



Village of Cumberland

Notice of Development Variance Permit

3394 Nikkei Place

Development Variance Permit

DVP2601

This is to provide notice that the Director of Development and Bylaw Services will consider an application for a development variance permit on April 21, 2026.

The applicant requests to reduce the required rear lot line (RLL) setback for principal and secondary buildings and structures from 4.5m to 1.8m to facilitate the development of a second detached dwelling.

Previously, the applicant received a variance to increase the height of an accessory building on property, in anticipation of a conversion to dwelling unit. As the building location has since changed, and is within the RLL setback, an additional variance is required. Note that with adoption of the new Zoning Bylaw in February 2026, the proposed dwelling now complies with the maximum height requirement.

Subject Property Legally described as Lot 12 District Lot 24 Nelson District Plan EPP117489



Public Input:

Please submit any written comments regarding the application by:

Tuesday, April 21, 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



**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

1. This Development Variance Permit (DVP2601) 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 the construction of a second detached dwelling unit.*
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: LOT 12 DISTRICT LOT 24 NELSON DISTRICT PLAN EPP117489

Folio: 516. 00701.132 **PID:** 031-692-486

Civic Address: 3394 NIKKEI PLACE
3. The Zoning Bylaw No. 1238, 2025 is varied as follows:
 - a. *Section 10.5: Reduce the required minimum setback for principal and secondary buildings in the R-1 Infill Residential Zone from 4.5m to 1.8m.*
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) *Annotated Siting Certificate*

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 Moth Day, 2026.

Courtney Simpson
Director of Development and Bylaw Services

SKETCH PLAN OF PROPOSED SHOP LOCATION
FOR PART OF LOT 12, DISTRICT LOT 24,
NELSON DISTRICT, PLAN EPP117489.

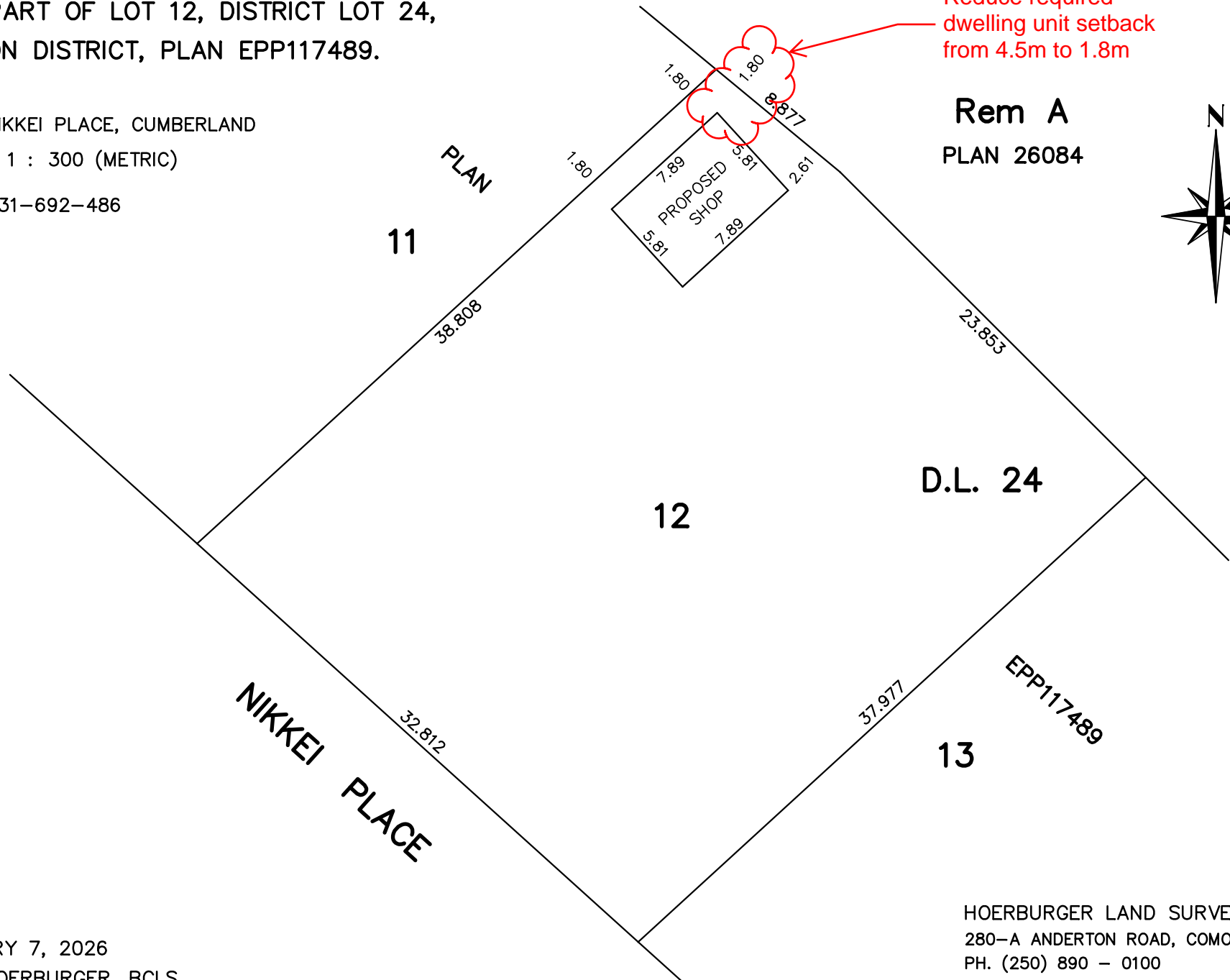
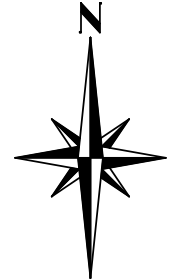
3394 NIKKEI PLACE, CUMBERLAND

SCALE 1 : 300 (METRIC)

P.I.D. 031-692-486

Reduce required
dwelling unit setback
from 4.5m to 1.8m

Rem A
PLAN 26084



JANUARY 7, 2026
ERIC HOERBURGER, BCLS

HOERBURGER LAND SURVEYORS
280-A ANDERTON ROAD, COMOX, B.C.
PH. (250) 890 - 0100
FILE: 2632PRO