



Village of Cumberland

Notice of Development Variance Permit

3394 Nikkei Place

September 19, 2025

Development Variance Permit DVP2506

This is to provide notice that the Director of Development and Bylaw services will consider an application for a development variance permit on October 1, 2025.

Subject Property: 3394 Nikkei Place, Lot 12
District Lot 24 Nelson District Plan EPP117489

In general terms, the purpose of the proposed permit is to increase the height of an accessory building from 4.5m to 6m to facilitate the construction of an accessory building.

The purpose of the additional height is to accommodate future conversion to an accessory dwelling unit. An accessory dwelling unit is not currently allowed in this zone, but upcoming Zoning Bylaw amendments later this year are anticipated to permit this use. Initially, the use of the building will be a workshop.





Corporation of the
Village of Cumberland

*DEVELOPMENT
VARIANCE PERMIT*

TO: JACK AND LINDA BALL

AGENT: LANGSDALE CONSTRUCTION

OF: 3394 NIKKEI PLACE, CUMBERLAND BC V0R 1S0

This Development Variance Permit (DVP2506) 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 a new accessory building*.

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 12 DISTRICT LOT 24 NELSON DISTRICT PLAN EPP117489

Folio: 516.00701.132 **PID:** 031-692-486

Civic Address: 3394 NIKKEI PLACE

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

- a) Section 7.3.7: increase maximum height of accessory buildings and structures from 4.5m to 6m

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.

4. **Security**
N/A

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**
N/A

7. **List of Reports or Plans attached as Schedules**
Schedule A – Drawings with Annotated Height

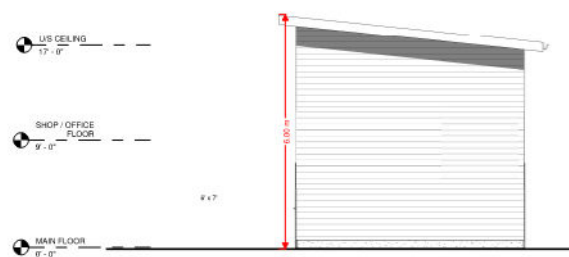
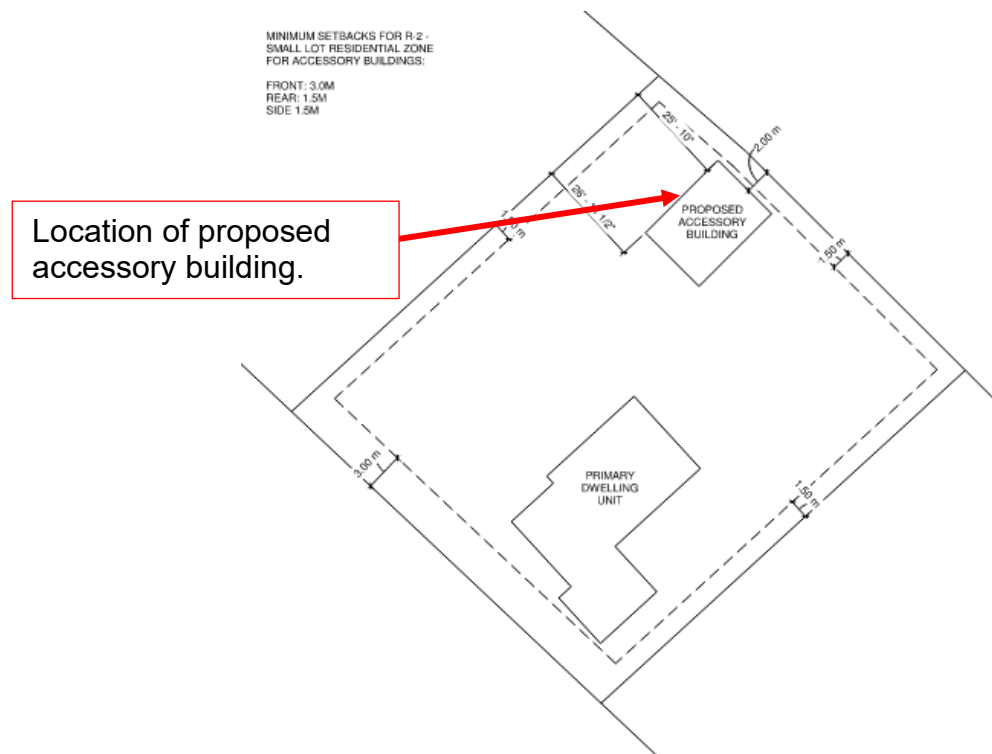
8. **Contaminated Sites Regulation**
N/A

9. 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 Month X, 2025.

Courtney Simpson
Director of Development and Bylaw Services

Schedule A – Drawings



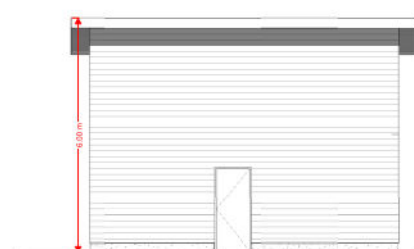
1 NE ELEVATION
1/4" = 1'-0"



4 SE ELEVATION
 $1/4" = 1'-0"$



3 SW ELEVATION
 $1/4" = 1'-0"$



4 SE ELEVATION
 $1/4" = 1'-0"$

Increase accessory building height from 4.5m to 6m

Elevations with Height Annotation

