



# Village of Cumberland

## Notice of Development Variance Permit

### 2691 / 2697 Dunsmuir Avenue Development Variance Permit DVP2603

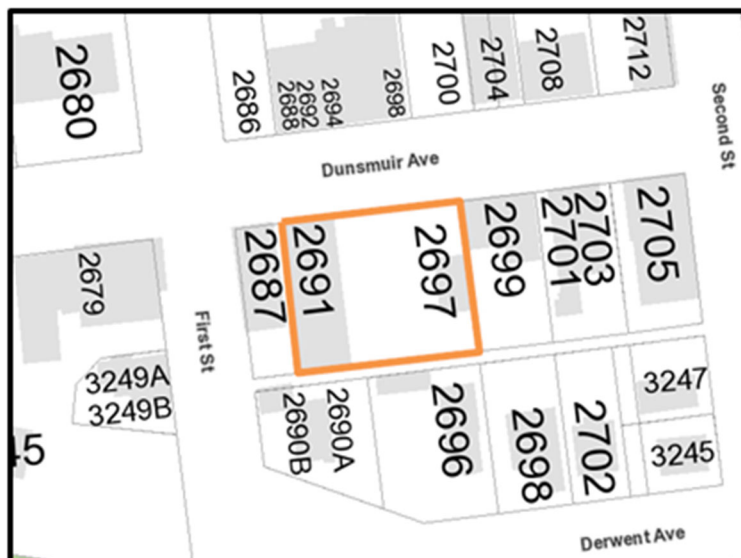
This is to provide notice that the Director of Development and Bylaw Services will consider an application for a development variance permit on Tuesday, May 19, 2025.

The applicant requests the following variances to Zoning Bylaw No. 1238, 2025:

- Increase the maximum permitted height of a lock-block retaining wall from 1.2m to 2.5m;
- Reduce the requirement that no retaining wall exceeding 1.2 meters in height can be sited within 1.2 meters measured horizontally from another retaining wall from 1.2m to 0.75m; and,
- Waive the requirement for a 1.5m wide access aisle for short-term bicycle spaces along the Dunsmuir Avenue frontage.

Please note that this development variance permit is being considered concurrently with HAP2601, a heritage alteration permit amendment seeking authorization of the form and character of a retaining wall and minor site reconfigurations.

Subject Property Legally described as LOT A DISTRICT LOT 21 NELSON DISTRICT PLAN VIP85438



#### Public Input:

Please submit any written comments regarding the application by:

**Tuesday, May 19, 2026 at 2:00pm.**

#### Comments May be Submitted Via:

- Email to [planning@cumberland.ca](mailto: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](http://Cumberland.ca).

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

250-336-2291  
[planning@cumberland.ca](mailto:planning@cumberland.ca)





Corporation of the  
Village of Cumberland

*DEVELOPMENT  
VARIANCE PERMIT*

**TO:** LBVS Properties Inc. No. BC1274970                      **AGENT:** Tom Dishlevoy Architecture

**OF:** 2697 Dunsmuir Avenue, Cumberland BC V0R 1S0

This Development Variance Permit (DVP2603) 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 retaining wall and bike parking reconfiguration.

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 A District Lot 21 Nelson District Plan VIP85438*  
**Folio:**    516.00010.000    **PID:** 027-603-407  
**Civic Address:**                                      *2691 / 2697 Dunsmuir Avenue*

1. Zoning Bylaw No. 1238, 2025 is varied as follows:
  - a) 7.4(4) Reduce the requirement that no retaining wall exceeding 1.2 meters in height can be sited within 1.2 meters measured horizontally from another retaining wall from 1.2m to 0.75m.
  - b) 7.4(7)(a) Increase the maximum height of a retaining wall constructed with lock blocks from 1.2m to 2.5m
  - c) 9.5(3) Waive minimum 1.5m bicycle access aisle requirement for the bicycle parking area identified on site plan attached to this development variance permit attached as Schedule A.
2. 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.
  - b) The terms and conditions and approved variances within previously issued development variance permit (DVP2510) remain in effect unless modified or removed by this development variance permit.

3. **Security**

N/A – See HAP2501.

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**

N/A

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

*Schedule A – Annotated Site Plan*

7. **Contaminated Sites Regulation**

N/A

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 of the Corporation of the Village of Cumberland on Moth Day, 2026.

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Courtney Simpson  
Director of Development and  
Bylaw Services