Highlights of completed action:

- Design and planning for reconstruction of the No. 2 Dam and upgrades to the spillway and Henderson Dam, ongoing
- Installation of water level and quality monitoring equipment within dam infrastructure, 2022
- Construction of new water treatment plant and storage reservoir, 2020
- Twinning of the supply line, 2017
- Land secured for new water treatment plant and storage reservoir, 2016.

Economic Development

- Bevan Industrial Lands – Servicing Strategy Summary Report, 2023
- The Bevan Industrial Lands Implementation Plan, 2021
- Village of Cumberland Investment Attraction Action Plan, 2020
- Bevan Industrial Lands Concept Plan and Report, 2020
- Economic Development Strategy 2018-2023

Highlights of completed actions:

- Completion of the first subdivision to create six new parcels within the Bevan Industrial lands
- Extension of water service to the Bevan industrial area.
- Implementation of the actions in the economic development strategy, in particular promoting Cumberland for its arts and culture events and for its outdoor recreation opportunities.

1.11 REGIONAL CONTEXT STATEMENT

In 2010, the Village of Cumberland, City of Courtenay, Town of Comox, and the Comox Valley Regional District (CVRD), partnered to prepare a Regional Growth Strategy (RGS). The purpose of the RGS was to establish broad shared goals for the region. The Comox Valley Regional Growth Strategy vision 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."[3]

The purpose of this Regional Context Statement (RCS) is to demonstrate consistency of the OCP with the RGS. OCP policies on housing, transportation, infrastructure, parks and natural areas, economic development and reduction of regional greenhouse gas emissions should be consistent with RGS policies. In the event of 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 this OCP.

[3] Comox Valley Regional Growth Strategy, 2011, p.20

Table 2 outlines how this OCP aligns with the goals of the RGS.

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Housing: Ensure a diversity of housing options to meet evolving demographics and needs.	• The Plan designates sufficient land to meet the Village's 20-year housing need as identified in its 2024 Housing Needs Report. Land use designations enable diverse housing options, such as infill and multi-family housing. • Housing policies also support a diversity of housing options as well as partnerships with non-profit housing societies for the development of affordable housing. • The Village of Cumberland's Historic Village Commercial Core and corresponds to the Town Centre concept in the RGS	7.3 Housing 7.2.5 Growth Management
Ecosystems, Natural Areas, and Parks: Protect, steward, and enhance the natural environment and ecological connections and systems.	• Protection and restoration of environmentally sensitive areas in and around the Village are key objectives of the Environmental Protection Development Permit Area (DPA 1). DPA 1 includes guidelines for aquatic, terrestrial, and connectivity protection and enhancement. • The Village participates in the Comox Valley Regional Parks Service to support the acquisition of regionally significant conservation lands and greenways.	6.0 Natural Environment 9.2 Recreation, Leisure and Parks
Local Economic Development: Achieve a sustainable, resilient, and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	• The OCP recognises and supports small businesses, the arts and the natural environment as drivers of local economic opportunities. • Policies promoting a range of industries and services appropriate to the Village are intended to support a resilient and dynamic economy. • Policies supporting a broad range of industrial uses in the Bevan industrial area demonstrate the Village's support for a diverse local economy and entrepreneurial opportunities.	8.0 Economic Development

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Transportation: 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.	• Map B shows the alternative transportation network and Map C show existing and planned major roads approved by Council as part of the 2024 Transportation Master Plan. The Plan is inclusive of all modes of transport. • One of the priority active transportation facilities is a multi-use pathway linking the Village of Cumberland and the City of Courtenay. • Support for compact growth and an urban containment boundary is intended to facilitate higher residential densities within walking distance of most services, reduce the reliance on private transport and enable people to live, work and shop closer to home.	7.6 Transportation and Connectivity
Infrastructure: Provide affordable, effective and efficient services and infrastructure that conserves land, water and energy resources.	• The urban containment boundary and policies related to efficient infrastructure will help to reduce the demand for new services. • The OCP includes policies encouraging the integration of efficient infrastructure within all development and redevelopment. • Development Permit Area guidelines encourage water and energy conservation.	7.2 Growth Management 7.5 Municipal Infrastructure 11.0 Development Permit Areas and 12.0 Heritage Conservation Area
Food Systems: Support and enhance the agricultural and aquaculture sectors and increase local food security.	• The OCP supports local food production, and urban farming on private and public land (where appropriate) as well as the keeping of livestock within designated land uses.	8.4 Local Food Production
Public Health and Safety: Support a high quality of life through the protection and enhancement of community health, safety and well-being.	• Active transportation, parks and recreation policies support mental health and healthy lifestyles. • Updates to Development Permit Area 4 – Wildland Urban Interface seeks to reduce the risk of wildlife spreading into the urban area.	7.6 Transportation and Connectivity 9.2 Recreation, Leisure and Parks 11.4 DPA 4 – Wildland Urban Interface

Table 2: OCP Alignment with Comox Valley Regional Growth Strategy

RGS Goal	Cumberland OCP Alignment	OCP Reference
Climate Change: Minimize regional greenhouse gas emissions and plan for adaptation.	• The OCP sets the greenhouse gas (GHG) emissions target as identified in the 2024 Climate Action Plan. Polices and actions are designed to reduce GHGs and make Cumberland more resilient to climate change impact.	5.0 Climate Change Adaptation and Mitigation 11.0 Development Permit Areas 12.0 Heritage Conservation Area

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 a "Core Settlement Area."

Under the Managing Growth (MG) section of the RGS, the following policies[4] are noted for lands in the Core Settlement Area designation:

> *MG Policy 1.2*: 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.
>
> *MG Policy 1.3*: 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.

With regards to municipal areas, the RGS states that those areas have considerable capacity to accommodate growth through both intensification by means of secondary suites, infill development, and new compact development.

The Village of Cumberland is identified as having the smallest population of the three municipalities but the greatest area of designated lands to accommodate new residential and employment growth. The Village also contains the largest supply of vacant designated industrial land in the Comox Valley.

MG Policy 1A-1 relates to municipal areas and states that "specific land-uses, designated Town Centres, conservation features, parks and rural or resource areas should all be determined through official community plans. The local OCP review process should articulate how the RGS policies are to be achieved through land-use designations and/or other policy considerations."

The OCP addresses the above RGS policies for Core Settlement Areas by:

[4] Wording has been abbreviated in some instances to focus on relevant policies and actions. For the full text, refer to the CVRD RGS.

a. Establishing an urban containment boundary that focusses residential growth largely on properties that are already serviced and located within walking distance of key amenities such as the post office, library, grocery store, health clinic, pharmacy, recreation centre, shops, restaurants, and others.
b. Encouraging higher residential densities in and around the existing Village historic commercial core.
c. Planning for active transportation facilities.
d. Protecting the environment through development permit areas and associated guidelines.
e. Supporting food security and small-scale community gardening and urban farming.
f. Providing infrastructure and services efficiently and effectively.

The RGS identifies two Settlement Expansion Aras (SEAs) abutting Village boundaries, one to the north, where Bevan Road meets Comox Logging Road, the other to the north of Comox Valley Parkway and southwest of Marsden Road.

The following RGS policies[5] relate to SEAs:

> *MG Policy 1E-1: – Boundary Extensions within Settlement Expansion Areas*: Settlement Expansion Areas shall become part of a Municipal Area through a boundary extension. Local governments will work cooperatively with regards to such boundary extensions and ensure that the policies of the RGS are maintained.
>
> *MG Policy 1E-2: Identification of Settlement Expansion Areas within OCPs:* Settlement Expansions Areas shall be identified within the Comox Valley Regional District official community plan and within the official community plan of the Municipal Area intending to incorporate it. Such official community plans shall contain policies for Settlement Expansion Areas consistent with MG Policies 1E-3 through 1E-6.
>
> *MG Policy 1E-3 – Water and Sewer Services within Settlement Expansion Areas*: Publicly owned water and sewer services will, in the long-term, be provided within Settlement Expansion Areas, coincident with boundary extensions, or mutually satisfactory servicing agreements, and infrastructure capacity in a financially feasible manner.
>
> *MG Policy 1E-5 – New Development within Settlement Expansion Areas*: New development within Settlement Expansion Areas will be phased in an orderly manner in order to ensure that appropriate infrastructure capacity is available, that new development does not detract from compact growth options within Municipal Areas, and that the financial stability of Municipal Areas is not negatively impacted.

This OCP does not envision that the Village of Cumberland will need to expand its municipal boundaries to incorporate a settlement expansion area to allow for additional growth within the lifetime of this

[5] Wording has been abbreviated to focus on relevant policies and actions.

Plan. Cumberland's projected housing[6] need can be accommodated within the Plan's urban containment boundary. However, the Village commits to working with the Comox Valley Regional District to assess any development proposals within an abutting environmentally sensitive area.

[6] Projected need identified in the 2024 Housing Needs Report.