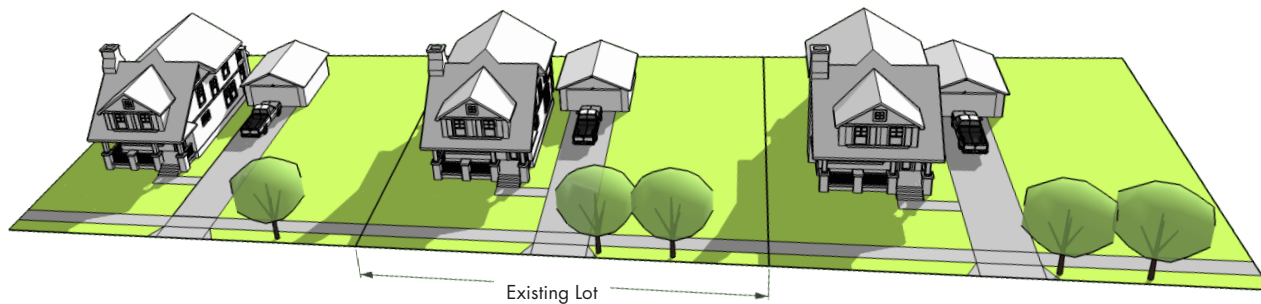
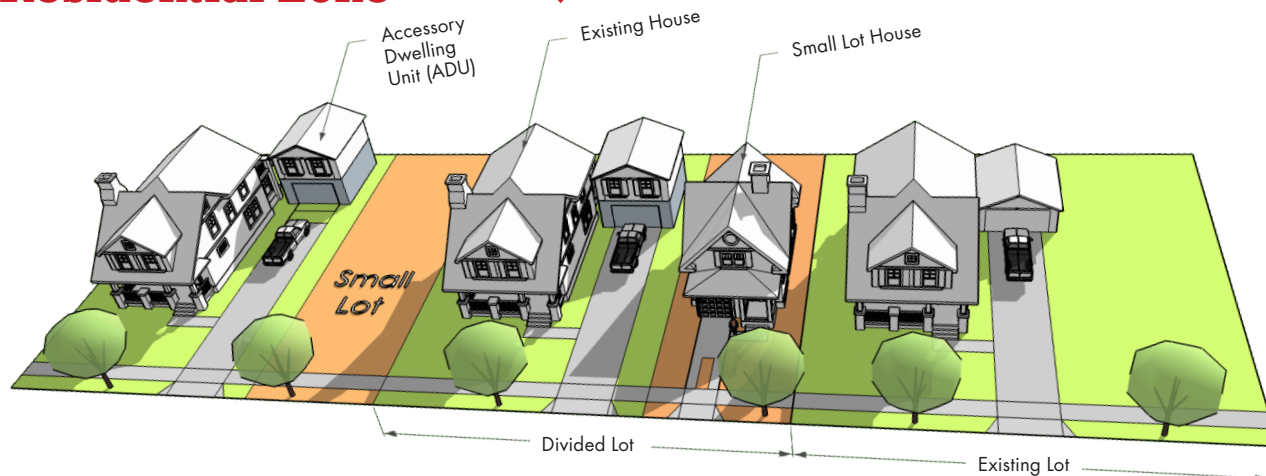


Before R1-A Zone...



One single family dwelling unit on a large lot.

R1-A—Infill Residential Zone



Large lot subdivided to the new minimum lot area of 325 metres², allowing for a single family dwelling unit on each.

For more information and to access the complete Village of Cumberland Zoning Bylaw please visit the following website:
cumberland.ca

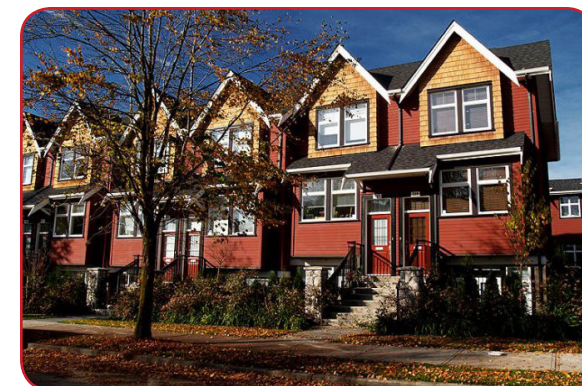
Or contact the Village of Cumberland:

T: 250-336-2291

E: info@cumberland.ca



Infill: R1-A—Infill Residential Zone



What is the R-1A Zone— Infill Residential Zone and why is it in place?

The Village has created zoning that allows further densification within the residential infill area to align with the Official Community Plan goal of densifying the Village centre with a new residential infill land use:

- Accessory Dwelling Units (ADU's), as well as secondary suites are permitted within this new zone. ADU's require a Development Permit.
- Minimum lot sizes for single family homes have been reduced to 325 metres² to allow for infill subdivision to small lots.
- New zoning regulations allow for residential infill development that supports compact, sustainable development, while maintaining neighbourhood character.

For parking requirements refer to Section 6.3 of the Village of Cumberland Zoning Bylaw No. 1027, 2016.

Accessory Dwelling Units are accommodations for residential occupancy—that are clearly incidental and subordinate to the principal use, building or structure on the same lot—with sleeping and sanitary facilities, and not more than one set of cooking facilities. Recreational vehicles are specifically excluded.

Secondary Suites are separate dwelling units contained within a building of residential use and occupancy that contains only one other dwelling unit. The secondary suite must be located in and be part of a building which is a single real estate entity.

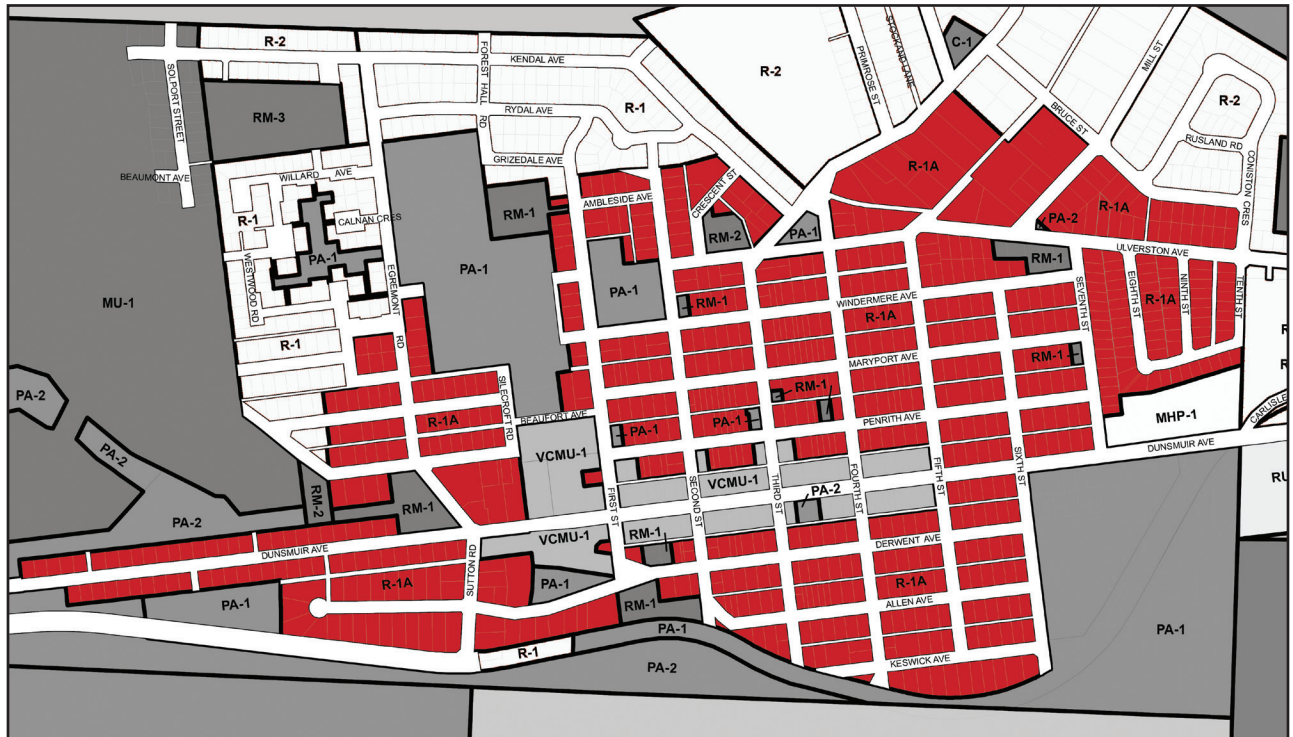
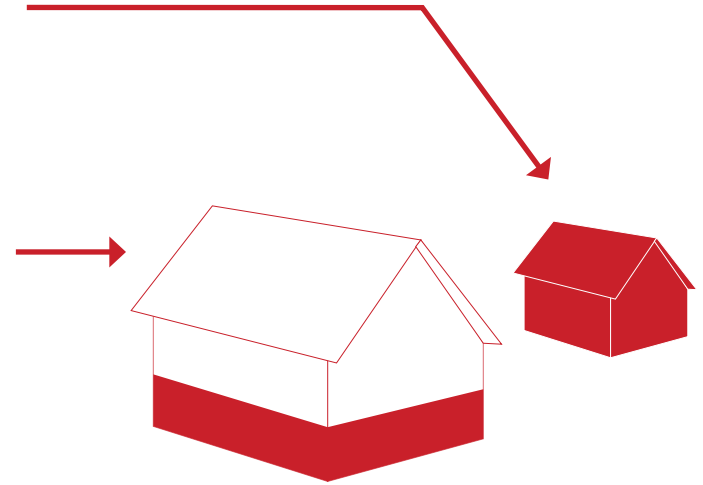


Photo credit: Radcliffe Dacanay