



# Village of Cumberland

## Notice of Development Variance Permit

### PID 032-030-525 (No Civic Address-Bevan Road)

### Development Variance Permit

### DVP2514

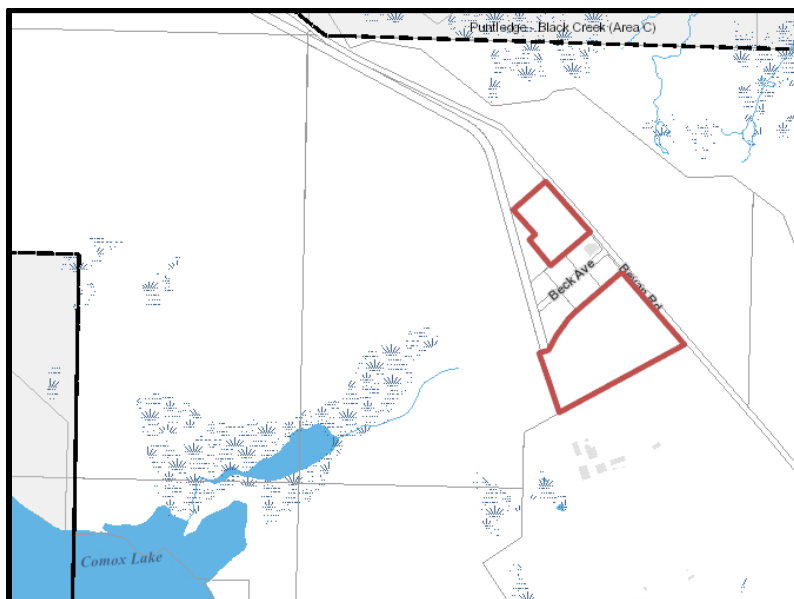
This is to provide notice that Council will consider an application for a development variance permit on April 13, 2026.

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 sixteen-lot industrial subdivision:

- Zoning Bylaw No. 1027, 2016:
  - Reduce the minimum lot area within the I-2—Heavy Industrial Zone from 7500m<sup>2</sup> to as low as 4046m<sup>2</sup> for specific lots.
- Zoning Bylaw No. 1238, 2025
  - Waive the required 50m setback for heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.
- Corporation of the Village of Cumberland Subdivision and Development Bylaw No. 948, 2012:
  - Waive the requirement for lots under 1ha in size from to connect to the municipal sewer system.

This variance supplements a variance issued in January 2025 to facilitate the subject subdivision. The amendment is to facilitate an additional proposed lot.

Subject Property Legally described LOT A SECTION 34 TOWNSHIP 10 COMOX DISTRICT PLAN EPP130046



#### Public Input:

Please submit any written comments regarding the application by:

**Monday, April 13, 2026 at 2:00pm.**

#### Comments May be Submitted Via:

- Email to [planning@cumberland.ca](mailto:planning@cumberland.ca)
- By mail to Village Office at PO Box 340, Cumberland BC
- In person at the Village Office at 2673 Dunsmuir Avenue, Monday to Friday Between 9:00am and 4:00 pm, except holidays.

#### Get More Information

The draft permit is available for viewing at the Village Office (2673 Dunsmuir Avenue) 9:00am to 4:00pm (excluding Holidays) or online at [Cumberland.ca](http://Cumberland.ca).

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

250-336-2291  
[planning@cumberland.ca](mailto:planning@cumberland.ca)

Waive 50m setback for all buildings and structures associated with heavy industrial, natural resource extraction, silviculture, and wrecking yard use from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.



Lot Number	Requested Variance Minimum Lot area – 7500m <sup>2</sup>
3	4089.13m <sup>2</sup>
4	4090.88m <sup>2</sup>
5	4078.14m <sup>2</sup>
8	4288.04m <sup>2</sup>
10	6071.28m <sup>2</sup>
12	4046.86m <sup>2</sup>
13	4046.63m <sup>2</sup>
14	4046.65m <sup>2</sup>
15	4135.20m <sup>2</sup>

1, 2, 3, 4, 5, 6, 8, 10, 12, 13, 14, 15, Utility Lot A – Waive requirement for specified lots under 1ha in size from the requirement to connect to a municipal or community sewer system.

NOTE: ALL DISTANCES ARE IN METERS



Corporation of the  
Village of Cumberland

*DEVELOPMENT  
VARIANCE PERMIT*

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**TO:** Acciano Development Inc., Inc. No BC1203206

**OF:** PO BOX 1060, Cumberland BC. V0R 2V0

This Development Variance Permit (*DVP2514*) 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 purposes of developing an industrial subdivision of the subject property.*

1. 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:** *LOT A SECTION 34 TOWNSHIP 10 COMOX DISTRICT PLAN  
EPP130046*

**Folio:** 516.29039.536 **PID:** 032-030-525

**Civic Address:** *Not Assigned.*

2. "Zoning Bylaw No. 1027, 2016" is varied as follows:
  - a) S.10.2 3) Reduce the minimum lot area for specific lots created by subdivision within the I-2 Heavy Industrial Zone from 7500m<sup>2</sup> to as low as 4046m<sup>2</sup>, as identified in the table attached to this permit as Schedule A;

"Subdivision and Development Bylaw No. 948, 2012" is varied as follows:

- a) S 4 a) i) 1) waive the requirement for lots that are less than 1ha in size to connect to a community or municipal system for the collection, treatment and disposal of wastewater, as identified on the site plan attached to this permit as Schedule A.

"Village of Cumberland Zoning Bylaw No. 1238, 2025" is varied as follows:

- a) S.12.5(1) waive the requirement that all Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 meters from all lot lines abutting a Residential, Mixed-Use, or Public Use zone for proposed lots 6 and 12.

3. 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.
- b) The terms and conditions and approved variances within previously issued development variance permit (2024-09-DV) remain in effect unless modified or removed by this development variance permit.

**4. Security**

*N/A – No Security Required*

**5. 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.

**6. Timing and Sequencing of Development**

- i) That a covenant restricting further subdivision on proposed Lot 9 be registered at time of final approval of the subdivision.*

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

*Schedule A – Annotated Lot Layout and Variance Table*

**8. Contaminated Sites Regulation**

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Applicant has completed a “Site Declaration” for the subject property.

9. 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 Month Day, 2026.

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Corporate Officer

# Schedule A – Annotated Lot Layout and Variance Table

Waive 50m setback for all buildings and structures associated with heavy industrial, natural resource extraction, silviculture, and wrecking yard use from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.



1, 2, 3, 4, 5, 6, 8, 10, 12, 13, 14, 15, Utility Lot A – Waive requirement for specified lots under 1ha in size from the requirement to connect to a municipal or community sewer system.

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