



Village of Cumberland

Notice of Development Variance Permit

3338 Union Road

Development Variance Permit

DVP2602

This is to provide notice that Council will consider an application for a development variance permit on June 8, 2026.

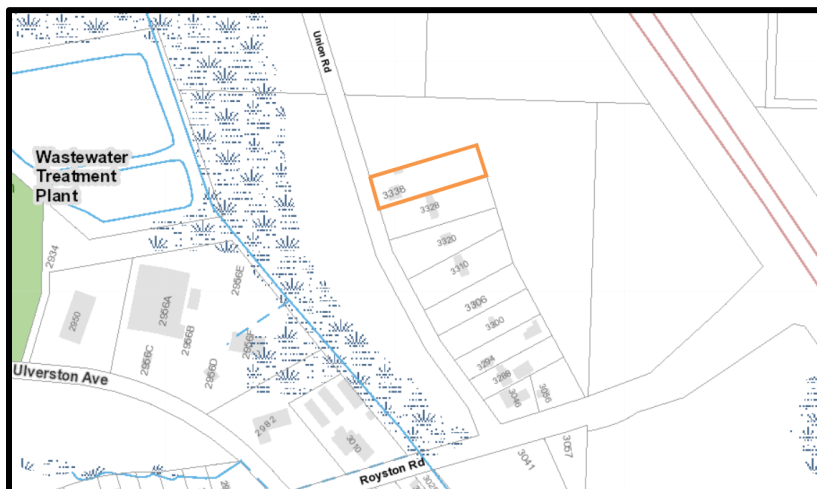
The applicant has proposed construction of an accessory building (shop) in the rear yard of the property. The following variances have been requested:

- Increase the maximum floor area from 100meter square to 330meter square.
- Increase the maximum height from 6meters to 7.2meters.

The proposed shop is intended to be used for storage and hobby-related purposes, including enclosed storage for personal trailers and other vehicles.

The application is concurrent with a development permit application DP2604.

Subject Property is legally described as Lot 4, District Lot 24, Nelson District, Plan 42822.



Public Input:

Please submit any written comments regarding the application by:

Monday, June 8, 2026 at 2:00pm.

Comments May be Submitted Via:

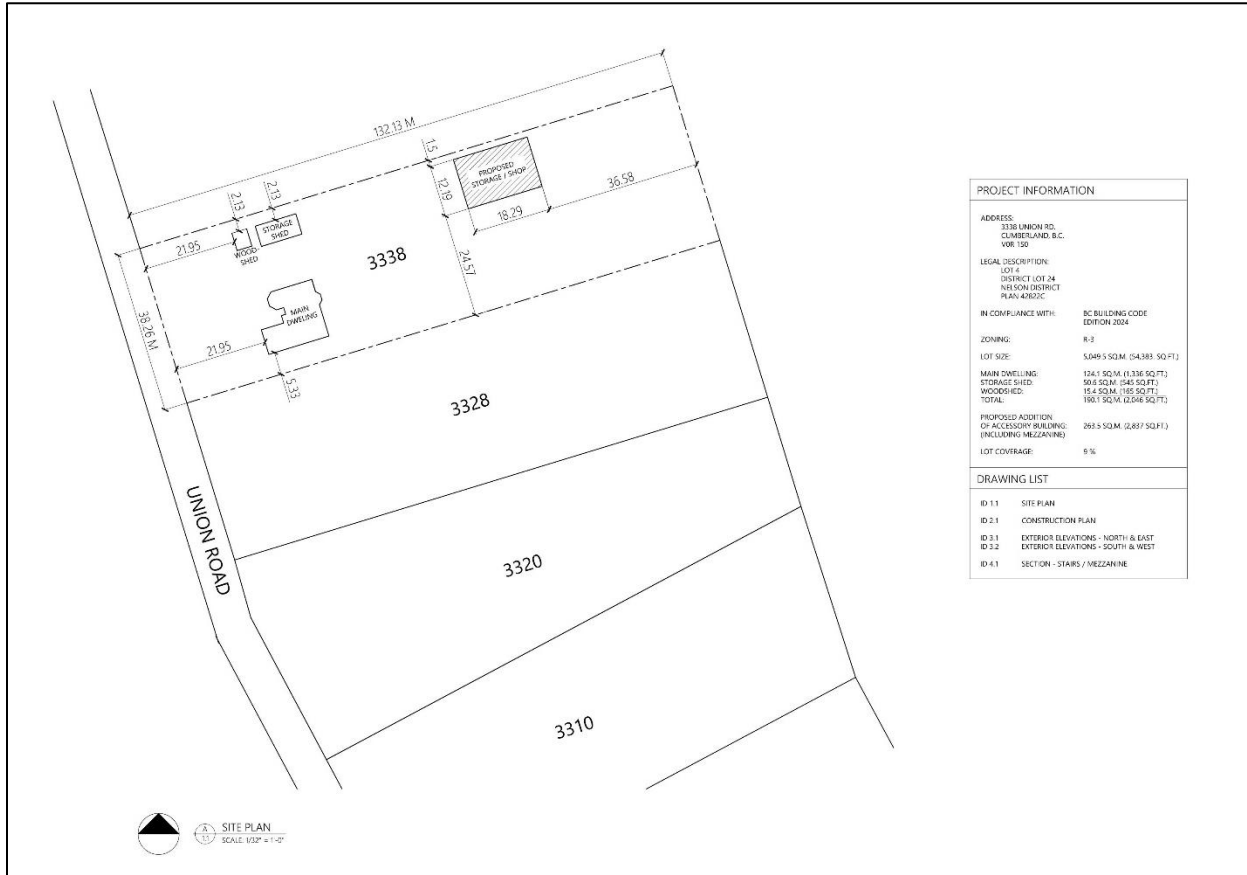
- Email to planning@cumberland.ca
- By mail to Village Office at PO Box 340, Cumberland BC
- In person at the Village Office at 2673 Dunsmuir Avenue, Monday to Friday Between 9:00am and 4:00 pm, except holidays.

Get More Information

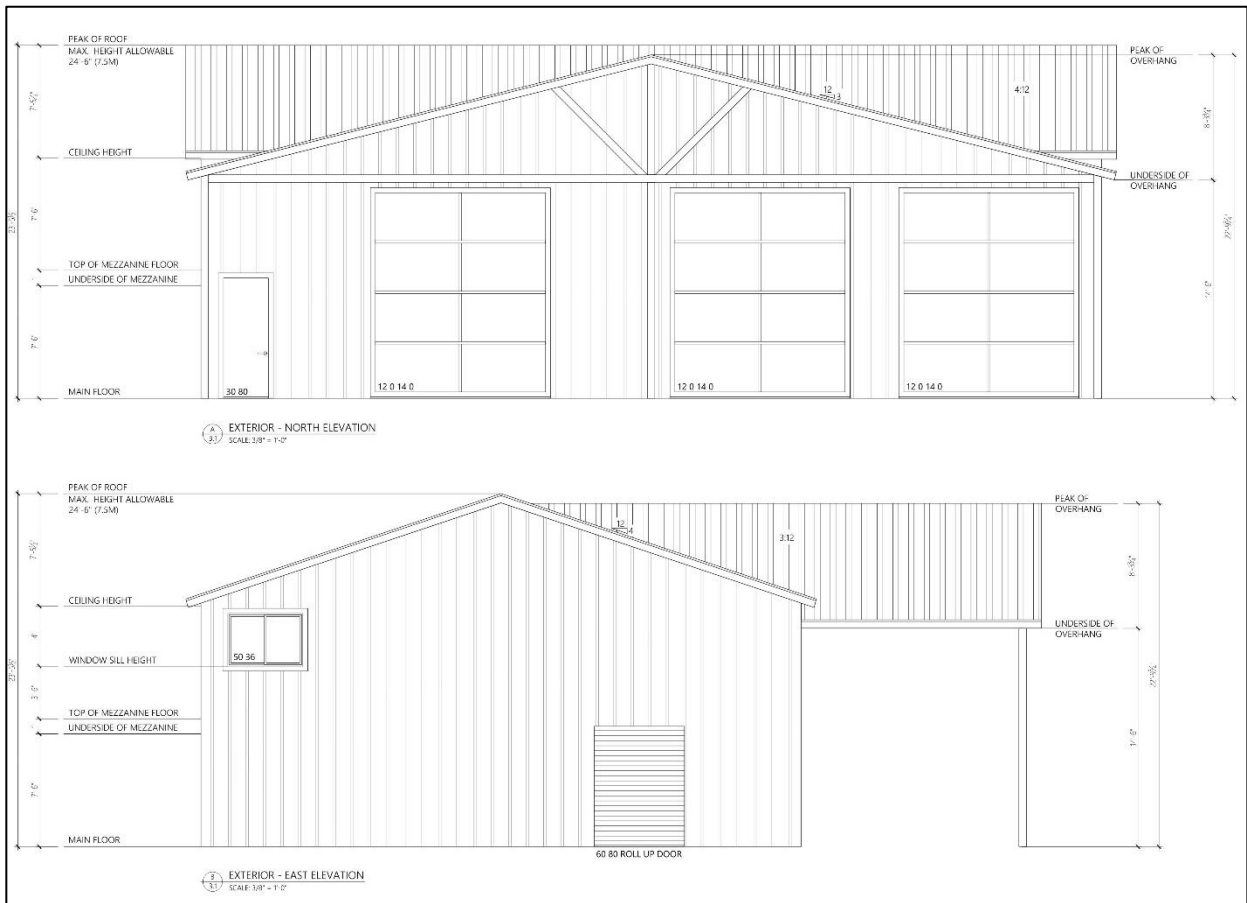
The draft permit is available for viewing at the Village Office (2673 Dunsmuir Avenue) 9:00am to 4:00pm (excluding Holidays) or online at Cumberland.ca.

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

250-336-2291
planning@cumberland.ca



PROJECT INFORMATION	
ADDRESS: 3338 UNION RD. CLAMBERLAND, B.C. V0R 1S0	
LEGAL DESCRIPTION: LOT 4 DISTRICT LOT 24 NEISON DISTRICT PLAN 4302C	
IN COMPLIANCE WITH:	BC BUILDING CODE EDITION 2024
ZONING:	R-3
LOT SIZE:	5049.5 SQ.M. (54383 SQ.FT.)
MAIN DWELLING:	134.1 SQ.M. (1436 SQ.FT.)
STORAGE SHED:	50.8 SQ.M. (545 SQ.FT.)
WOODSHED:	15.4 SQ.M. (165 SQ.FT.)
TOTAL:	160.1 SQ.M. (1716 SQ.FT.)
PROPOSED ADDITION OF ACCESSORY BUILDING: (INCLUDING MEZZANINE)	291.5 SQ.M. (3127 SQ.FT.)
LOT COVERAGE:	9%
DRAWING LIST	
ID 1.1	SITE PLAN
ID 2.1	CONSTRUCTION PLAN
ID 3.1	EXTERIOR ELEVATIONS - NORTH & EAST
ID 3.2	EXTERIOR ELEVATIONS - SOUTH & WEST
ID 4.1	SECTION - STAIRS / MEZZANINE





Corporation of the
Village of Cumberland

**DEVELOPMENT
VARIANCE PERMIT**

DRAFT

TO: Greig A Dry and Tassa A Medynski

AGENT: James Scarborough

OF: PO Box 1386, Cumberland, BC, V0R1S0

1. This Development Variance Permit (DVP2602) 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 *building an accessory building (shop) on the subject property.*
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: LOT 4, DISTRICT LOT 24, NELSON DISTRICT, PLAN 42822

Folio: 00820.060 **PID:** 002-114-674

Civic Address: 3338 Union Road
3. The Zoning Bylaw No.1238, 2025 is varied as follows:
 - a. *Section 10.5(2) increase the maximum floor area from 100meter square to 330meter square.*
 - b. *Section 10.5(2) increase the maximum height from 6meters to 7.2meters.*
4. 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.
5. **Security**
 - b. *N/A*
6. **Expiry**
 - a. 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.
7. **Timing and Sequencing of Development**

None.

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

b. Schedule A

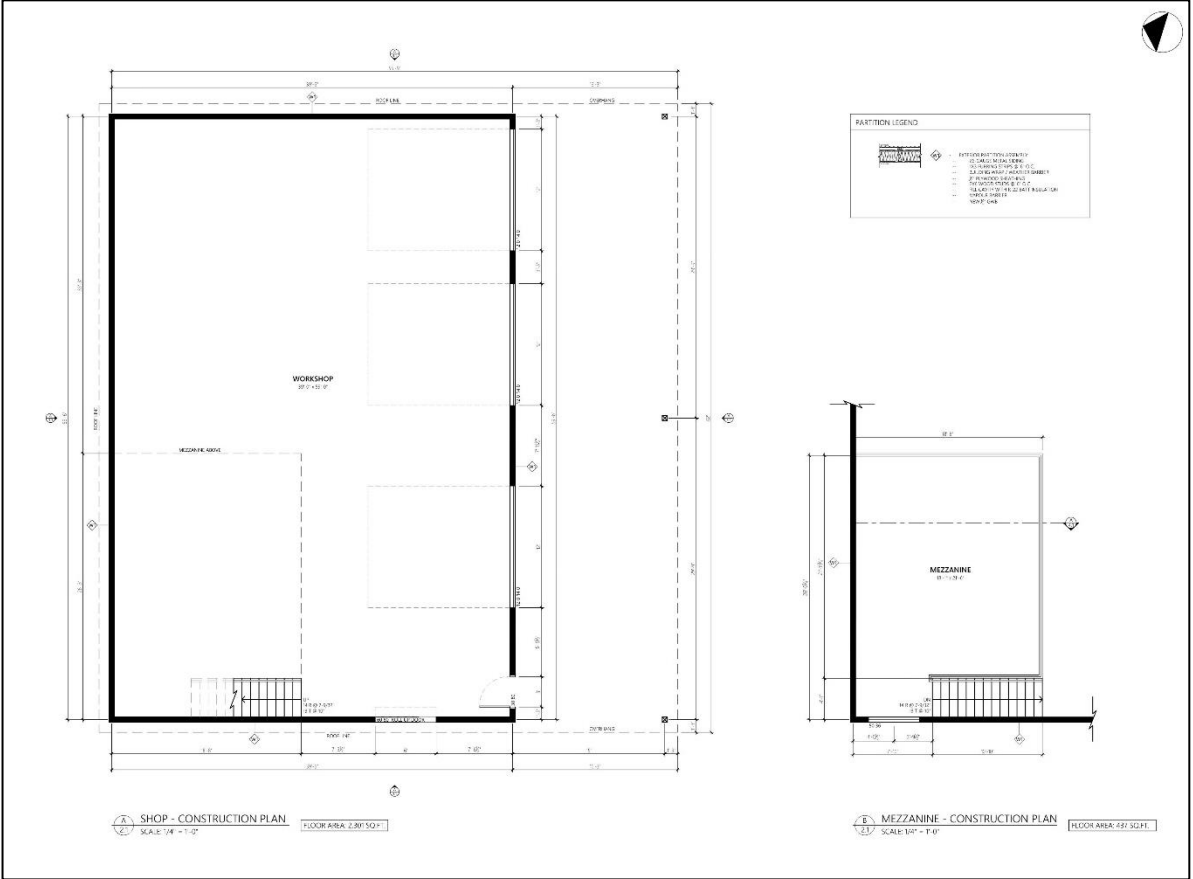
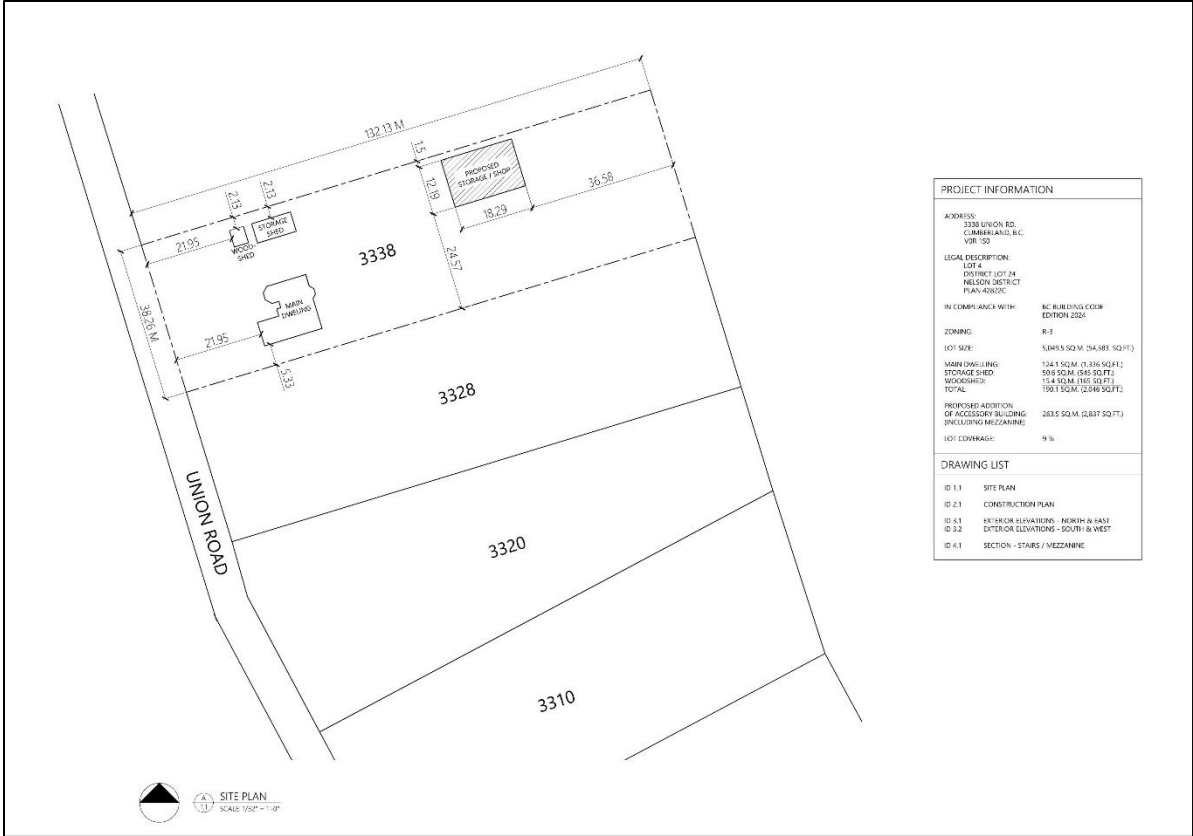
9. **Contaminated Sites Regulation**

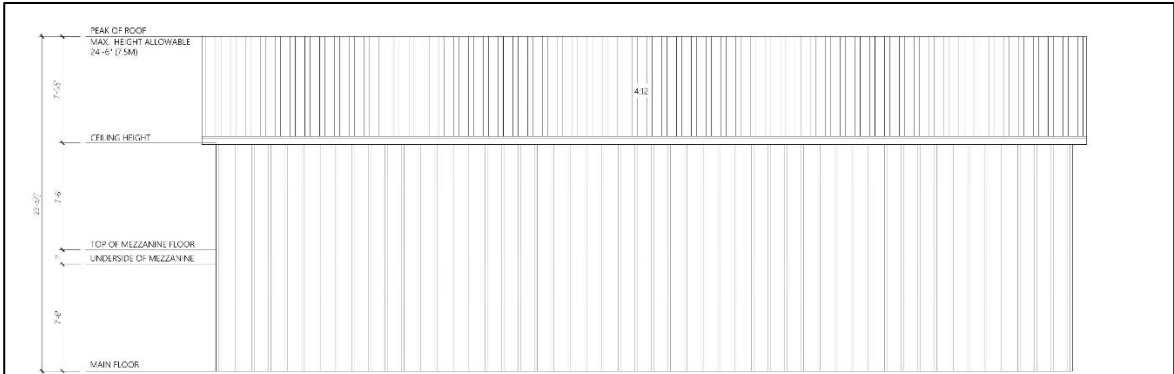
A site disclosure statement was not submitted as this permit does not authorize any activity likely to disturb soil on the land.

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

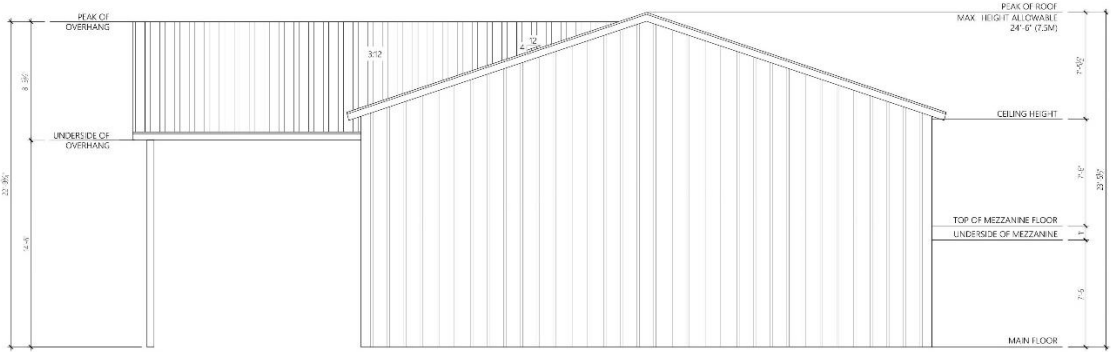
CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on 2026-06-08

Rachel Parker
Corporate Officer

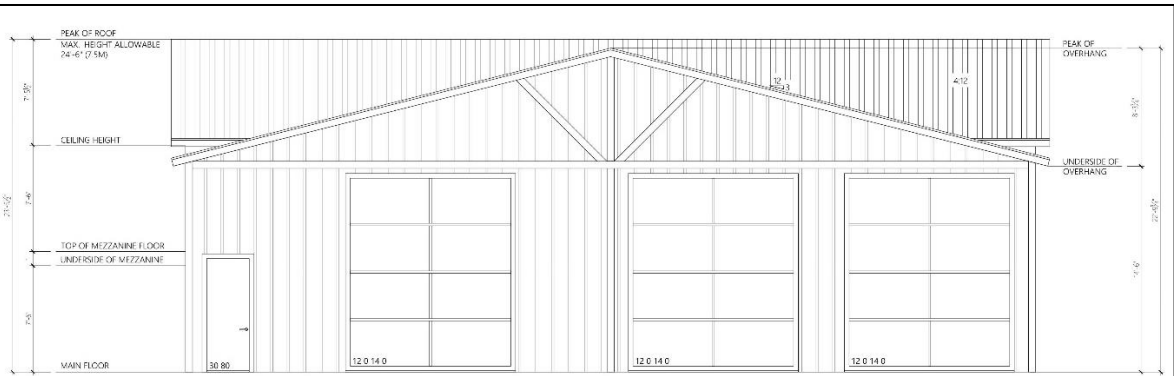




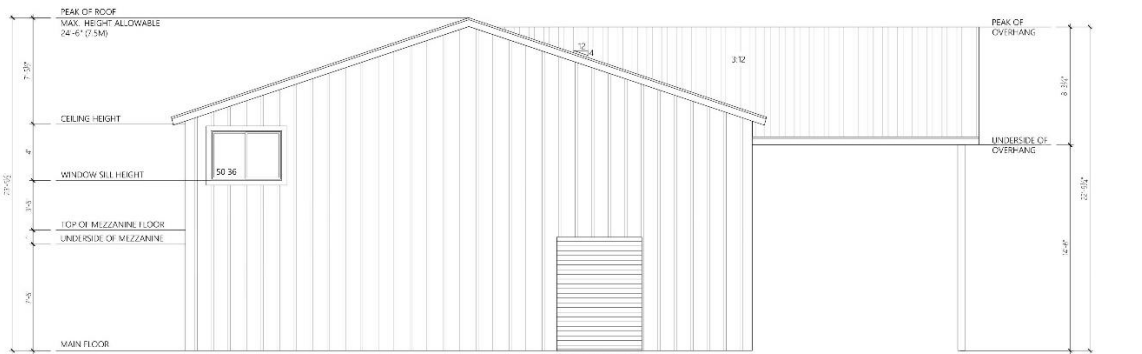
EXTERIOR - SOUTH ELEVATION
SCALE 3/8" = 1'-0"



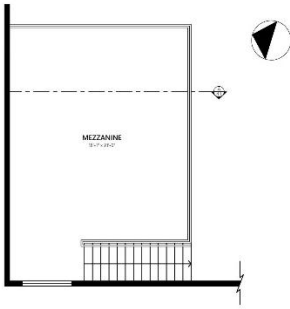
EXTERIOR - WEST ELEVATION
SCALE 3/8" = 1'-0"



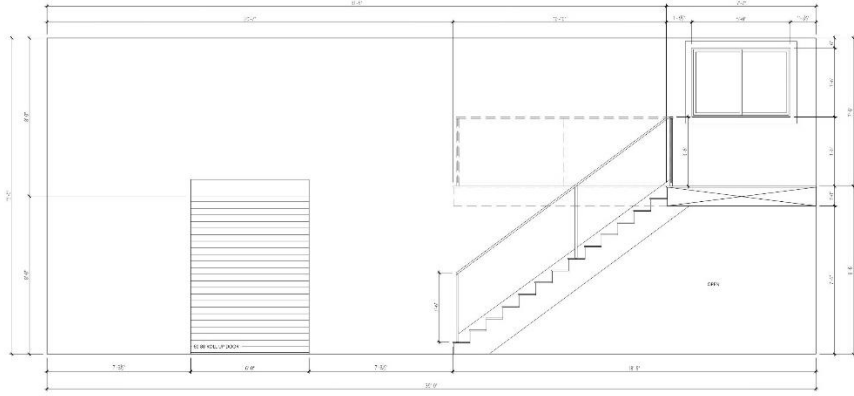
EXTERIOR - NORTH ELEVATION
SCALE 3/8" = 1'-0"



EXTERIOR - EAST ELEVATION
SCALE 3/8" = 1'-0"



STAIRS / MEZZANINE - KEY PLAN
SCALE 1/4" = 1'-0"



STAIRS / MEZZANINE - WEST SECTION
SCALE 1/4" = 1'-0"



Corporation of the
Village of Cumberland

DEVELOPMENT PERMIT
DRAFT

TO: Greig A Dry and Tassa A Medynski

AGENT: James Scarborough

OF: PO Box 1386 Cumberland, BC V0R 1S0

1. This Development Permit (DP2604) 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 *building an accessory building (shop) on the subject property*.
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: LOT 4, DISTRICT LOT 24, NELSON DISTRICT, PLAN 42822

Folio: 00820.060 **PID:** 002-114-674

Civic Address: 3338 UNION ROAD

3. The land described herein shall be developed substantially in compliance with the following terms and conditions, provisions, and schedules of this development permit.

DPA 4– Wildland and Urban Interface

a. Building materials and development of the yard must follow the standards indicated on *Schedule A*.

4. Security

Not required.

5. Expiry

- a. 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

Not required.

7. List of Reports or Plans attached as Schedules

- a. *Schedule A*

8. Contaminated Sites Regulation

A site disclosure statement was not submitted as this permit does not authorize any activity likely to disturb soil on the land.

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

CERTIFIED as the DEVELOPMENT PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on 2026-06-08

Rachel Parker
Corporate Officer

Schedule A:

3388 Union Road, Cumberland.

DPA- 4 CHECKLIST

1. FireSmart Buildings and Yards

a. Following are the minimum FireSmart standards that must be met for all buildings and vegetation on a property:

APPLICATION	CHECK	DETAILS
i. Roofing materials with Class A or B Fire Resistant rating.	<input checked="" type="checkbox"/>	Metal roof
ii. Gutters constructed of non-combustible material.	<input checked="" type="checkbox"/>	Metal
iii. Non-combustible cladding materials such as stucco, metal, brick, cement shingles, fibre cement.	<input checked="" type="checkbox"/>	Metal siding.
iv. Non-combustible or fire-rated exterior doors.	<input checked="" type="checkbox"/>	
v. Closed in and screened roof vents.	<input checked="" type="checkbox"/>	
vi. Eaves enclosed with properly fitted non-combustible soffits and fascia.	<input checked="" type="checkbox"/>	
vii. Heavy timber construction, fire-retardant treated materials, and other non-flammable materials for decks and railings.	<input checked="" type="checkbox"/>	
viii. Underside of decks or porches enclosed with non-combustible sheathing.	<input checked="" type="checkbox"/>	
ix. A 1.5 m non-combustible surface surrounding buildings and decks.	<input checked="" type="checkbox"/>	
x. All exposed building openings, including eaves and deck undersides, should be enclosed with non-combustible sheathing with gaps no greater than 3 mm.	<input checked="" type="checkbox"/>	
xi. Fencing within 1.5 m of a structure constructed of non-combustible material.	<input checked="" type="checkbox"/>	
xii. Where chimneys are permitted, they should have approved spark arrestors	<input checked="" type="checkbox"/>	N/A.



xiii.	Vegetation is cleared 3.0 m from power lines and, where permitted, propane tanks.	<input checked="" type="checkbox"/>	Underground wires.
xiv.	Coniferous trees within 10.0 m of any buildings and structures must be limbed up to 2.0 m from the ground.	<input checked="" type="checkbox"/>	
xv.	No hedges comprising of coniferous species such as juniper, cedar or yew, may be planted.	<input checked="" type="checkbox"/>	
xvi.	No bark mulch may be applied within 10 m of buildings and structures.	<input checked="" type="checkbox"/>	

Additional comments:

This building has been designed using "Fire Smart"
 I helped with Fire Smart in the Village of Cumberland
 (with Kevin Wallace)
 All trees will be limbed and cleared up to maintain safe
 distance.
 Sprockets will be added to exterior gutters

Owner or Builder/Architect/Designer's Signature

