

Bevan Industrial Lands - Workshop Summary

Cumberland's Bevan Industrial lands (the "Bevan Lands") contain approximately 500 hectares (1,235 acres) of land zoned for industrial use and represent approximately 84% of the remaining industrial lands within the Comox Valley.

Workshop Overview

The Bevan industrial lands workshop was held on Tuesday, October 22, 2019 at the Village Hall in Cumberland.

The purpose of the workshop was to work with stakeholders in developing a framework and outline a conceptual schematic plan for the "Bevan Lands."

In total, 20 people attended the workshop. Approximately 48% of attendees were from the Village/CVRD, 35% from business/industry, and 13% representation from environmentally focused organizations, community or other external interested observers.

Workshop Process

The workshop is part of phase 2 in the planning process for the Bevan Lands. The workshop included three short presentations and table discussion. During the table discussions, attendees were divided into three groups. Participants could ask questions, discuss information presented, and express their values and ideas for the land area. Facilitators recorded information and used this to develop a framework for a future conceptual site plan for the lands.

The workshop concluded with the three groups sharing their ideas and discussion, highlighting the key similarities, differences, and directions forward.

Workshop Outcomes

The following provides a short summary of each group's discussion. See mapping outcomes corresponding to each group following this section.

Summary – Group 1.

Group 1 acknowledged a strong demand for industrial lands within the region and indicated the need to ensure the plan maintains a high degree of flexibility to accommodate various industrial

businesses into the future. There was a limited interest in incorporating retail or residential uses on the site, with the exception of perhaps a small local-serving coffee shop or similar business. There was a strong desire to see the lands serviced (water in particular) in order to avoid on-site wells and therefore the negative impacts to groundwater and environmentally sensitive areas.

A need to explore options and to coordinate (costs, benefits and agreements) for infrastructure was discussed, including a possible transportation link to the north that would reduce travel times and connect to the highway or through to Courtenay. The recreational values in the area were also acknowledged and trails considered.

Additional considerations for further work were expressed and included, a clarification with the owner on whether this property is for sale, a need for better mapping of the site area, and the need to consider or have public review of the plan as it emerges (especially if taxpayers are contributing to infrastructure out to the site).

Summary - Group 2.

Group 2 identified a need to consider the lands in the greater context of the Cumberland area. In particular, environmental, access and other connections, as well as opportunities and impacts for other industrial areas in the Village, including Cumberland Rd. and Ulverston Rd. (mapping out the businesses and their needs) as an important initial step in understanding the lands' potential and uses. Similar to group 1, to ensure opportunities are not lost and to broaden or ensure flexibility for businesses within these lands was a key aspect.

This group outlined the opportunity for a type of "industrial ecology" within the site and identified the need to look at possible zoning changes to accommodate this along with potential for businesses that may present synergies with the waste management facility, energy generation (geothermal, gas) or initial occupants of the site lands.

Group 2 also outlined the need to begin working with business and regional partners on infrastructure and access to the site as well as mitigating any potential public concerns (e.g. traffic in/out of the site). This group placed great value on the surrounding environmental assets and recreational opportunities, in particular a well-developed and defined trail system, as well as noting key historic locations not to be lost. Additional considerations and further work were identified for mapping of groundwater and water resources and trail systems.

Summary - Group 3.

Group 3 also identified the context of these lands as an important conversation to have, in particular for other industrial areas and the opportunity to grow business in these areas or to relocate existing Village industries to the Bevan lands area. Potential uses were varied and open but focused on those with synergies to the waste facility, building on existing industry and allowing for the attraction of

additional heavy industrial to the north west portion of the site. Infrastructure was identified as a key issue to resolve. It was noted that servicing the site either through public-private partnerships or private with latecomer agreements should be explored and that servicing overall was needed to provide greater certainty to ensure future interest.

Access to the site was identified as a key constraint. In particular, access to the highway via Cumberland Rd could potentially be a significant barrier for businesses wanting to establish operations within Bevan Lands. With this, options via Maple Lake and to the north were discussed and noted as important aspects to work on for the conceptual planning of the site.

Group 3 also acknowledged and indicated the importance of environmentally sensitive areas within and surrounding the site overall, as well as the recreational values and existing/proposed trails within the area. With this, a request to look at east-west corridor connections across the lands was suggested. In addition, further detail on how the industrial uses planned for the site could allow for, and build on the value of a green network and trail options was noted as a key consideration for conceptual planning.

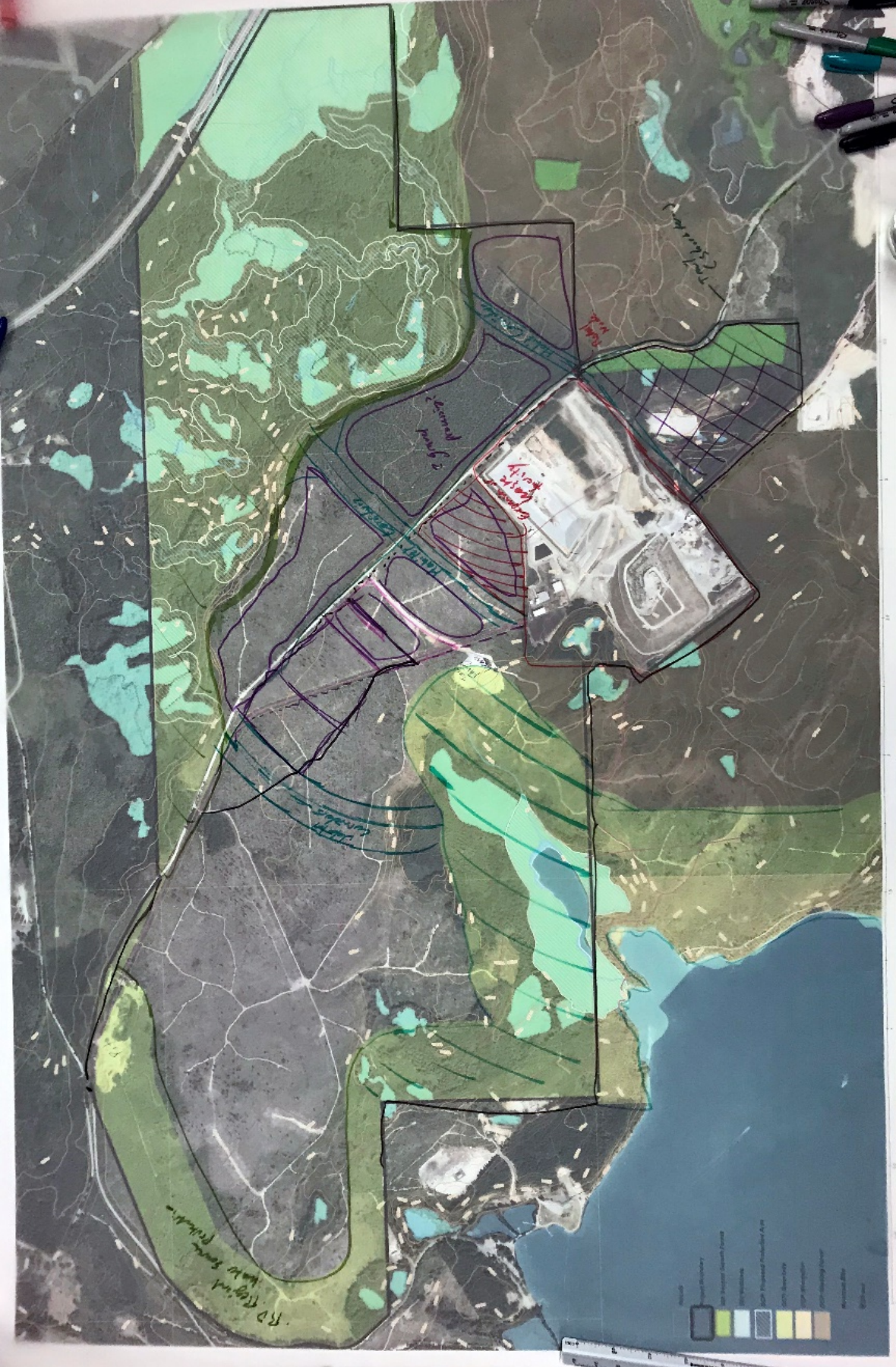
Next Steps

Information from the workshop is being used to further discussions and to develop an initial preliminary conceptual plan framework for the Bevan lands industrial area. It is expected that a draft concept will be developed in the new year for stakeholder and community review.

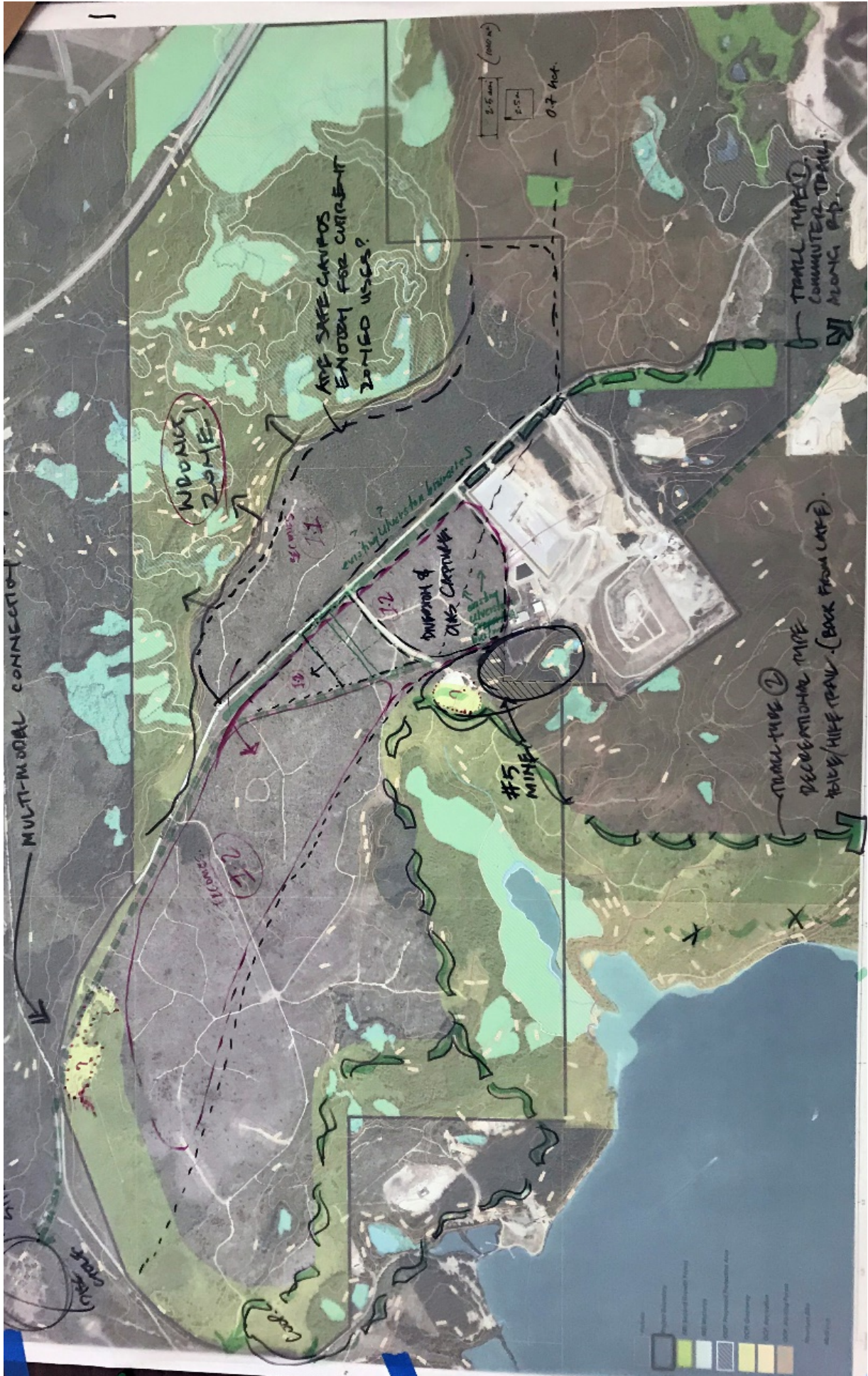
The Village of Cumberland invites interested parties to continue to provide input/feedback both on the conceptual design, as well as ideas and/or opportunities related to servicing infrastructure within these lands. Additional feedback will be incorporated into the Master Plan, including any further engagement processes in early 2020.

Contact Information

For additional information or to provide input regarding Bevan Industrial Lands Conceptual Master Plan, please contact Kaelin chambers (Economic Development Coordinator) at ecdev@cumberland.ca.



Group 1. Notes and mapping.



Group 2. Notes and mapping.



Group3. Notes and mapping.