston Road and Comox Lake Road as the major routes. Residential streets have been developed on a traditional grid pattern and are maintained on an annual basis as the need arises.

The main concerns on the topic of roads are the protection of the major routes and identifying where improvements can be made as well as maintaining the traditional grid road pattern in new developments. The major routes can be protected by ensuring appropriate setbacks and sightlines and by controlling the number of accesses onto these routes. New roads will be determined during the zoning or Comprehensive Development Zoning process and are expected to be a condition for development. The Council will consider cost sharing options where appropriate.

Accordingly, it is the policy of Council to:

- 3.7.19 Ensure the provision of adequate off-street parking, loading and service areas for all public and private uses.
- 3.7.20 Prohibit the design and development of cul-de-sacs.
- 3.7.21 Provide pedestrian walkways to facilitate access to schools, public facilities and the downtown centre in conjunction with the major road pattern.
- 3.7.22 Protect, enhance and maintain a scenic entrance to the Village by providing buffer areas from the Village boundary along Royston, Cumberland, Union and Comox Lake Roads and southern Ulverston Avenue.
- 3.7.23 Provide appropriate lighting for roads and pedestrian walkways and consider a Dark Skies policy.
- 3.7.24 Limit the number of additional accesses and new intersections onto any major road.
- 3.7.25 Provide sidewalks along major roads in established residential areas.
- 3.7.26 Facilitate pedestrian and bicycle traffic, a 1.8 metre lane will be included along each side of all major roads, where feasible, within the road right-of-way.

And finally, Council recognizes the need to provide future services in an affordable manner. The sixth Objective for Infrastructure Development is:

Objective 6
Ensure the availability of services to meet existing and future community needs in a cost-effective manner.

Accordingly, it is the policy of Council to:

- 3.7.27 Seek to avoid large tax increases in support of the improvement of roads and infrastructure, by applying the

best efforts of the Village to secure additional revenues from the following sources:

- 3.7.27.1 Infrastructure grants from either the federal or provincial government;**
 - 3.7.27.2 Revenue from Development Cost Charges;**
 - 3.7.27.3 Tax revenue from new commercial and industrial development; and**
 - 3.7.27.4 Water sales to adjacent service areas.**
- 3.7.28 Allocate revenues from local improvement areas and taxes to develop local road or other improvements.**

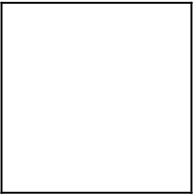
Solid Waste Disposal

Solid waste disposal for the municipality utilizes the Pigeon Lake Landfill facility located north of the Historic Village. Cumberland participates in the Regional Solid Waste Management function.

Accordingly, it is the policy of Council to:

- 3.7.29 Provide solid waste disposal service with appropriate cost recovery through user fees supplemented by the general tax assessment.**
- 3.7.30 Continue to support the regional solid waste management plan.**

Policy Map



The policies, as outlined above, begin to put a more distinctive “shape” to the territorial configuration of the Village. The following Section will effect a final detailed “design” for the Plan.

PART FOUR

COMPREHENSIVE PLANNING AREA PERFORMANCE STANDARDS

PART 4 CPA PERFORMANCE STANDARDS

4.1 Overview – Comprehensive Planning Areas (CPAs)

Comprehensive Planning Areas or CPAs provide a means of implementing a performance-based approach to land use planning within Cumberland. CPAs cover a variety of development types including residential, commercial, industrial and environmental.

CPA Performance Standards address considerations of risk management, engineering, and site planning.

Within each type of CPA, development proposals and designs submitted for approval will be required to speak specifically to each of the following design principals and clearly demonstrate how they:

- 4.1.1 Reduce capital costs on infrastructure, both public and private.** By way of example, green infrastructure emplacement alone can mean savings of 35% or more, typically reducing housing costs by as much as \$8,000 per residential unit;
- 4.1.2 Minimize and simplify site and infrastructure management costs.** Green infrastructure emplacement, for example, where applicable, can reduce infrastructure management costs by thousands of dollars per unit over the 50 – 75 year life-cycle of the facilities based on maintenance, operations and replacement costs of pipes, streets and related facilities;
- 4.1.3 Reduce site development liability.** Among other elements, on-site storm water management through the application of water budget balancing and the inclusion of green infrastructure, where applicable, can reduce down stream liability related to flooding property damage and habitat degradation;

- 4.1.4 **Heighten or improve the community's image.** Green neighbourhoods, for example, are watershed and habitat friendly and attractive places to live. Such neighbourhoods are a source of community pride and help build favourable community images; and
- 4.1.5 **Improve occupant satisfaction.** Residential developments that meet the CPA Performance Standards, for example, can be expected to realize a return of 4% – 25% more than comparable projects. They will enjoy a generally improved price performance over the life-cycle of the neighbourhood, while providing a greater level of economic satisfaction for the occupant, increased tax base for municipality and, from the very beginning, a greater market appeal and competitive edge for the developer.
- 4.1.6 **Implement an effective approach to “Firewise” subdivision development.** “Firewise”, a program under the auspices of the Village Fire Chief, addresses the issues of wild land and urban interface development.
- 4.1.7 **Maximize crime prevention through the implementation of effective landscape and urban design.**



In addition, the following Sections 4.2 through 4.8 detail the specific Performance-Based Standards that apply to each of the CPA designations within the Village. Sections 4.9 and 4.10, General Environmental and General Open Space respectively, detail additional Performance Standards that apply to each category of CPA.

4.2 Performance Standards Environmental Resource CPAs

4.2.1 Definition

Environmental Resource CPA is defined as an area specifically designated to manage development and preserve the ecological integrity within an environmentally sensitive area such as the headwaters of a regional creek, a watershed or a designated wetland.

4.2.2 Purpose

The Environmental Performance Standards establish design criteria and minimum standards for Environmental Resource Comprehensive Planning Area developments within the Village of Cumberland. The purpose of the Environmental Performance Standards is to:

- Protect the habitat contained within these areas; and
- Protect the numerous watersheds contained within the Village boundaries.

4.2.3 Applicability

The provisions of the Environmental Site Planning and Performance Standards shall apply to all Environmental Comprehensive Planning Area developments within the Village of Cumberland.

4.2.4 Site Planning and Design Performance Standards

The OCP designation of Environmental CPA declares that all projects proposed within such a designation will be required to address the following Performance Standards as a *prelude* to site planning and design.

Require demonstration of an understanding of the site's:

- 4.2.4.1 Soils, slopes, and biota including preparation of an inventory map and basic written evaluation;
- 4.2.4.2 Relationship to mining shafts and contaminated materials;
- 4.2.4.3 Location in one of the eight principal watersheds (First Supply Creek, Morrison Creek, Piercy Creek, Millard Creek, Roy Creek, Maple Lake Creek, Perseverance Creek and Comox Lake) including identification of upstream (or upslope) and downstream (or downslope) land uses and the evaluation of the potential conflicts therein;
- 4.2.4.4 Hydrologic system with an inventory that includes, precipitation rates, runoff patterns, infiltration/recharge areas, springs and seeps and wetlands with summary approximating the annual water budget.

Require demonstration that site selection and planning have given consideration to:

- 4.2.4.5 Landforms, soils, wetlands, biota (to include tree covered riparian areas), archaeological resources, community trails and other land uses;
- 4.2.4.6 Groundwater systems including known aquifers recharge areas, and existing groundwater users;
- 4.2.4.7 Existing infrastructure, including roads, power lines, sanitary sewers, water supply lines and stormwater facilities (both formal and informal) and their relationship to the proposed development program;
- 4.2.4.8 Opportunities and constraints for on-site stormwater management including factors such as natural storage and soil infiltration;
- 4.2.4.9 Boundary conditions and the need to provide buffers, protect viewsheds, manage runoff and integrate or separate compatible and incompatible land uses.

Require stormwater management planning that:

- 4.2.4.10 Follows source control (on-site) principles and practices, and minimizes the use of conventional pipe and pond techniques, and avoids direct discharges to streams and other water-bodies;
- 4.2.4.11 Takes advantage of on-site opportunities to recycle water to soil, wetlands, and forests;
- 4.2.4.12 Follows site adaptive principles in facility placement and design, site grading, tree removal, impervious cover, and the scale and types of measures used to capture, direct and dispose of stormwater;
- 4.2.4.13 Provides for on-site retention of 90 percent or more of total annual rainfall;
- 4.2.4.14 Minimizes impacts on stream flows, water quality, aquatic habitat and neighboring properties; and
- 4.2.4.15 Provides for soil erosion and sediment control in both construction and operational phases of the project.

4.3 Performance Standards for Residential CPAs

4.3.1 Definition

Residential CPA is defined as an area specifically designated to encourage and contain new neighbourhood-scaled residential development within the Village.

4.3.2 Purpose

The Residential Performance Standards establish design criteria and minimum standards for Residential Comprehensive Planning Area development proposals within the Village of Cumberland. The purpose of the Residential Performance Standards is to:

- Encourage the development of diverse neighbourhoods that employ compact building design while creating a range of housing opportunities and choices through a mix of uses. Distinctive, attractive neighbourhoods with a strong sense of place shall be fostered;
- Enhance the quality of our community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction, and promote public safety;
- Preserve and enhance the distinct identities and historic character of existing neighborhoods and structures, and encourage the development of new neighborhoods that possess their own special sense of place, through attractive design of public places; proximity to schools, parks and other services; and community festivals and events; and
- Minimize adverse impacts of vehicular circulation to existing neighbourhoods and to the surrounding physical environment.

4.3.3 Applicability

The provisions of the Residential Performance Standards shall apply to all

Residential Comprehensive Planning Area developments within the Village.

4.3.4 Residential Site Development and Design

The OCP designation of Residential CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.3.4.1 Capitalize on the *natural amenities* of the site;
- 4.3.4.2 Comfortably integrate new *street patterns* into the existing network of the Village;
- 4.3.4.3 Demonstrate that the design of lots, houses and related facilities is appropriate in form and scale to both the Village and the immediate neighbourhood;
- 4.3.4.4 Promote the protection of *environmental* and *scenic* land values;
- 4.3.4.5 Provide for the emplacement of *green infrastructure*, where applicable;
- 4.3.4.6 Provide for the development and evolution of *mixed use neighbourhoods* that allow for a variety of *small scale service activities*;
- 4.3.4.7 When mixed use is proposed, demonstrate that the development and its features are of a form, scale, character, and use that fosters a sense of neighbourhood focus;
- 4.3.4.8 Encourage housing types and styles, which can serve to *increase density* and promote a sense of neighbourhood and of belonging to an identifiable Village of Cumberland, reflecting and reinforcing the existing Village character;
- 4.3.4.9 Organize new development into *compact groupings* or *clusters* as a way of reducing sprawl, consolidating

natural areas of protection where appropriate, reducing municipal servicing costs and creating additional amenities for homeowners;

- 4.3.4.10 Reduce the need for reliance upon automobiles in such neighbourhoods, through the adoption of *lanes* and *rear loading* techniques, among others, while providing for the inclusion of landscaped pedestrian spaces, walkways and amenities;
- 4.3.4.11 Maximize the use of *permeable ground* cover in the design of streets ways, laneways and public areas; and
- 4.3.4.12 Enhance the neighbourhood's unique sense of place by employing visual cues that may include, but are not limited to, unique light posts, street signs, street trees, complementary awnings, or various paving treatments.

4.3.5 Site Density

The use of Residential Density minimums or maximums has not been adopted in this Plan. When traditional density limits are employed, the use of a single maximum standard tends, in practice, to become the norm. In addition, the value of such a standard varies greatly between different sites due to differing aspect, layout and physical characteristics.

The OCP designation of Residential CPA indicates that all projects proposed within such a designation will be required to address the Performance Standards below. Actual density in any particular location will be considered in the context of the following:

- 4.3.5.1 The extent to which the layout meets all other criteria for residential development;
- 4.3.5.2 Existing densities in adjoining residential areas;
- 4.3.5.3 The capacity of the infrastructure to absorb the demands of the proposed development;

4.3.5.4 Features of the site including, but not limited to, context, topography, landforms, site drainage, tree cover and wildlife habitat; and

4.3.5.5 The requirement of a provision for a minimum thirty percent (30%) tree cover within all new development designs whether original or re-greened.

4.3.6 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Residential CPAs.

4.3.7 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development proposals within Residential CPAs.

4.4 Performance Standards for Commercial CPAs

4.4.1 Definition

A Commercial CPA is defined as an area specifically designated to encourage and contain commercial development designed to service the needs of the Village, the region and visitors to the area. Depending upon the location of the CPA with respect to the Historic Village (e.g. west of the highway) commercial activities within such an area might encompass pedestrian oriented neighbourhood services that compliment the commercial core of the village while providing various forms of tourist accommodation and related services. CPAs beyond the Historic Village (e.g. east of the highway) may be regionally focused and automobile oriented. Such CPAs will provide services to accommodate a wide range of activities from regional wholesale centres to educational facilities, large scale tourist accommodation centers and regionally focused shopping services among others.

4.4.2 Purpose

The Commercial Performance Standards establish design criteria and minimum standards for Commercial developments within the Village of Cumberland. The purpose of Commercial Development Performance Standards is to:

- Enhance and protect the Village of Cumberland's quality of life and community image through clearly articulated commercial performance standards;
- Protect and promote the Village of Cumberland's long-term economic vitality through commercial performance standards which require high quality environmentally sensitive development, while discouraging less attractive and less enduring alternatives;
- Minimize adverse impacts of vehicular circulation to existing neighbourhoods and to the surrounding physical environment; and
- Enhance and protect the security and health, safety and welfare

of all residents of the Village of Cumberland.

4.4.3 Applicability

The provisions of the Commercial Development Performance Standards shall apply to all Commercial Comprehensive Planning Area developments within the Village of Cumberland.

4.4.4 Desirable Elements of Commercial Site and Building Development and Design

The Village considers the following design features to be desirable elements of Commercial development:

- 4.4.4.1 Prominent access driveways with clear visibility of entrances and retail signage;**
- 4.4.4.2 Multi-modal transportation;**
- 4.4.4.3 Landscaped and screened parking;**
- 4.4.4.4 Quality of exterior building materials, surfaces, and textures;**
- 4.4.4.5 Significant landscape and hardscape elements;**
- 4.4.4.6 Building locations that provide pedestrian courtyards and common gathering areas with coordinated site furniture and lighting;**
- 4.4.4.7 Visual compatibility with development on adjacent sites;**
- 4.4.4.8 Visual connections between entrances and associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened “sense of place”;**
- 4.4.4.9 Step-down of building scale adjacent to pedestrian routes and building entrances;**

- 4.4.4.10 Pedestrian-oriented ornamentation and detail at ground level;
- 4.4.4.11 Multi-planed, pitched roofs with meaningful overhangs and arcades;
- 4.4.4.12 Regular or traditional window pattern;
- 4.4.4.13 Articulated building forms and massing with significant wall articulation (e.g. insets, canopies, wing-walls, trellises);
- 4.4.4.14 Preservation or enhancement of natural site features; and
- 4.4.4.15 Enhancement of view corridors to open areas and mountain vistas.

4.4.5 Undesirable Elements of Commercial Project Design

The Village considers the following design features to be undesirable elements of commercial development:

- 4.4.5.1 Poorly defined site access points;
- 4.4.5.2 Disjointed parking areas, or confusing or unsafe circulation pattern;
- 4.4.5.3 Square, “box-like” structures with large, blank, unarticulated wall surfaces;
- 4.4.5.4 Highly reflective surfaces or heavily-tinted glass storefronts;
- 4.4.5.5 Mix of unrelated styles;
- 4.4.5.6 Strongly thematic architectural styles including some forms of “franchise” architectural styles associated with some chain commercial developments;
- 4.4.5.7 Visibly prominent outdoor storage, loading, and equipment areas; and

- 4.4.5.8 **Signage which is redundant or out of scale with building architecture.**

4.4.6 Performance Standards for Site Development and Design

The OCP designation of Commercial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.4.6.1 **Site buildings so that the character of existing land forms and site features is enhanced;**
- 4.4.6.2 **Site buildings so that the relationships between buildings are strengthened and pedestrian and vehicular circulation is facilitated;**
- 4.4.6.3 **Site and design buildings to maximize the use of solar gain for energy savings, and respect the solar access requirements of adjacent (existing and proposed) buildings;**
- 4.4.6.4 **Site buildings and parking areas so that they are set back from perimeter and interior streets a sufficient distance to create a distinct landscape zone between buildings, parking, and adjacent roadways;**
- 4.4.6.5 **Vary building setbacks to enhance visual interest along the streetscape;**
- 4.4.6.6 **Incorporate plazas, courtyards or similar pedestrian amenities that are easily accessible and comfortable for a substantial part of the year;**
- 4.4.6.7 **Ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation;**
- 4.4.6.8 **Give priority to alternate modes of transportation, including public transit, bicycles and pedestrians;**

- 4.4.6.9 Promote the safety and mobility of through traffic by minimizing the number of access and egress points; and
- 4.4.6.10 Treat vehicle entrances as design/landscape features or “gateways”.

4.4.7 Performance Standards for Building Development and Design

The OCP designation of Commercial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.4.7.1 Add to community character without the requirement of rigid uniformity of design;
- 4.4.7.2 Incorporate elements, including, but not limited to, the scale and mass of buildings, materials, colors, roof styles, door and window openings, which are responsive to adjacent architectural design;
- 4.4.7.3 Function in an energy efficient manner in order to conserve natural resources;
- 4.4.7.4 Create building masses that are responsive to “human scale” with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level;
- 4.4.7.5 Reduce buildings in apparent mass and avoid large monolithic, box-like shapes; and
- 4.4.7.6 Demonstrate recognition that strongly thematic architectural styles associated with some chain restaurants and service stores are generally undesirable and if utilized must be modified to be compatible with nearby structures and uses.

4.4.8 Performance Standards for Landscape Development

and Design

The OCP designation of Commercial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.4.8.1 Are prepared by a qualified Landscape Architect;**
- 4.4.8.2 Enhance the aesthetics of Commercial developments;**
- 4.4.8.3 Provide increased amenities for users;**
- 4.4.8.4 Create a pedestrian friendly environment;**
- 4.4.8.5 Break up the mass of buildings;**
- 4.4.8.6 Soften architectural materials;**
- 4.4.8.7 Provide screening of service structures;**
- 4.4.8.8 Enhance the streetscape/parkway environment;**
- 4.4.8.9 Define building and parking area entrances;**
- 4.4.8.10 Provide shade and climate control;**
- 4.4.8.11 Control airborne particulates;**
- 4.4.8.12 Provide robust buffers between incompatible land uses or site areas. Drought tolerant plant species that are native to the region or suitable to this climate should be used;**
- 4.4.8.13 Ensure linkages with nearby areas and neighbourhoods are fully considered in the development of the works proposed;**
- 4.4.8.14 Improve the safety, function access and appearance of the area over the expected life of the landscaping and provide an accessible environment; and**
- 4.4.8.15 Provide best practice in environmental sustainability and balance needs of culture, society, environment and the economy.**

4.4.9 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Commercial CPAs.

4.4.10 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development proposals within Commercial CPAs.

4.5 Performance Standards for Industrial CPAs

4.5.1 Definition

An Industrial CPA is defined as an area specifically designated to encourage and contain new light- and medium-scaled ecologically sensitive industrial development. Typical industrial development within such a CPA will have physical and operating characteristics that are neither offensive nor hazardous. Such uses will have been detailed to mitigate any and all untoward effects on either the immediate or the general environment (e.g. zero discharge waste water systems and maximized use of recycled materials). Additionally, all development within an Industrial CPA will be designed and implemented to mitigate any adverse effects on the economic and aesthetic welfare of any nearby residential and commercial uses.

4.5.2 Purpose

The Industrial Performance Standards establish design criteria and standards for Industrial developments within the Village of Cumberland. The purpose of Industrial development Performance Standards is to:

- Enhance and protect Cumberland's quality of life and community image;
- Protect and promote Cumberland's long term economic vitality through industrial performance standards which encourage and reward high quality development, while discouraging less attractive and less enduring alternatives;
- Minimize adverse impacts of vehicular circulation to existing

neighborhoods and to the surrounding physical environment;

- Enhance and protect the security and health, safety and welfare of all residents of the Village of Cumberland; and
- Facilitate an understanding of the Village's expectations and to assist developers in compiling a complete and efficient application.

4.5.3 Applicability

The provisions of the Industrial Performance Standards shall apply to all Industrial Comprehensive Planning Area Developments within the Village.

4.5.4 Desirable Elements of Industrial Project Design

The Village considers the following design features to be desirable elements of Industrial development, and the standards set forth in the following Section are intended to facilitate the incorporation of these features into an Industrial project:

- 4.5.4.1 Prominent access driveways with clear visibility of entrances;**
- 4.5.4.2 Multi-modal transportation;**
- 4.5.4.3 Controlled site access;**
- 4.5.4.4 Landscaped and screened parking, and loading and service areas;**
- 4.5.4.5 Service areas located at the rear of buildings;**
- 4.5.4.6 Quality exterior building materials, surfaces, and textures;**
- 4.5.4.7 Significant landscape, streetscape and hardscape elements;**
- 4.5.4.8 Placement of structures that creates opportunities for plazas, courtyards, or gardens/patio areas that can be utilized as pedestrian gathering places and common**

employee gathering areas with appropriate site furniture and lighting;

- 4.5.4.9 A variety of architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest;
- 4.5.4.10 Preservation of natural site features;
- 4.5.4.11 Preservation or enhancement of view corridors to open areas and mountain vistas;
- 4.5.4.12 Support services to industrial development, such as child care accessory to a large corporate campus, may be appropriate in accordance with currently adopted codes and ordinances;
- 4.5.4.13 Quality architectural designs and building materials should be incorporated into industrial projects; and
- 4.5.4.14 The appearance of both the building and the site landscaping should have a strong emphasis toward public street views, incorporating a concept that emphasizes the public zone.

4.5.5 Undesirable Elements of Industrial Project Design

The Village considers the following design features to be undesirable elements of Industrial development:

- 4.5.5.1 Poorly defined site access points;
- 4.5.5.2 Disjointed parking areas, or confusing or unsafe circulation pattern;
- 4.5.5.3 Square, box-like structures with large, blank, unarticulated wall surfaces;
- 4.5.5.4 Prominently visible outdoor storage, loading, and equipment areas; and

- 4.5.5.5 **Signage which is redundant or out of scale with building architecture.**

4.5.6 Performance Standards for Site Development and Design

The OCP designation of Industrial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.5.6.1 **Locate buildings so as to maximize the presentation of streetscaping and primary building entries to major roadways;**
- 4.5.6.2 **Buildings should be sited so that the character of existing landforms and site features is enhanced, the relationships between buildings are strengthened, and pedestrian and vehicular circulation is facilitated;**
- 4.5.6.3 **Provide clear orientation and access for both vehicles and pedestrians and to facilitate internal pedestrian circulation;**
- 4.5.6.4 **Place structures in consideration of the existing built context, the location of adjoining uses, and the location of major roads;**
- 4.5.6.5 **Create pedestrian courtyards and common employee gathering areas;**
- 4.5.6.6 **Set back buildings and parking areas from perimeter and interior streets a sufficient distance to create a distinct landscape zone between buildings, parking, and adjacent roadways;**
- 4.5.6.7 **Incorporate plazas, courtyards or similar visitor and employee amenities into both overall and individual site development plans. These areas should be easily**

accessible and comfortable for a substantial part of the year;

4.5.6.8 Create parking/access/ circulation system that provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized; and

4.5.6.9 Provide for alternate modes of transportation, including public transit, bicycles and pedestrians.

4.5.7 Performance Standards for Building Development and Design

The OCP designation of Industrial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

4.5.7.1 Seek to add to community character, while providing flexibility to avoid rigid uniformity of design;

4.5.7.2 Develop basic harmony of architecture to promote the quality and attractiveness of the business environment;

4.5.7.3 Incorporate elements including, but not limited to, the scale and mass of buildings, materials, colors, roof styles, door and window openings, and details are responsive to functional architectural design and promote a cohesive design statement;

4.5.7.4 Function in an energy efficient manner in order to conserve natural resources;

4.5.7.5 Create building masses that respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level;

- 4.5.7.6 **Reduce buildings in apparent mass to avoid large monolithic, box-like shapes; and**
- 4.5.7.7 **Incorporate features and patterns that provide visual interest at the scale of the pedestrian, which reduces apparent mass and that relate to local architectural character.**

4.5.8 Performance Standards for Landscape Development and Design

The OCP designation of Industrial CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.5.8.1 **Be prepared by a qualified Landscape Architect.**
- 4.5.8.2 **Enhance the aesthetics of industrial developments;**
- 4.5.8.3 **Create a pedestrian friendly environment;**
- 4.5.8.4 **Break up the mass of industrial buildings;**
- 4.5.8.5 **Soften architectural materials;**
- 4.5.8.6 **Provide screening of service structures and loading areas;**
- 4.5.8.7 **Enhance the streetscape/parkway environment;**
- 4.5.8.8 **Define building and parking area entrances;**
- 4.5.8.9 **Provide shade and climate control;**
- 4.5.8.10 **Control airborne particulates;**
- 4.5.8.11 **Provide buffers between incompatible land uses or site areas; and**
- 4.5.8.12 **Filter drainage and stormwater runoff from parking areas and streets.**

4.5.9 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Industrial CPAs.

4.5.10 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development proposals within Industrial CPAs.

4.6 Performance Standards for Institutional CPAs

4.6.1 Definition

Institutional CPA is defined as an area specifically designated to encourage and contain new public and private Institutional development within the Village. Typical of such development might be health care services complimentary to those already in existence such as extended care and assisted living facilities for the aged.

4.6.2 Purpose

The Institutional Performance Standards establish design criteria and minimum standards for Institutional developments within the Village of Cumberland. The purpose of Institutional development Performance Standards are to:

- Enhance and protect the Village of Cumberland's quality of life and community image;
- Promote a variety of institutional facilities with varied levels of associated personal care; and
- Promote a variety of public use and civic facilities beyond those currently available in the Village.

4.6.3 Applicability

The provisions of the Institutional Performance Standards shall apply to all Institutional Comprehensive Planning Area developments within the Village.

4.6.4 Desirable Elements of Institutional Project Design

The Village considers the following design features to be desirable elements of Institutional development:

- 4.6.4.1 Prominent access driveways with clear visibility of entrances and retail signage;**
- 4.6.4.2 Multi-modal transportation;**
- 4.6.4.3 Landscaped and screened parking;**
- 4.6.4.4 Quality of exterior building materials, surfaces, and textures;**
- 4.6.4.5 Significant landscape and hardscape elements;**
- 4.6.4.6 Building locations that provide pedestrian courtyards and common gathering areas with coordinated site furniture and lighting;**
- 4.6.4.7 Visual compatibility with development on adjacent sites;**
- 4.6.4.8 Visual connections between entrances and associated pedestrian areas of individual buildings to encourage visual and physical integration into a strengthened “sense of place”;**
- 4.6.4.9 Step-down of building scale adjacent to pedestrian routes and building entrances;**
- 4.6.4.10 Pedestrian-oriented ornamentation and detail at ground level;**
- 4.6.4.11 Multi-planed, pitched roofs with meaningful overhangs and arcades;**
- 4.6.4.12 Regular or traditional window rhythm;**
- 4.6.4.13 Articulated building forms and massing with significant wall articulation (e.g. insets, canopies, wing-walls, trellises);**

- 4.6.4.14 Preservation of natural site features; and
- 4.6.4.15 Enhancement of view corridors to open areas and mountain vistas.

4.6.5 Undesirable Elements of Institutional Project Design

The Village considers the following design features to be undesirable elements of Institutional development:

- 4.6.5.1 Poorly defined site access points;
- 4.6.5.2 Disjointed parking areas, or confusing or unsafe circulation pattern;
- 4.6.5.3 Square, “box-like” structures with large, blank, unarticulated wall surfaces;
- 4.6.5.4 Highly reflective surfaces or heavily-tinted glass facades;
- 4.6.5.5 Metal siding on primary facades; and
- 4.6.5.6 Mix of unrelated styles (such as rustic wood shingles or siding and polished chrome).

4.6.6 Performance Standards for Site Development and Design

The OCP designation of Institutional CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.6.6.1 Site and orient buildings so that the character of existing land forms and site features is enhanced;
- 4.6.6.2 Site and orient buildings the relationships between buildings are strengthened; Site and orient buildings pedestrian and vehicular circulation is facilitated;
- 4.6.6.3 Site and orient buildings to maximize the use of solar gain for energy savings, and respect the solar access

requirements of adjacent (existing and proposed) buildings;

- 4.6.6.4 Incorporate plazas, courtyards or similar pedestrian amenities that are easily accessible and comfortable for a substantial part of the year into site development plans;
- 4.6.6.5 Provide for parking/access/circulation systems that are safe, efficient, and convenient;
- 4.6.6.6 Provide for functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized;
- 4.6.6.7 Give priority to alternate modes of transportation, including public transit, bicycles and pedestrians in the site design;
- 4.6.6.8 Promote the safety and mobility of through traffic by minimizing the number of access points to private property from public streets; and
- 4.6.6.9 Design vehicle entrances as gateways.

4.6.7 Performance Standards for Landscape Development and Design

The OCP designation of Institutional CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.6.7.1 **Be prepared by a qualified Landscape Architect.**
- 4.6.7.2 **Enhance the aesthetics of Commercial developments;**
- 4.6.7.3 **Provide increased amenity for users and enhanced opportunities for increased activity;**
- 4.6.7.4 **Create a pedestrian friendly environment;**

- 4.6.7.5 Break up the mass of buildings;
- 4.6.7.6 Soften architectural materials;
- 4.6.7.7 Provide screening of service structures;
- 4.6.7.8 Enhance the streetscape/parkway environment;
- 4.6.7.9 Define building and parking area entrances;
- 4.6.7.10 Provide shade and climate control;
- 4.6.7.11 Control airborne particulates;
- 4.6.7.12 Provide buffers between incompatible land uses or site areas. Drought tolerant plant species that are native to the region or suitable to this climate should be used;
- 4.6.7.13 Ensure linkages with nearby areas and neighbourhoods are fully considered in the development of the works proposed;
- 4.6.7.14 Improve the safety, function access and appearance of the area over the expected life of the work and to provide an accessible environment;
- 4.6.7.15 Provide best practice in environmental sustainability and balance needs of culture, society, environment and the economy; and
- 4.6.7.16 Provide an accessible environment.

4.6.8 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Institutional CPAs.

4.6.9 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development

proposals within Institutional CPAs.

4.7 Performance Standards for Recreation Residential CPA

4.7.1 Definition

Recreation Residential CPA is defined as an area specifically designated to acknowledge the Comox Lake Land Corporation community and help manage new and existing development within the CPA in a self-contained, ecologically responsible and sensitive manner.

4.7.2 Purpose

The Recreation Residential Performance Standards establish design criteria and minimum standards for Recreation Residential developments within the Village of Cumberland. The purpose of Recreation Residential development Performance Standards are to:

- Require that all development proposals assume the cost of installation and maintenance, in perpetuity, of all water, road and sewer servicing;
- Accommodate a variety of appropriate land uses; and
- Promote the protection of nature and the sustainable use of natural resources.

4.7.3 Applicability

The provisions of the Recreation Residential Performance Standards shall apply to all Recreation Residential Comprehensive Planning Area developments within the Village of Cumberland.

4.7.4 Site Development and Design

The OCP designation of Recreation Residential CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.7.4.1 Require that all development proposals assume the cost of installation and maintenance, in perpetuity, of all water, road and sewer servicing;
- 4.7.4.2 Capitalize on the *natural amenities* of the site;
- 4.7.4.3 Comfortably integrate access roads into the existing network;
- 4.7.4.4 Design lots, houses and related facilities at *scales* appropriate to the neighbourhood;
- 4.7.4.5 Promote the protection of *environmental* and *scenic* land values;
- 4.7.4.6 Provide for the dedication of lands for public benefit including significant *Open Space* within the development site;
- 4.7.4.7 Provide for the emplacement of *green infrastructure*, where applicable;
- 4.7.4.8 Encourage housing types and styles which can serve to *increase density* and promote a sense of neighbourhood and of belonging to an identifiable component of the Village of Cumberland, reflecting and reinforcing the existing neighbourhood character; and
- 4.7.4.9 Organize new development into *compact groupings* or *clusters* as a way of reducing sprawl, consolidating natural areas of protection, reducing servicing costs and creating additional amenities for homeowners.

4.7.5 Site Density

The use of maximum Residential Development Standards has not been adopted in this Plan. This is because the use of a single maximum standard tends in practice to become the norm, and because the value of such a standard differs greatly between different sites due to their aspect, layout and physical characteristics.

The OCP designation Recreation Residential CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards.

Actual density in any particular location will be determined by the following:

- 4.7.5.1 **The capacity of the infrastructure to absorb the demands of the proposed development;**
- 4.7.5.2 **Features of the site including, but not limited to, context, topography, landforms, site drainage, tree cover and wildlife habitat; and**
- 4.7.5.3 **Preservation of the site's current rural character.**

4.7.6 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Recreation Residential CPAs.

4.7.7 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development proposals within Recreation Residential CPAs.

4.8 Performance Standards for Commercial Recreation CPA

4.8.1 Definition

A Commercial Recreation CPA is an area specifically designated to encourage and contain new private and public sector large scale for-profit recreation facilities that can be integrated with the Village Greenway System. Such development will encourage largely outdoor oriented facilities such as a golf course or a largely self-contained destination-type tourist lodge in addition to appropriate and related support and service facilities. All development and services within a Commercial Recreation CPA will be self-contained and designed and implemented to mitigate any adverse affects on the economic and aesthetic welfare of any nearby residential uses.

4.8.2 Purpose

The Commercial Recreation Performance Standards establish design criteria and minimum standards for Recreation developments within the Village of Cumberland. The purpose of Recreation development Performance Standards are to:

- Require that all development proposals assume the cost of installation and maintenance, in perpetuity, of all water, road and sewer servicing;
- Accommodate a variety of appropriate recreation related land uses; and
- Promote the protection of nature and the sustainable use of natural resources.

4.8.3 Applicability

The provisions of the Commercial Recreation Performance Standards shall apply to all Commercial Recreation Comprehensive Planning Area developments within the Village of Cumberland.

4.8.4 Site Development and Design

The OCP designation of Commercial Recreation CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards:

- 4.8.4.1 **Assume the cost of installation and maintenance, in perpetuity, of all water, road and sewer servicing all development proposals;**
- 4.8.4.2 **Capitalize on the *natural amenities* of the site;**
- 4.8.4.3 **Mitigate all disturbances to existing forests, wetlands, and streams during construction and once implemented.**
- 4.8.4.4 **Provide a sustainable and exclusively organic development and maintenance program, including zero-discharge water service systems, for all facility grounds, recreational fields and fairways;**
- 4.8.4.5 **Provide for forty percent (40%) tree cover within all new development designs whether original or re-greened;**
- 4.8.4.6 **Comfortably integrate access roads into the existing network;**
- 4.8.4.7 **Promote the protection of *environmental* and *scenic* land values;**
- 4.8.4.8 **Provide for the dedication of lands for public benefit including significant *Public Open Space* within the development site and integration with the Village Greenway system;**
- 4.8.4.9 **Provide for the emplacement of *green infrastructure*, where applicable;**
- 4.8.4.10 **Encourage building types and styles which can serve to promote a sense of neighbourhood and of belonging to an identifiable component of the Village of Cumberland, reflecting and reinforcing the existing character; and**

- 4.8.4.11 **Organize new development into *compact groupings* or *clusters* as a way of reducing sprawl, consolidating natural areas of protection, reducing servicing costs and creating additional amenities for the Village.**

4.8.5 Site Density

The use of maximum Commercial Recreation Development Standards has not been adopted in this Plan. This is because the use of a single maximum standard tends in practice to become the norm, and because the value of such a standard differs greatly between different sites due to their aspect, layout and physical characteristics.

The OCP designation Commercial Recreation CPA requires that all project proposals within such a designation demonstrate that they have effectively addressed the following Performance Standards.

Actual density in any particular location will be determined by the following:

- 4.8.5.1 **The capacity of the infrastructure to absorb the demands of the proposed development;**
- 4.8.5.2 **Features of the site including, but not limited to, context, topography, landforms, site drainage, tree cover and wildlife habitat; and**
- 4.8.5.3 **Preservation of the site's current rural character.**

4.8.6 Environmental Performance Standards

The full provisions of the General Environmental Site Planning and Performance Standards (Section 4.9) shall apply to all development proposals within Recreation Residential CPAs.

4.8.7 Open Space Performance Standards

The full provisions of the General Open Space Site Planning and Performance Standards (Section 4.10) shall apply to all development proposals within Recreation Residential CPAs.

4.9 Performance Standards

General Environmental

4.9.1 Purpose

The General Environmental Performance Standards establish design criteria and minimum standards for Comprehensive Planning Area developments within the Village of Cumberland. The purpose of the Environmental Performance Standards is to:

- Protect the habitat contained within these areas;
- Protect the numerous watersheds contained within the Village boundaries.

4.9.2 Applicability

The provisions of the General Environmental Site Planning and Performance Standards shall apply to all Comprehensive Planning Area developments and Environmental Development Permit Areas within the Village of Cumberland.

4.9.3 Site Planning and Design Performance Standards

An OCP designation of any type of CPA and all Environmental Development Permit Areas requires that all project proposals within such designations demonstrate that they have effectively addressed the following Performance Standards.

Each proposal shall require demonstration of an understanding of the site's:

- 4.9.3.1 **Soils, slopes, and biota including preparation of an inventory map and basic written evaluation;**
- 4.9.3.2 **Relationship to mining shafts, other mine openings, and contaminated materials;**

- 4.9.3.3 **Location in one of the eight principal watersheds (First Supply Creek, Morrison Creek, Piercy Creek, Millard Creek, Roy Creek, Maple Lake Creek, Perseverance Creek and Comox Lake) including identification of upstream (or upslope) and downstream (or downslope) land uses and the evaluation of the potential conflicts therein;**
- 4.9.3.4 **Hydrologic system with an inventory that includes, precipitation rates, runoff patterns, infiltration/recharge areas, springs and seeps and wetlands with summary approximating the annual water budget.**

Require demonstration that site selection and planning have given consideration to:

- 4.9.3.5 **Landforms, soils, wetlands, biota, archaeological resources, community trails and existing and neighbouring land uses;**
- 4.9.3.6 **Groundwater systems including known aquifers, recharge areas, and existing groundwater users;**
- 4.9.3.7 **Existing infrastructure, including roads, power lines, sanitary sewers, water supply lines and stormwater facilities (both formal and informal) and their relationship to the proposed development program;**
- 4.9.3.8 **Opportunities and constraints for on-site stormwater management including factors such as natural storage and soil;**
- 4.9.3.9 **Boundary conditions and the need to provide buffers, protect viewsheds, manage runoff, and integrate or separate compatible and incompatible land uses.**

Require stormwater management planning that:

- 4.9.3.10 **Follows source control (on-site) principles and practices and minimizes the use of conventional pipe and pond**

techniques, and avoids direct discharges to streams and other water-bodies;

- 4.9.3.11 Takes advantage of on-site opportunities to recycle water to soil, wetlands, and forests;**
- 4.9.3.12 Follows site adaptive principles in facility placement and design, site grading, tree removal, impervious cover, and the scale and types of measures used to capture, direct and dispose of stormwater;**
- 4.9.3.13 Provides for on-site retention of 90 percent or more of total annual rainfall;**
- 4.9.3.14 Minimizes impacts on stream flows, water quality, aquatic habitat and neighboring properties; and**
- 4.9.3.15 Provides for soil erosion and sediment control in both construction and operational phases of the project.**

4.10 Performance Standards

General Open Space

4.10.1 Purpose

The General Open Space Performance Standards establish design criteria and minimum standards for Comprehensive Planning Area developments within the Village of Cumberland. The purpose of the Open Space Performance Standards is to:

1. Enhance quality of life for residents, visitors and / or employees.
2. Protect the habitat contained within these areas; and
3. Protect the numerous watersheds contained within the Village boundaries.

4.10.2 Applicability

The provisions of the General Open Space Site Planning and Performance Standards shall apply to all Comprehensive Planning Area developments within the Village of Cumberland.

4.10.3 Performance Standards for Identification, Layout, Delineation, Inclusion of Recreation Space and Access of Open Space

The OCP designation of CPA declares that all projects proposed within any such designation will be required to address the following Open Space Performance Standards;

4.10.3.1 All Open Space proposals will require *identification and layout* of Open Space that:

- 4.10.3.1.1 **Is in accordance with the best principles of environmental site design;**

4.10.3.1.2 Is located as close to all development as possible, with greenways leading to major recreation spaces;

4.10.3.1.3 Includes major recreation areas that are best located to serve all community residents; and

4.9.10.1.4 Is freely accessible to all residents, visitors and / or employees within the Village.

4.10.3.2 Require *delineation* of Open Space that:

4.10.3.2.1 Physically screens or differentiates private lots from common open space areas through use of shrubbery, trees, and markers, among other methods.

4.10.3.3 Provide a portion of the Open Space that is usable for *active recreation, where appropriate, as follows:*

4.10.3.3.1 The recreation land should not include narrow or irregular pieces of land that are remnants from lotting or the layout of streets and parking areas;

4.10.3.3.2 The slope of recreation land to be used for active play areas should not exceed two percent;

4.10.3.3.3 Recreation land is not be traversed by utility easements unless such utilities are placed underground and no part of them or their supportive equipment protrudes above ground level; and

4.10.3.4 Require *accessibility* of Open Space that is:

4.10.3.4.1 Freely accessible to all residents, visitors and / or employees within the Village.

PART 5

DEVELOPMENT PERMIT CONTROLS

5.0 Development Permit Controls

The Local Government Act permits the designation of specific areas as "Development Permit Areas" (DPAs). The Village may designate areas as DPAs where they satisfy the following criteria:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Revitalization of an area in which a commercial use is permitted; and
- Establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development.

Development Permit Areas are established to guide developers and to assist the Village in addressing particular development issues by providing development guidelines. As well, they are intended to provide the residents of the Village with a degree of certainty that concerns regarding development, expressed during the Plan development process, will be adequately addressed. Where an area is designated as a DPA, the Village Council must approve a Development Permit before a building permit or subdivision application can be approved. Council may adopt by resolution more detailed guidelines that are separate from this Plan to assist in the review of applications and the preparation of permits.

All developments in a Development Permit Area must be completed in accordance with the application submitted to and approved by Council pursuant to the Village of Cumberland Procedures Bylaw.

5.1 Environmentally Sensitive Areas (DPA No. 1)

5.1.1 Area

The area shown on Plan Map 'B' is designated as Development Permit Area No. 1 in order to provide guidelines for the protection of the natural environment.

5.1.2 Justification

The areas designated as Environmentally Sensitive comprise part of the extensive wetland system and sensitive ecosystem inventory contained within the Village boundaries, which provide a significant variety of habitat types that in turn support a wide variety wildlife, both aquatic and terrestrial. The wetland systems form a water retention area that ultimately flows into the Trent River. It is the desire of Council through these guidelines to protect both the habitat contained within this area as well as to protect the quantity and quality of the water that flows into the Trent River.

5.1.3 Requirements

Any of the following activities which take place within 30.0 metres (98.4 feet) horizontal distance of the natural boundary of any water feature contained within an area designated as "Environmentally Sensitive" shall require a Development Permit.

- 5.1.3.1 **Removal of vegetation, excluding agricultural crops, and subsequent re-vegetation;**
- 5.1.3.2 **The erection or siting of structures which otherwise requires a building permit; and**
- 5.1.3.3 **Landscaping, paving improvements, irrigation and water systems, and retaining walls and fences.**

5.1.4 Site Planning

Each proposal shall require demonstration of an understanding of the site's:

- 5.1.4.1 Soils, slopes, and biota including preparation of an inventory map and basic written evaluation;**
- 5.1.4.2 Relationship to mining shafts, other mine openings, and contaminated materials;**
- 5.1.4.3 Location in one of the eight principal watersheds (First Supply Creek, Morrison Creek, Piercy Creek, Millard Creek, Roy Creek, Maple Lake Creek, Perseverance Creek and Comox Lake) including identification of upstream (or upslope) and downstream (or downslope) land uses and the evaluation of the potential conflicts therein;**
- 5.1.4.4 Hydrologic system with an inventory that includes, precipitation rates, runoff patterns, infiltration/recharge areas, springs and seeps and wetlands with summary approximating the annual water budget.**

Require demonstration that site selection and planning have given consideration to:

- 5.1.4.5 Landforms, soils, wetlands, biota, archaeological resources, community trails and existing and neighbouring land uses;**
- 5.1.4.6 Groundwater systems including known aquifers, recharge areas, and existing groundwater users;**
- 5.1.4.7 Existing infrastructure, including roads, power lines, sanitary sewers, water supply lines and stormwater facilities (both formal and informal) and their relationship to the proposed development program;**

- 5.1.4.8 **Opportunities and constraints for on-site stormwater management including factors such as natural storage and soil;**
- 5.1.4.9 **Boundary conditions and the need to provide buffers, protect viewsheds, manage runoff, and integrate or separate compatible and incompatible land uses.**

Require stormwater management planning that:

- 5.1.4.10 **Follows source control (on-site) principles and practices and minimizes the use of conventional pipe and pond techniques, and avoids direct discharges to streams and other water-bodies;**
- 5.1.4.11 **Takes advantage of on-site opportunities to recycle water to soil, wetlands, and forests;**
- 5.1.4.12 **Follows site adaptive principles in facility placement and design, site grading, tree removal, impervious cover, and the scale and types of measures used to capture, direct and dispose of stormwater;**
- 5.1.4.13 **Provides for on-site retention of 90 percent or more of total annual rainfall;**
- 5.1.4.14 **Minimizes impacts on stream flows, water quality, aquatic habitat and neighboring properties; and**
- 5.1.4.15 **Provides for soil erosion and sediment control in both construction and operational phases of the project.**

5.2 Industrial Areas (DPA No. 2)

5.2.1 Area

The areas shown of Plan Map 'B' are designated as Development Permit Area No. 2 in order to provide guidelines for the form and character of industrial development in the designated areas.

5.2.2 Justification

Dunsmuir Avenue (Royston Road) is part of the major road system of the Village. It is the desire of Council to have industrial development occur in a fashion that does not have a negative visual impact on adjacent uses nor for the travelers using this route.

It is therefore the desire of Council to ensure that the design and landscaping of all projects in 'Industrial Areas' takes these factors into account.

5.2.3 Siting

5.2.3.1. **Buildings shall be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise.**

5.2.4 Form and Character

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

5.2.4.2 **The use of smooth surfaced, wood, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged. The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted.**

5.2.4.3 Building elevations fronting and visible to the street are encouraged to include offices, showrooms, pitched roofs and decorative design elements.

5.2.4.4 Roof top mechanical equipment shall be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.

5.2.5 Landscaping

5.2.5.1 A landscaped buffer shall be provided along all major roads and every industrial building shall be screened from public view from any adjacent 'Rural Residential' and 'Residential' properties as effectively as possible through the use of landscaping, fencing and siting.

5.2.6 Outside Storage

5.2.6.1 All waste disposal bins shall be completely screened within a solid walled enclosure not less than 2.0 metres (6.6 feet) in height.

5.2.7 Screening

5.2.7.1 Such elements as shipping and loading areas, outdoor storage areas, transformers, meters and garbage receptacles shall be screened from public view as effectively as possible through landscaping, fencing, and siting.

5.2.8 Lighting

5.2.8.1 Security and other lighting shall be placed so as not to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.

5.2.9 Signs

5.2.9.1 One facia sign shall be permitted for each exterior wall of a building. The maximum area of all facia signs shall not exceed 10 square metres (107.6 square feet). Facia signs may be illuminated and shall be integrated into the design of the building and may not extend above the top wall of a building. Billboards and roof signs are not permitted. No signs shall be equipped with flashing, oscillating or moving lights or beacons.

5.2.9.2 Each industrial premises within the Development Permit Area shall be allowed one freestanding sign.

Freestanding signs shall

be permitted in landscaped areas only, on the same parcel as the industrial building. One such sign for each street frontage of the business will be permitted. The height of any sign including support structures, shall not exceed 3.0 metres (9.8 feet) and the area of any one face shall not exceed 3.0 square metres (32 square feet). A freestanding sign may be externally illuminated. No signs shall be equipped with flashing, oscillating or moving lights or beacons.

5.2.10 Parking

5.2.10.1 Large surface parking areas shall be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted, landscaped areas. Tree planting is encouraged in parking areas.

5.2.10.2 Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

5.2.10.3 All paved parking areas shall be included within the context of the required stormwater management plan

and shall incorporate oil/water separators which meet current Ministry of Environment and Department of Fisheries and Oceans criteria or a bio-filtration swale constructed by a qualified professional.

5.2.10.4 Parking areas shall be surfaced with a paving treatment.

5.2.10.5 Developers are encouraged to use permeable surface treatments for roadways, parking areas and other surfaced areas within a development.

5.2.10.6 No off-site parking requirements shall be allowed.

5.2.11 Stormwater

5.2.11.1 It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, it shall be required that each development prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan shall be prepared by a

Professional Engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

5.3 Multiple Family Areas (DPA No. 3)

5.3.1 Area

Pursuant to the Local Government Act and amendments thereto, the Village designates the area shown on Plan Map 'B' as Development Permit Area No. 3 in order to provide guidelines for the form and character of multi-family residential developments.

5.3.2 Justification

Development Permit designation is warranted to promote a high standard of design in multi-family projects and to guide the integration of new housing into the residential neighbourhoods for which they are proposed. These guidelines provide a statement of expectations for multi-family developments that will aid the assessment of an individual project on a site-specific basis, thus promoting quality residential environments that maintain desirable relationships to their surrounding context.

5.3.3. Siting

5.3.3.1 The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, and should provide the maximum number of units with good sun exposure to enhance the livability of units.

5.3.3.2 Buildings shall be sited so as to ensure that any adjacent single-family residential properties have visual privacy, as well as protection from site illumination and noise.

5.3.4 Form and Character

5.3.4.1 All townhouse and multi-family developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the

building exteriors and through the provision of pedestrian entranceways and walkways to the street.

- 5.3.4.2 No more than four townhouse units should be linked in a row unless warranted by special design treatment.
- 5.3.4.3 Where townhouse units have attached garages or carports, the units should be wide enough to allow the creation of attractive entrances to the individual units between garages. The use of rear lane access garages is encouraged.
- 5.3.4.4 Where individual townhouse or multi-family units have vehicular access via a public street, combined driveway access points are encouraged in order to minimize interruptions of landscaping along the boulevard.
- 5.3.4.5 Internal private roadways shall be wide enough to permit easy negotiation of car access to individual garage or carport, parking areas, and to provide fire truck accessibility.
- 5.3.4.6 Recreation and play areas should be provided within each project and should be sensitive to the needs of all groups likely to reside within the development. Where possible recreation and play areas should be sited such that all units within a development may view them.
- 5.3.4.7 Buildings should be designed and sited so as to minimize opportunities for householders to overlook each other's private spaces.
- 5.3.4.8 Appropriate acoustical design shall be utilized to minimize noise levels between residential units particularly where a townhouse or apartment development is adjacent to residential dwellings.
- 5.3.4.9 In situations where multi-family units face single-family units across a street, the multi-family units should be designed to resemble a single-family dwelling.

Consideration should be given to individual or shared driveways and pedestrian access to the street from each unit.

- 5.3.4.10 The design of a new project or an addition to an existing development shall be based on a comprehensive design concept and should give adequate attention to the general architectural style, detailing, scale, materials, character and material of roofs, treatment of entrances, gradations of heights, relationship of indoor and outdoor spaces, design and placement of play areas, access, parking arrangement and circulation, and landscape character and design.

5.3.5 Landscaping

- 5.3.5.1 All portions of a lot used for multi-family dwellings, exclusive of parking areas, driveways or sidewalks, located between the principal building or buildings and a fronting street or access road; and / or an adjoining commercial, industrial or residential building, and /or an accessory building shall be landscaped with a balanced mix of grass, shrub beds and trees to create a pleasant livable environment by providing an appropriate amount of usable open space, screening and shading.

5.3.6 Outside Storage

- 5.3.6.1 The area of any building site bounded by the front lot line, the exterior or interior side lot lines, as the case may be, and the front building line of the structure nearest the front lot line, shall not be used as an outside storage area.
- 5.3.6.2 Any portion of a building site which may be used as an outside storage area shall only be used as such if:

- 5.3.6.2.1 The area is enclosed within a 2.0 metre (6.6 feet) high solid fence having a suitable security gate;
- 5.3.6.2.2 None of the goods or materials stored therein exceed the height of the 2.0 metre (6.6 feet high fence);
- 5.3.6.2.3 The area is not directly visible from any residential development;
- 5.3.6.2.4 In cases where the area lies between a structure and any public road, it is screened by an adequately landscaped buffer strip so that such storage areas are not readily visible from such public road.

5.3.7 Screening

- 5.3.7.1 Such elements as shipping and loading areas, transformers, and meters shall be screened from public view as effectively as possible through the use of evergreen landscaping materials, solid fencing, and siting.

5.3.8 Lighting

- 5.3.8.1 Security and other lighting shall not be placed so as to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.
- 5.3.8.2 Lighting fixtures should be architecturally integrated with the design of the buildings.

5.3.9 Parking

- 5.3.9.1 Large surface parking areas shall be broken down into smaller parking lots evenly dispersed throughout the

development and integrated with planted, landscaped areas. Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in parking areas.

- 5.3.9.2 Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
- 5.3.9.3 All paved parking areas shall be included within the context of the required stormwater management plan and shall incorporate oil/water separators that meet current Ministry of Environment and Department of Fisheries and Oceans criteria.
- 5.3.9.4 Parking areas shall be paved and permeable pavements are required, where possible.
- 5.3.9.5 Developers are encouraged to incorporate site parking requirements within the principle structures of their development.
- 5.3.9.6 Developers are encouraged to use permeable surface treatments for roadways and other travel ways within a development.
- 5.3.9.7 No off-site parking shall be produced.

5.3.10 Signs

- 5.3.10.1 Orientation signage for larger developments should be provided. All signage shall be architecturally compatible with the overall design of the buildings and shall not exceed a height of 2.0 metres (6.6 feet).

5.3.11 Stormwater

- 5.3.11.1 It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In

recognition of this fact, it shall be required that each development prepare a stormwater management plan that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season. This stormwater plan shall be prepared by a Professional Engineer and may make use of such devices as wet or dry detention ponds, constructed wetlands, or other devices as deemed suitable and consistent with accepted engineering practice.

5.4 Village Revitalization Area (DPA No. 4)

5.4.1 Area

The area shown on Plan Map 'B' is designated as Development Permit Area No.4 in order to provide guidelines for the form and character of commercial development in the designated area and to protect Village heritage sites designated pursuant to the Heritage Conservation Act.

5.4.2 Justification

The heritage structures of the downtown commercial area form a direct link with Cumberland's historic past. The historic form and scale of buildings in the downtown area of Cumberland are integral to the appearance and feeling, or ambience, of the commercial area. The objective of the designation is to ensure that revitalization or new development in the downtown area is compatible with the scale and character of the existing downtown development by maintaining the original form, scale and character. The intent is to preserve and strengthen the heritage character of the downtown commercial area.

5.4.3 Guidelines

5.4.3.1 The guidelines for renovation, restoration and new development shall follow the general design guidelines and individual building guidelines as provided in the "Village of Cumberland Commercial Area Design Guidelines, 1993", and as amended, which are attached as Schedule 'B' to the Official Community Plan.

PART 6

PLAN IMPLEMENTATION

Once this Official Community Plan is adopted appropriate actions must be followed by the Village Council to ensure that the Plan policies are implemented and the Plan Goals and Objectives are realized. The implementation of policies cannot be expected at once but should take place gradually depending upon the type of policy under consideration. The purpose of this part is to outline the strategies or actions required to realize the Plan Goals and Objectives. These implementation strategies will also form a basis for the Village to formulate and adopt a five-year capital budget.

The major actions and programs that may be undertaken to achieve Plan Goals and Objectives include:

- 6.1 A review of the Village of Cumberland Zoning Bylaw, 1997 to ensure:**
 - 6.1.1 The land use classifications used reflect the intent and spirit of the Plan; and**
 - 6.1.2 The compatibility of land uses in the various categories.**
- 6.2 A review of the current Development Cost Charge Bylaw used to assist the Village in paying the capital cost of providing or altering water, sewage, drainage systems, roads and open spaces/parks.**
- 6.3 The update and implementation of the 1993 'Village of Cumberland Heritage Conservation Management Plan'.**
- 6.4 The pursuit of maximum public participation in Village matters and support for those programs which build community spirit.**
- 6.5 The obtaining of Community Amenities whenever opportunities allow. The following list of possible Community Amenities is provided for general information and is not an exhaustive list of all amenities that might be requested;**

- 6.5.1 Walkways;
- 6.5.2 Historic sites;
- 6.5.3 Improvements to the cemeteries;
- 6.5.4 Seniors housing;
- 6.5.5 Maple Lake;
- 6.5.6 Bicycle path between historic Village and highway;
- 6.5.7 Upgrading existing infrastructure;
- 6.5.8 Land around the drinking water supply lakes;
- 6.5.9 Viewscapes and greenways;
- 6.5.10 Restrictive covenants in lieu of owning amenities;
- 6.5.11 Barricades at Perseverance Creek Park;
- 6.5.12 First Nations interpretive centre near highway;
- 6.5.13 Wetlands north of Cumberland Road;
- 6.5.14 Ilo Ilo Theatre;
- 6.5.15 Construction of a Constructed Treatment Wetland;
- 6.5.16 Fire Hall;
- 6.5.17 Village Square;
- 6.5.18 Extend Orchard Park;
- 6.5.19 Funds to restore heritage buildings;
- 6.5.20 Railbeds and trestles;
- 6.5.21 Preservation of Perseverance Creek;

- 6.5.22 Small Gauge Rail Train;
- 6.5.23 Boardwalks;
- 6.5.24 Cash;
- 6.5.25 Community forest(s);
- 6.5.26 Boulevard on Dunsmuir Avenue;
- 6.5.27 Municipally owned library;
- 6.5.28 Revolving fund for local businesses;
- 6.5.29 Heritage signage;
- 6.5.30 Remainder of railbed from Village Park to Sutton Road;
- 6.5.31 Walkway along roadway to Comox Lake;
- 6.5.32 Coal mine tipple;
- 6.5.33 Serviced building lots for Habitat for Humanity;
- 6.5.34 Equestrian trails around the historic Village;
- 6.5.35 Bicycle trails around the historic Village;
- 6.5.36 Perseverance Creek salmon enhancement and education centre;
- 6.5.37 Upgrades to municipal playgrounds and recreational areas;
- 6.5.38 Land for a multi-use Village Centre to possibly include a municipal office, library, art gallery and archives;
- 6.5.39 Ginger Goodwin Labor Museum;
- 6.5.40 Improvements to Lake Park;
- 6.5.41 Area for community garden;

- 6.5.42 Water supply area protection and enhancement;
- 6.5.43 Safe walkway and bike route through the Village for children;
- 6.5.44 Property for school expansion;
- 6.5.45 Landscape buffering around Japanese and Chinese cemeteries;
- 6.5.46 Improved access for the disabled through the municipality;
- 6.5.47 Protection for historic sites and the trails that connect them;
- 6.5.48 Area for a Farmers' Market near the highway interchange;
- 6.5.49 "Twin" the water distribution system to ensure continuity of service during a water line break;
- 6.5.50 Improved sewage system at Cumberland's Lake Park and Campground;
- 6.5.51 Complete improvements to Cumberland Recreation Centre parking lot;
- 6.5.52 Make improvements to Cumberland Cultural Centre parking lot;
- 6.5.53 Construct a proper main entrance to the Cumberland Cultural Centre;
- 6.5.54 Re-locate the Public Works yard to an appropriate place;
- 6.5.55 Complete a long term improvement of the Cumberland Road crossing of Maple Lake Creek;

- 6.5.56 Provide water and improve fencing around municipal cemetery;
- 6.5.57 Fencing in the water supply watersheds;
- 6.5.58 Improve fencing around Village Park;
- 6.5.59 Complete Village Square;
- 6.5.60 Construct sidewalks throughout the historic Village, where appropriate;
- 6.5.61 Extend sanitary sewer line in Village along Royston Road;
- 6.5.62 Upgrade Dunsmuir Avenue to include tree planters and boulevard;
- 6.5.63 Entrance sign to Cumberland; and
- 6.5.64 Land made available for seniors housing.

PART 7

PLAN MAPS

Map A Official Community Plan

Map B Development Permit Areas

Map C Comprehensive Planning Areas