

Table 1: Plan Linkages

Plan Type	Purpose	Scale	Timeframe
Regulatory Bylaws	Regulations that manage public and private activities within areas of municipal jurisdiction, including (but not limited to) land use, building subdivision and development	Varies	Ongoing

The Village works collaboratively with regional government, provincial ministries and the federal government. In order to promote ongoing coordination and collaboration, the OCP was referred to the following agencies for review and comment prior to its adoption:

**First Nations:**

- K'ómoks First Nation

**Regional/Local government**

- City of Courtenay
- Comox Valley Regional District
- Town of Comox

**Provincial agencies:**

- Agricultural Land Commission
- Ministry of Community, Sport and Cultural Development
- Ministry of Environment
- Ministry of Forests, Lands and Natural Resource Operations
- Ministry of Transportation and Infrastructure
- School District No. 71 (Comox Valley)

## 1.7 REGIONAL CONTEXT STATEMENT

In 2010, the Village, along with other jurisdictions within the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of a RGS is to establish broad goals for a region. The vision in the RGS is that:

“The Comox Valley will continue to evolve as a region of distinct, well-connected and well-designed urban and rural communities. As stewards of the environment, local governments, the K'ómoks First Nation, public agencies, residents, businesses and community and non-governmental organizations will work collaboratively to conserve and enhance land, water and energy resources and ensure a vibrant local economy and productive working landscapes.”<sup>2</sup>

<sup>2</sup> Comox Valley Regional Growth Strategy, 2011, p.20

As part of the OCP, a Regional Context Statement (RCS) is required. The RCS is a part of the legislative process by which a local government aligns an OCP with a RGS.

The OCP's policies for housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with the RGS. Where there are any inconsistencies, the Village is required to indicate how the OCP will be made consistent with the RGS over time. There are no inconsistencies noted for the OCP.

Table 2 outlines how the Revised Cumberland OCP aligns with the overall goals of the RGS.

**Table 2: OCP Alignment with Comox Valley Regional Growth Strategy**

RGS Goal	Cumberland OCP Alignment	OCP Reference
<b>Housing:</b> Ensure a diversity of housing options to meet evolving demographics and needs.	<ul style="list-style-type: none"> <li>The Plan includes a range of growth scenarios and assumptions on future housing mix based on recent trends.</li> </ul>	Section 5 Section 9
<b>Ecosystems, Natural Areas, and Parks:</b> Protect, steward, and enhance the natural environment and ecological connections and systems.	<ul style="list-style-type: none"> <li>Protection and stewardship of environmentally sensitive areas in and around the Village are key aspects of New Development Permit Areas and updated guidelines for aquatic, terrestrial, and connectivity protection and enhancement have been added, in addition to a new Environmental Protection Development Permit Area (DPA 1).</li> </ul>	Section 7 Section 9 Section 10
<b>Local Economic Development:</b> Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	<ul style="list-style-type: none"> <li>The OCP recognises and supports the arts and the natural environment as major sources of new economic opportunities.</li> <li>Policies promoting a range of industries and services appropriate to the Village will help achieve a resilient and dynamic economy.</li> <li>Policies facilitating location of federally licensed medical marijuana production facilities in underused industrial areas evidence the Village's support of entrepreneurial ventures.</li> </ul>	Section 6 Section 9

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
<b>Transportation:</b> Develop an accessible, efficient and affordable multi-modal transportation network that connects Core Settlement Areas and designated Town Centres, and links the Comox Valley to neighbouring communities and regions.	<ul style="list-style-type: none"> <li>Longer term action item of the OCP includes the creation of an integrated Cumberland Transportation Master Plan that addresses all modes of transport.</li> <li>OCP promotes collaboration with regional and provincial partners.</li> <li>Support for Smart Growth principles (integrating transport and land uses) and higher densities will reduce the reliance on private transport and enable people to live work and shop closer to home.</li> </ul>	Section 5 Section 9
<b>Infrastructure:</b> Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	<ul style="list-style-type: none"> <li>The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment.</li> <li>Policies related to efficient infrastructure help to address current strains on services.</li> <li>Management policies included to give priority to renewable energy alternatives.</li> </ul>	Section 5 Section 7 Section 9
<b>Food Systems:</b> Support and enhance the agricultural and aquaculture sectors and increase local food security.	<ul style="list-style-type: none"> <li>The OCP supports food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.</li> </ul>	Section 6 Section 9
<b>Public Health and Safety:</b> Support a high quality of life through the protection and enhancement of community health, safety and well-being.	<ul style="list-style-type: none"> <li>Promotion of best practice planning principles and traffic calming methods will improve the safety associated with infrastructure.</li> <li>New policies included to address wildfire interface areas.</li> <li>New section added to address community well-being including relevant safety policies.</li> </ul>	Section 5 Section 7 Section 8 Section 9
<b>Climate Change:</b> Minimize regional greenhouse gas emissions and plan for adaptation.	<ul style="list-style-type: none"> <li>New policy section included to set targets and address climate change. Policies added to encourage partnerships and education on being stewards for promoting the importance of climate issues within the Village.</li> </ul>	Section 7 Section 9

With respect to land use, the RGS identifies areas of the CVRD which are appropriate for future urban growth and infill. All of the properties in Cumberland are classified in the RGS as *Municipal Areas* within the “Core Settlement Area.”

Under the Managing Growth section of the RGS, the following policies are noted for lands in the Core Settlement Area designation:

- The majority of growth within the Comox Valley will be directed to Core Settlement Areas, in order to promote the efficient use of land and public infrastructure, provide densities supportive of alternative transportation choices, and achieve environmental benefits resulting from compact growth.
- Town Centres will be identified within all Core Settlement Areas. These Town Centres are to be developed as walkable and complete communities, providing for the broadest range of housing, employment and commercial uses. Town Centres should support transit-oriented development through the establishment of minimum densities, in the range of 100–150 combined residents and jobs per hectare with a reduced minimum of 75 combined residents and jobs per hectare for ground orientated housing within the OCPs. For this OCP the Village Centre (Figure 8 in **Part C** Land Use Policy Direction) has been identified as the focus area for growth and development for this Plan.
- Municipal Areas have considerable capacity to accommodate growth through both intensification (by means of secondary suites and infill development) and new compact development.

Cumberland is recognized by the RGS as having the greatest amount of designated lands to accommodate new residential and employment growth. It is also noted as containing the largest supply of vacant designated industrial land in the Comox Valley.

The OCP addresses the RGS policies for Core Settlement Areas noted above in the following ways:

- Promoting new development and redevelopment to areas that currently have existing adequate infrastructure.
- Protecting the environment thorough policy statements and development permit areas.
- Promoting Cumberland as a pedestrian and bicycle friendly community.
- Encouraging appropriate higher densities in and around the existing Village historic commercial core and surrounding residential areas
- Supporting food security and small scale community gardening and urban farming efforts.
- Providing infrastructure and services efficiently and effectively.

Given that there are Settlement Expansion Areas (SEAs) adjacent to the Village boundaries and that the Regional Growth Strategy contains policies on how these SEAs are managed, the Village commits to work with the Comox Valley Regional District to assess development proposal referrals within the SEAs.