



Village of Cumberland

Notice of Development Variance Permit

2755 Keswick Avenue

Development Variance Permit
DVP2509

September 18, 2025

This is to provide notice that the delegated authority, manager of Development and Bylaw Services, will consider an application for a development variance permit on Wednesday, October 1, 2025.

Subject Property: 2755 Keswick Avenue, Lot 3, District Lot 21, Nelson District, Plan 23425.

In general terms, the purpose of the proposed permit is to allow the addition of a second storey to the existing dwelling with exterior side setback of 0.94m and side setback 0.7m, whereas the Zoning Bylaw requires exterior side setback of 3.0m and side setback of 1.5m. The application also includes a request to allow the secondary suite to occupy 43.2% of the total gross-floor area, rather than the standard 40%.



Subject property

Public Input

Written comments may be submitted to the Village by 2:00 p.m. on October 1, 2025:

- 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

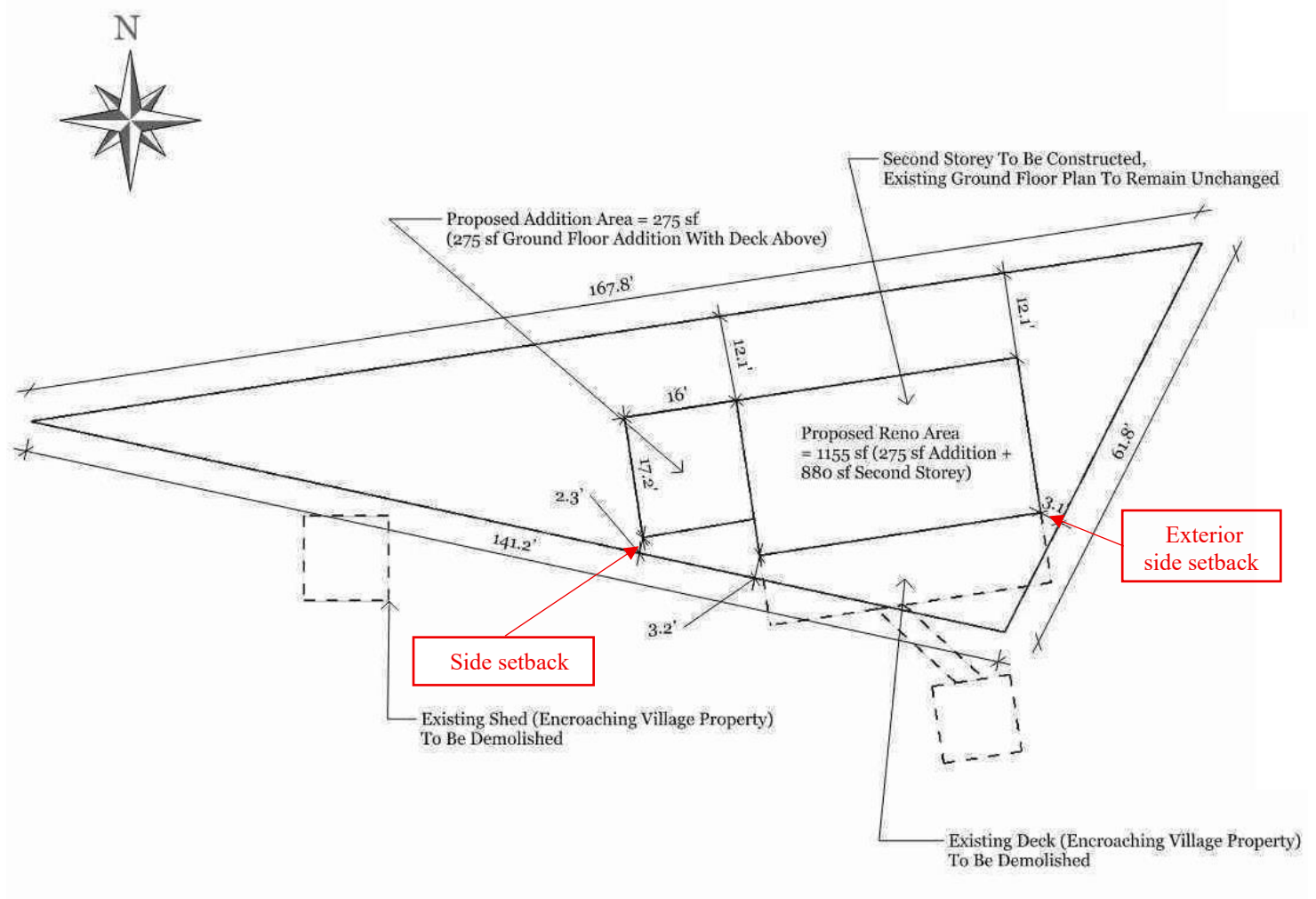
View the draft permit and related information online at cumberland.ca and at the Village Office at 2673 Dunsmuir Avenue, Monday to Friday, between 9:00 a.m. and 4:00 p.m. except on holidays.

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

For More Information:

Village of Cumberland
250-336-2291
cumberland.ca
planning@cumberland.ca

Proposed second-story addition-





Corporation of the
Village of Cumberland

**DEVELOPMENT
VARIANCE PERMIT**

TO: Kestrel V Demarco and Paul R Lutz

AGENT: Owner

OF: 2755 Keswick Avenue, Cumberland, BC, VOR 1S0

1. This Development Variance Permit (DVP2509) 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 **ADDITION OF A SECOND-STOREY ABOVE THE EXISTING DWELLING.**
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: Lot 3, District Lot 21, Nelson District, Plan VIP23425

Folio: 00692.000 **PID:**003-105-253

Civic Address: 2755 Keswick Avenue
3. The Zoning Bylaw No.1027, 2016 is varied as follows:

Section 7.2)

 - Reduce the minimum required exterior setback from 3.0m to 0.94m and
 - Reduce the minimum required side setback from 1.5m to 0.7m.
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**

a. Schedule A- Site plan

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 the Director of Development and Bylaw Services of the Corporation of the Village of Cumberland on 2025-10-01

Courtney Simpson
Director of Development and
Bylaw Services

Schedule A-

