



Corporation of the Village of Cumberland

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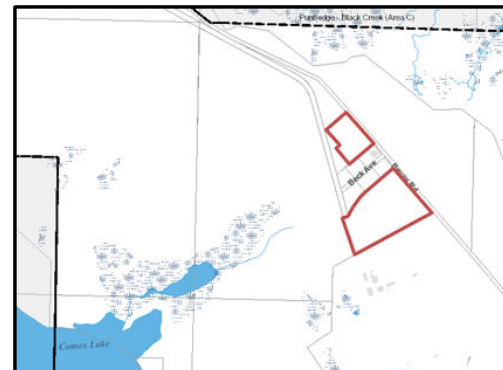
File: 2024-09-DV

January 16, 2025

Re: Development Variance Permit for PID 032-030-525 (No Civic Address -Bevan Road)

The Village has received a development variance permit application for the subject property. The application is to vary the following regulations in *Zoning Bylaw No. 1027, 2016* and *Subdivision and Development Bylaw No. 948, 2012* in support of a fourteen-lot industrial subdivision:

- Reduce minimum lot frontage within the I-2— Heavy Industrial Zone from 30m to 13.2m for proposed Lot 8;
- Reduce the minimum lot area within the I-2— Heavy Industrial Zone from 7500m² to as low as 4049m² for specific lots;
- Waive the Zoning Bylaw requirement for lots intended for utility or park use from requiring a covenant prohibiting the construction of building and structures of sewage generating occupancies, if the lot does not meet minimum lot area requirements; and,
- Waive the Subdivision and Control Bylaw requirements for lots under 1ha in size connect to the municipal sewer system.



Subject Property (Highlighted in Red)

An annotated map and table of requested lot area variances is attached to this notice, demonstrating the lots requesting variances.

COUNCIL AND COMMITTEE MEETINGS

The anticipated date for review of the application is **January 27, 2025**, at 5:30pm, at which time Council will consider the proposal.

The public may view the meeting live on the Village of Cumberland YouTube channel, or attend in person at Council Chambers, located at 2675 Dunsmuir Avenue. Council and Committee meeting agendas and the link to the YouTube channel are published the Friday before the meeting at Cumberland.ca/meetings. Please check the agenda prior to the meeting to confirm that the application is under consideration at that meeting as timelines for consideration of applications can change.

COMMENTS

You are receiving this notice as a neighbour within 75 metres of the property and are invited to comment on the proposed development variance permit. Please email any comments to

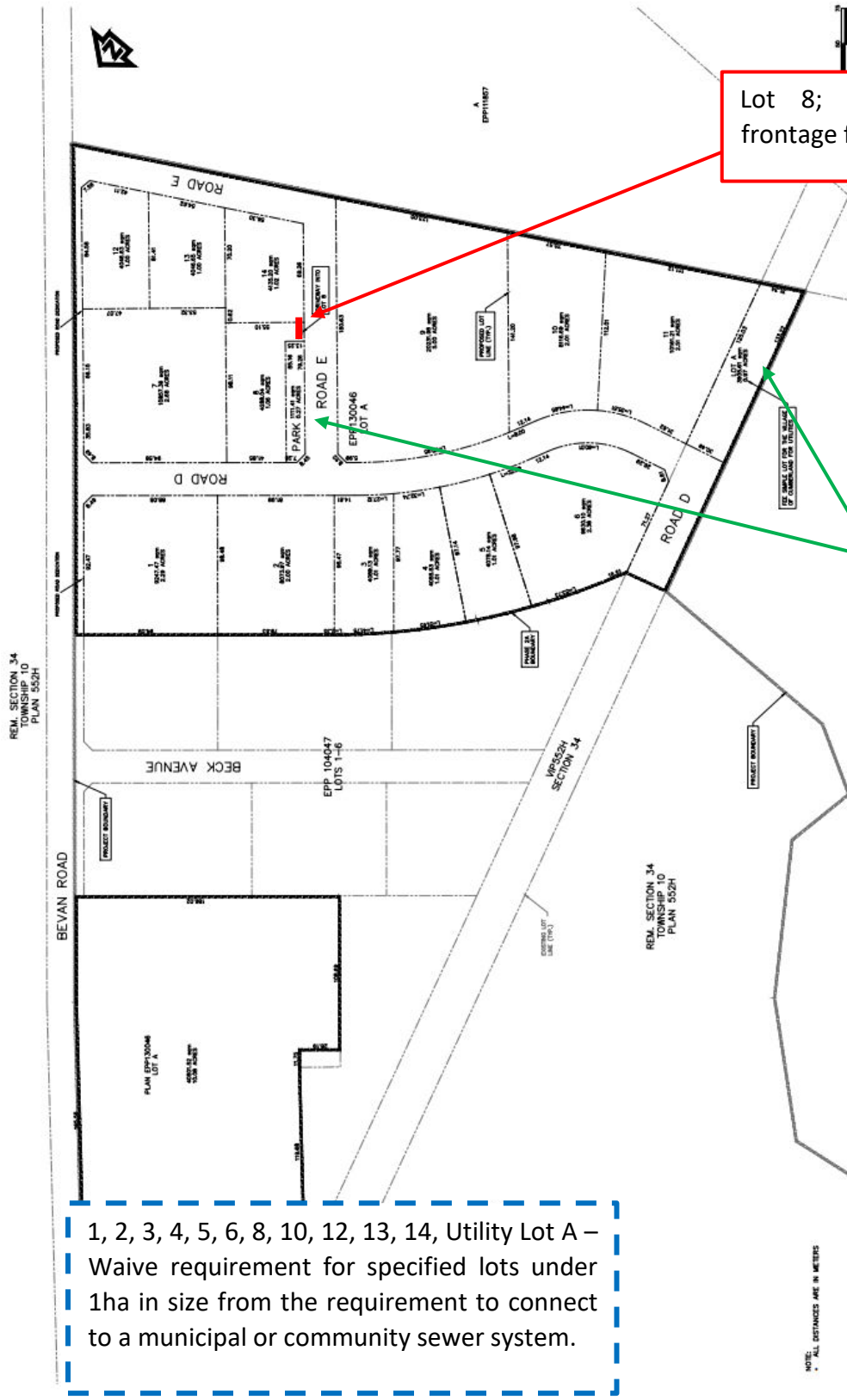
planning@cumberland.ca by 2:00 pm on January 27, 2025 to be considered at the **January 27, 2025** Council meeting.

The proposed permit may be inspected at the office of the Village of Cumberland located at 2673 Dunsmuir Avenue, Cumberland BC. Office hours are Monday to Friday 9:00 am to 4:00 pm, except statutory holidays.

Sincerely,

Development Services Department

Proposed Lot Layout and Lot Area Table



Lot 8; Reduce minimum lot frontage from 30m to 13.2m.

Proposed Park Dedication and Utility Lot: Waive requirement for covenant prohibiting the construction of buildings and structures of sewage-generating occupancies.

1, 2, 3, 4, 5, 6, 8, 10, 12, 13, 14, Utility Lot A – Waive requirement for specified lots under 1ha in size from the requirement to connect to a municipal or community sewer system.

REVISIONS: 0316/C-02

PROJECT: LOT LAYOUT

NO.	DATE	BY	DESCRIPTION
1	2016-11-15	ALB	1. LET LAYOUT REVISIONS, SEND FOR REVIEW
2	2016-11-15	ALB	2. LET LAYOUT REVISIONS, SEND FOR REVIEW
3	2016-11-15	ALB	3. LET LAYOUT REVISIONS, SEND FOR REVIEW
4	2016-11-15	ALB	4. LET LAYOUT REVISIONS, SEND FOR REVIEW
5	2016-11-15	ALB	5. LET LAYOUT REVISIONS, SEND FOR REVIEW
6	2016-11-15	ALB	6. LET LAYOUT REVISIONS, SEND FOR REVIEW
7	2016-11-15	ALB	7. LET LAYOUT REVISIONS, SEND FOR REVIEW
8	2016-11-15	ALB	8. LET LAYOUT REVISIONS, SEND FOR REVIEW
9	2016-11-15	ALB	9. LET LAYOUT REVISIONS, SEND FOR REVIEW
10	2016-11-15	ALB	10. LET LAYOUT REVISIONS, SEND FOR REVIEW
11	2016-11-15	ALB	11. LET LAYOUT REVISIONS, SEND FOR REVIEW
12	2016-11-15	ALB	12. LET LAYOUT REVISIONS, SEND FOR REVIEW
13	2016-11-15	ALB	13. LET LAYOUT REVISIONS, SEND FOR REVIEW
14	2016-11-15	ALB	14. LET LAYOUT REVISIONS, SEND FOR REVIEW

NOTE: ALL DISTANCES ARE IN METERS

Lot Number	Zoning Bylaw Standard (Area)	Requested Lot Area Variance
3	7500m ²	4089.9m ²
4	7500m ²	4088.83m ²
5	7500m ²	4078.14m ²
8	7500m ²	4289.9m ²
12	7500m ²	4049.9m ²
13	7500m ²	4049.9m ²
14	7500m ²	4049.9m ²