

Big development projects moving ahead in village

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Published: Tuesday, June 10, 2008

Several large development projects are one step closer to construction after receiving approvals from Cumberland council on Monday.

Five bylaws to amend the zoning for the remaining lots Trilogy intends to develop along the highway interchange were all approved for first reading. A sixth bylaw that would modify the village's official community plan (OCP) to allow the uses proposed by Trilogy was also given first reading.

All bylaws were approved without discussion other than opposition to the project expressed by Coun. Gwyn Sproule. Sproule voted against most of the bylaws although she did approve of the proposed uses on lot 5.

Across the 764 acres of land Trilogy is proposing to develop, as many as 1,600 to 1,900 housing units could be built among significant commercial and industrial development.

The fifth phase of Coal Valley Estates, which would see about 850 homes added to the existing housing stock in Cumberland, also received first reading to amend the village's zoning as well as the OCP.

And the Cumberland Green seniors' village proposed for the former industrial land along Bevan Road was up for second reading for both OCP and zoning amendments.

The project had previously received unanimous approval for first reading but with a proviso from Sproule that further information about the project would be required to proceed further. There are 13 reports of various types about the proposed development that have been requested by the village and not yet received.

"We have little, if anything, other than a sketch of the site to make a decision on," said Sproule. "This project goes against everything in the OCP."

Cumberland Mayor Fred Bates said that the required reports would be forthcoming and final approval would not be given until all outstanding issues are resolved.

"This is probably one of the greenest developments that has ever come to the village," said Bates.

There was no other discussion and second reading was approved with only Sproule opposed.

And with all of that development occurring in the small 1,200-home Village of Cumberland, an update to the village's development cost charges was also supported by council as it received second and third reading.

None of the bylaws come into effect until and unless council approves them for fourth reading and final adoption.

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