



Village of Cumberland

Notice of Development Variance Permit

2691 Dunsmuir Avenue

Development Variance Permit
DVP2510

This is to provide notice that the Council of the Village of Cumberland will consider an application for development variance permit at the meeting on Monday, September 15, 2025.

Subject Property: 2691 Dunsmuir Avenue, Lot A
District Lot 21 Nelson District Plan VIP85438

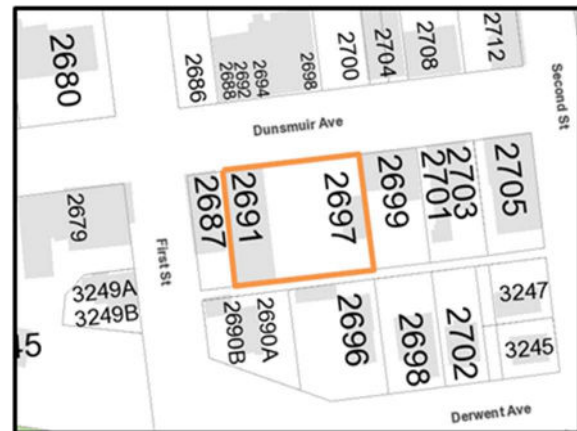
The applicant wishes to vary the following standards in the Zoning Bylaw in support of a proposed retail store and garden center on the subject property.

Please note this DVP is being considered concurrently with HAP2501, which is seeking approval of a parking area, garden centre, racking system and two new doors on the east facade of the Ilo Ilo building.

DVP2510:

- Allow gravel with binders instead of asphalt, concrete, or other required hard surfaces for vehicle parking stalls, maneuvering aisles, and off-street loading spaces.
- Reduce the number of required off-street loading spaces for a commercial building with a gross floor area between 465 m² and 2,325 m² from two to one.
- Reduce the number of required Class 1 bicycle parking spaces for Retail, Minor use from twelve to six.
- Increase the maximum permitted fence height for fences along a front lot line in the VCMU-1 Zone from 1.2m to 1.5m as highlighted on the attached plan; and,
- Increase the maximum permitted fence height for fences along a front lot line in the VCMU-1 Zone from 1.2 m to 1.6 m as highlighted on the attached plan.

September 4, 2025



Subject Property

Meeting Time & Date: Monday, September 15, 2025 at 5:30 PM

Meeting Location: Cultural Centre
2674 Dunsmuir Avenue

Public Input

Written comments may be submitted to the Village by 2:00 p.m. on the day of the Council meeting:

- By email to planning@cumberland.ca;
- By regular mail to the Village Office at Box 340, Cumberland BC V0R 1S0
- In person to the Village Office at 2673 Dunsmuir Avenue, Monday to Friday, between 9:00 a.m. and 4:00 p.m. except on holidays.

All submissions will become part of the public record and may be made available on the Village website.

View the Draft Permit

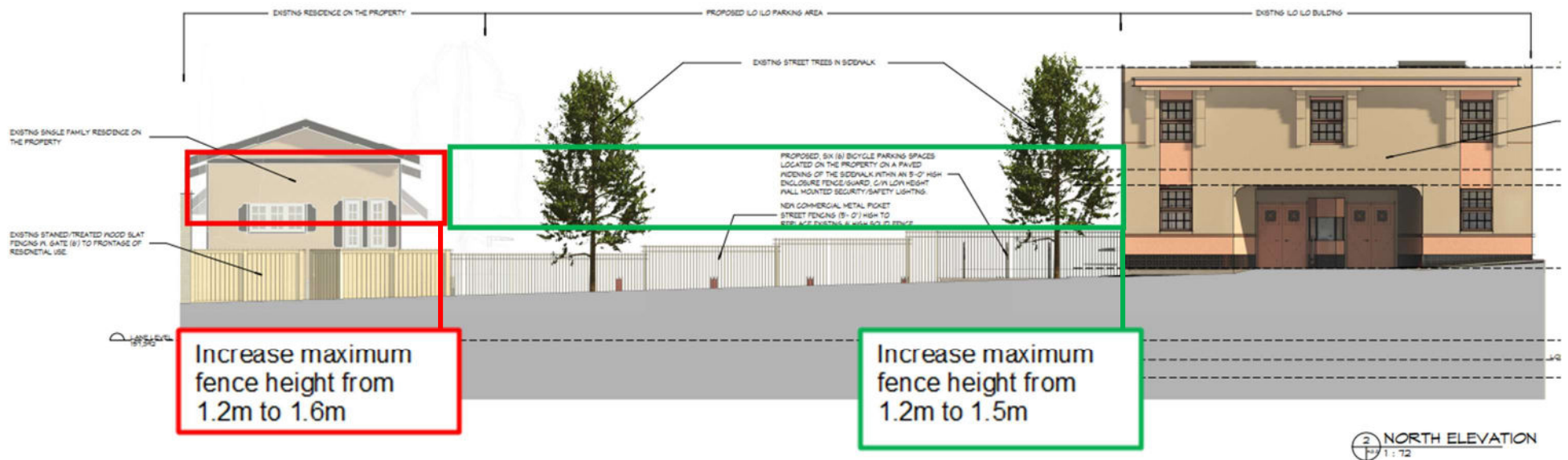
View the draft permit and related information online at cumberland.ca and at the Village Office at 2673 Dunsmuir Avenue, Monday to Friday, between 9:00 a.m. and 4:00 p.m. except on holidays.

This notice is issued pursuant to Section 499 of the *Local Government Act*.

For More Information:

250-336-2291
cumberland.ca
planning@cumberland.ca

Annotated Fence Plan





Corporation of the
Village of Cumberland

*DEVELOPMENT
VARIANCE PERMIT*

TO: LBVS Properties Inc. No. BC1274970

AGENT: Tom Dishlevoy Architecture

OF: 2697 Dunsmuir Avenue, Cumberland BC V0R 1S0

This Development Variance Permit (DVP2510) is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as specifically varied or supplemented by this Permit for the purposes of the construction of a parking lot, garden supply and fencing on the property.

This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below, and any and all buildings, structures and other development thereon:

Legal Description:	<i>Lot A District Lot 21 Nelson District Plan VIP85438</i>	
Folio:	516. 00010.000	PID: 027-603-407
Civic Address:	<i>2691 Dunsmuir Avenue</i>	

1. Zoning Bylaw No. 1027, 2016 is varied as follows:

- a) 6.10 e) Vary requirement to surface vehicular parking stalls with asphalt, concrete, or a listed permeable drivable surface, in favor of gravel with binders.
- b) 6.10 f) Vary requirement to surface maneuvering aisles with asphalt, concrete, or other continuous dust-free material, in favor of gravel with binders.
- c) 6.13 f) vary requirement to surface off-street loading spaces with asphalt, concrete or similar hard surface, in favor of gravel with binders.
- d) 6.13 b) ii) reduce the number of required off-street loading spaces for sites with a commercial building with a GFA between 465m² and 2325m² from 2 to 1.
- e) 6.4.3 reduce the number of Class 1 Bicycle Parking Spaces required for a Retail, Minor use from 12 to 6.
- f) 4.4 a) b) Increase the maximum permitted height for fences on a front lot line in the VCMU-1 Zone from 1.2m to 1.5m, for the portion of fence highlighted in green on the plans attached as Schedule B.
- g) 4.4 a) b) Increase the maximum permitted height for fences on a front lot line in the VCMU-1 Zone from 1.2m to 1.6m, for the portion of fence highlighted in red on the plans attached as Schedule B.

2. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this Permit:

a) That the development be constructed in accordance with the plans attached as Schedule A.

3. **Security**

N/A – See HAP2501.

4. **Expiry**

Subject to the terms of the Permit, if the Applicant of this Development Variance Permit does not substantially start any construction with respect to which the Permit was issued within 2 years after the date it is issued, the Permit lapses.

5. **Timing and Sequencing of Development**

Insert other conditions of timing or sequencing of development as prescribed by Council

6. **List of Reports or Plans attached as Schedules**

Schedule A – Annotated Site Plan

Schedule B – Annotated Elevations With Fence Plan

7. **Contaminated Sites Regulation**

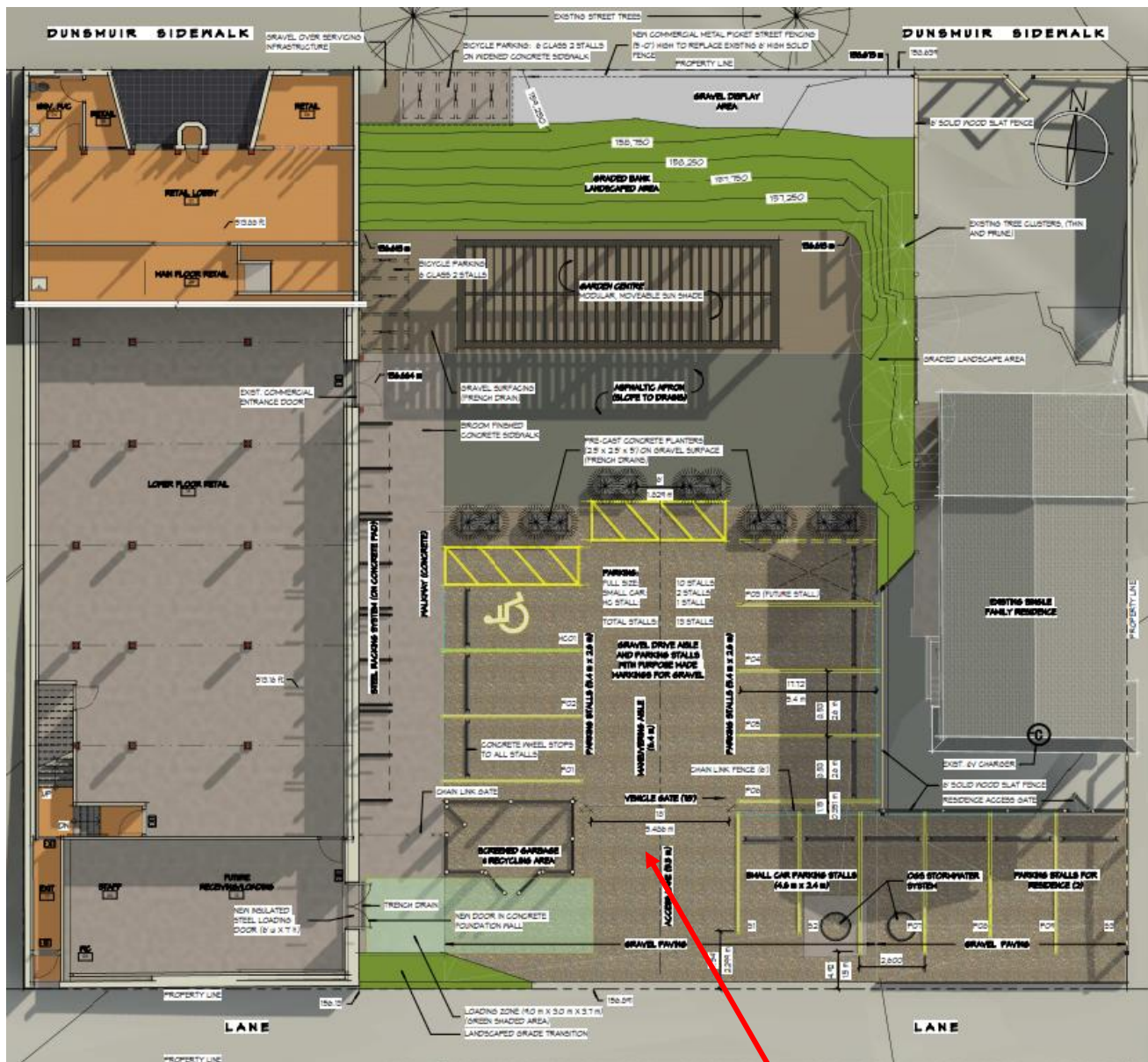
N/A

8. This Permit is **not** a Building Permit.

CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on _____, 20__.

Corporate Officer

Schedule A – Annotated Site Plan



Gravel with binders to surface parking stalls, maneuvering aisle and off street loading space.

Schedule B – Annotated Elevations with Fence Plan

