



# Village of Cumberland

## Notice of Development Variance Permit

### 2742 Windermere Avenue

Development Variance Permit  
DVP2504

June 26, 2025

This is to provide notice that the Council of the Village of Cumberland will consider an application for a development variance permit at the meeting on Monday, July 14, 2025.

**Subject Property:** 2742 Windermere Avenue, the Westerly ½ of Lot 2, Block F, District Lot 21, Nelson District, Plan 522A.

In general terms, the purpose of the proposed permit is to reduce the minimum width of the required clearance from the entrance of a proposed ADU, past the principal building for emergency access from the frontage on the property from the required 1.5m to 0.8m. The applicant proposes to provide an easement on the adjacent property so that the full 1.5m clearance will be provided.



**Subject property**

**Meeting Time & Date:** Monday, July 14, 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](mailto: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

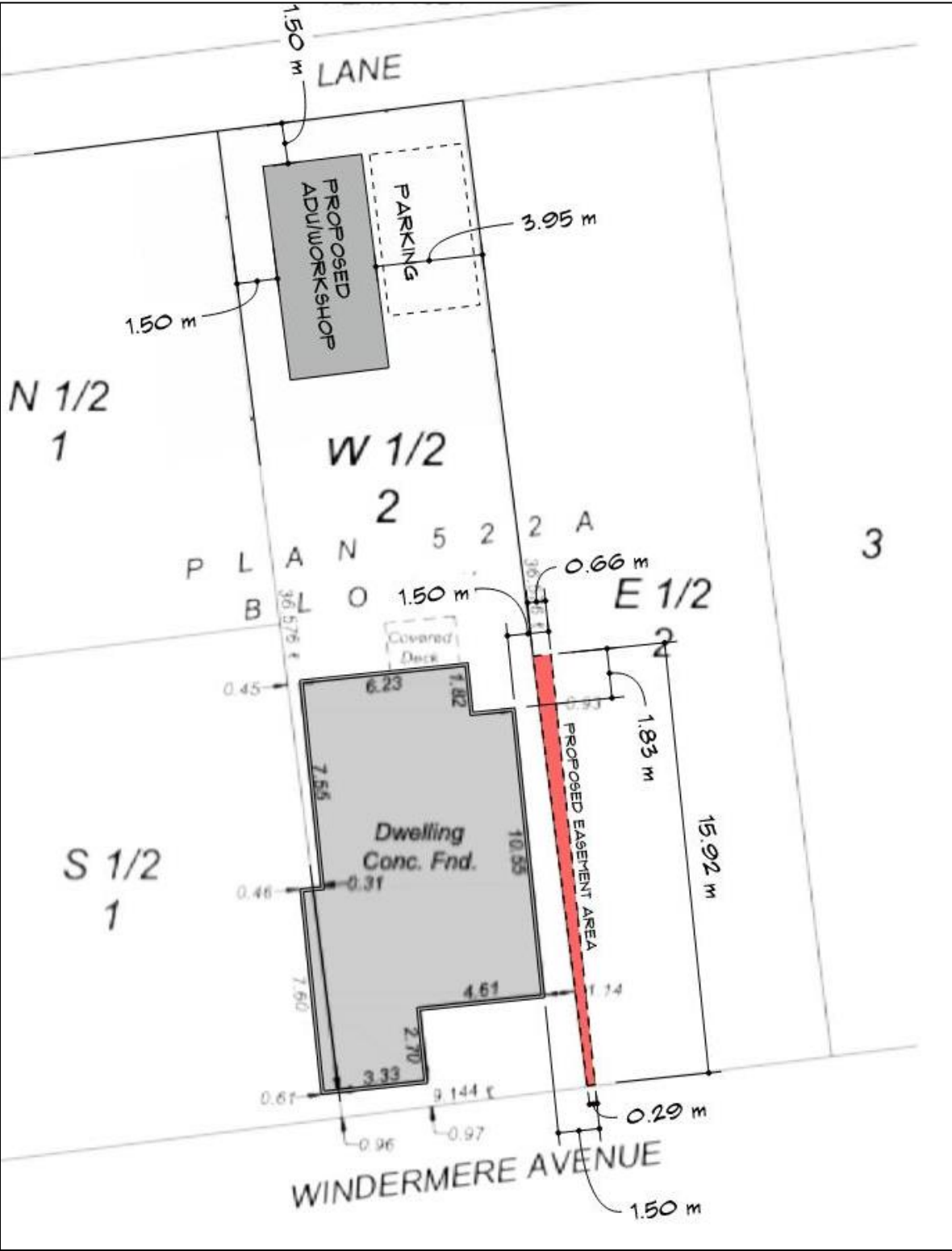
View the draft permit and related information online at [cumberland.ca](http://cumberland.ca) and at the Village Office at 2673 Dunsmuir Avenue, Monday to Friday, between 9:00 a.m. and 4:00 p.m. except on holidays.

This notice is issued pursuant to Section 494 of the *Local Government Act*.

#### For More Information:

Village of Cumberland  
250-336-2291  
[cumberland.ca](http://cumberland.ca)  
[planning@cumberland.ca](mailto:planning@cumberland.ca)

Site Plan showing the proposed easement area-





**Corporation of the  
Village of Cumberland**

**DEVELOPMENT  
VARIANCE PERMIT**

**DRAFT**

**TO:** Arthur W Buchanan and Dakota Burpee

**OF:** 2742 Windermere Avenue, Cumberland, BC, VOR1S0

This Development Variance Permit (DVP2504) 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 *constructing an accessory dwelling unit (ADU)*.

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:** *The Westerly ½ of Lot 2, Block F, District Lot 21, Nelson District, Plan 522A.*

**Folio:** 00137.000      **PID:** 008-960-135

**Civic Address:** *2742 Windermere Avenue*

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

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

*Section 4.2, part c) Must provide no less than 1.5metres clearance from the entrance of the ADU, past the principal building for emergency access from the frontage. Where there is not sufficient clearance on the subject lot, this can be achieved by entering into an easement agreement with the adjacent property to the east so that a full 1.5metres clearance is provided.*

3. **Security**

None

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**

None.

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

*Schedule A – Drawing Set*

*Encroachment Agreement*

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

CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved and issued by the Director of Development and Bylaw Services as delegated from Council of the Corporation of the Village of Cumberland per Section 12, Development Application Procedures Bylaw No. 1187, 2023 on July 14, 2025.

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Director of Development and Bylaw Services