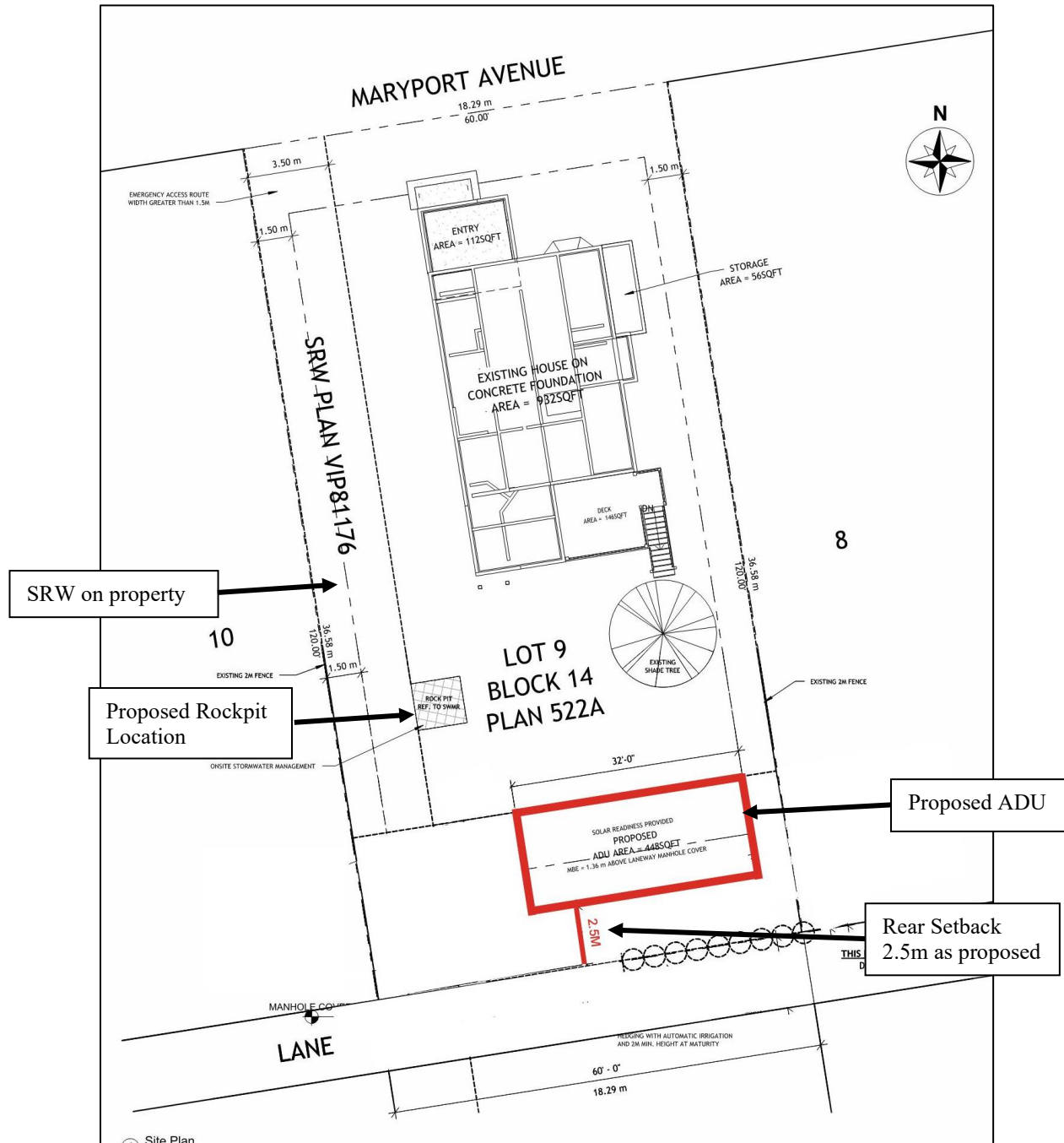


Site Plan showing Stormwater and SRW constraints on site:



SRW on property

Proposed Rockpit Location

Proposed ADU

Rear Setback 2.5m as proposed

1 Site Plan
1" = 10'-0"

PRINCIPAL BUILDINGS AND STRUCTURES SETBACKS
 FRONT 3.0M (9.8FT)
 REAR 4.5M (14.8FT)
 SIDE 1.5M (4.9FT)
 SIDE, EXTERIOR 3.0M (9.8FT)
 HEIGHT, MAXIMUM 10.0M (32.8FT)

ACCESSORY BUILDINGS AND STRUCTURES SETBACKS
 FRONT 3.0M (9.8FT)
 REAR 1.5M (4.9FT)
 SIDE 1.5M (4.9FT)
 SIDE, EXTERIOR 3.0M (9.8FT)
 HEIGHT, MAXIMUM 6.5M (21.3FT)

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**Corporation of the
Village of Cumberland**

**DEVELOPMENT VARIANCE
PERMIT
DRAFT**

TO: Lindsay Rimell

AGENT: Samuel O'Reilly

OF: 4323 16A ST SW, Calgary

1. This Development Variance Permit (DVP2607) 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 *PURPOSE OF CONSTRUCTION OF A DETACHED DWELLING UNIT ON THE SUBJECT PROPERTY.*
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: *LOT 9, BLOCK 14, DISTRICT LOT 21, NELSON DISTRICT 21, NELSON DISTRICT, PLAN 522A.*

Folio: 00212.000 **PID:** 005-626-978

Civic Address: *2775 MARYPORT AVENUE*
3. The Zoning Bylaw No.1238, 2025 is varied as follows:
 - a. *Section 10.5. Reduce the minimum rear setback from 4.5m to 2.5m.*
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**

b. Schedule A

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 [Click or tap to enter a date.](#)

Courtney Simpson
Director of Development and
Bylaw Services

2775 MARYPORT AVE. CUMBERLAND B.C. VOR 150

Project ID
Project Name
Civic Address
Legal Description

P.I.D.
Zone

2775 MARYPORT AVE. - CUMBERLAND ADU
MARYPORT ADU
2775 MARYPORT AVE. CUMBERLAND B.C.
LOT 9, BLOCK 14, PLAN VIP522A,
DISTRICT LOT 21, NELSON LAND DISTRICT
005-626-978
R1-A (INFILL RESIDENTIAL ZONE)

PROJECT DATA: PROPOSED

LEGAL ADDRESS: LOT 9, BLOCK 14, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A

CIVIC ADDRESS: 2775 MARYPORT AVE, CUMBERLAND, BC V0R1S0

ZONING: R-1A (INFILL RESIDENTIAL ZONE)

LOT AREA: (6885QM) - (7405SQFT)
AREA - MIN 325.05QM OR (3,498.35SQFT)
FRONTAGE - MIN 9.0M OR (29.5FT)

LOT COVERAGE: MAXIMUM 40% OR 2962FT²

PRINCIPLE - EXISTING
- EXISTING HOUSE = 932SQFT
- ENTRY = 112SQFT
- STORAGE = 56SQFT
- DECK = 146SQFT
TOTAL = 1246 SQFT

ACCESSORY - PROPOSED ADU
- ADU = 448SQFT
TOTAL = 448SQFT

TOTAL = -1694FT²

LOT COVERAGE TOTAL: 40%
1694FT² / 7405FT² =
-00.228 OR (22.8%) < 0.40 OR (40%)

BUILDING GFA:

ACCESSORY BUILDINGS SHALL HAVE A COMBINED
FLOOR AREA NO GREATER THAN 50.05QM (538.25SQFT).

"VILLAGE OF CUMBERLAND ZONING BYLAW NO. 1027, 2016", INTERPRETATIONS:

FLOOR AREA IS DEFINED AS "THE SUM OF ALL FLOORS OF A BUILDING, AS MEASURED TO THE INTERIOR
WALLS, OR TO THE INSIDE OF THE COMMON WALLS, AS CALCULATED IN ACCORDANCE
WITH SECTION 3.7."

FLOOR AREA TOTALS - EXISTING HOUSE
ENTRY/LAUNDRY:..... 175FT² / 16.3M²
MAIN DWELLING STORAGE:..... 89FT² / 8.3M²
MAIN FLOOR:..... 834FT² / 77.5M²
UPPER FLOOR:..... 348FT² / 32.3M²
TOTAL:..... 1446FT² / 134.3M²

SECONDARY SUITES MUST BE UNDER 90 M² (968.8 FT²) AND LESS THAN 40% OF THE MAIN RESIDENCE 'S GFA. GFA EXCLUDES
COMMON STORAGE, COMMON LAUNDRY, COMMON EGRESS AREAS, AND ATTACHED GARAGES.

1446SQFT X 40% = 578.4SQFT
TOTAL ALLOWED = 578.4SQFT
PROPOSED SECONDARY SUITE GFA = 568.25QFT

ADU GROSS FLOOR AREA MUST BE LESS THAN 75%
OF THE GROSS FLOOR AREA OF THE MAIN
HOUSE.

1446SQFT X 75% = 1084SQFT
TOTAL ALLOWED = 1084SQFT
ADU GFA = 448SQFT

Sheet List	
Sheet Name	Sheet Number
Site Plan	A001
Foundation Plan	A100
Elevations	A200

SYMBOL LEGEND	
	WINDOW TAG
	DOOR TAG
	WALL TAG
	CENTER LINE
	REVISION TAG
	STAIR TAG
	EXT. ELEVATION REF.
	SPAN DIRECTION
	SECTION REF. TAG
	CALL-OUT REF TAG



COMPANY ADDRESS/NAME:

NORQUAY DRAFTING
5470 BRADLEY RD
COURTENAY B.C.
(250)-896-9064

PROJECT NAME AND ADDRESS:

MARYPORT AVE. - ADU
2775 MARYPORT AVE.
CUMBERLAND BC
VOR 150

GENERAL NOTE:

Approval Required: All drawings must be reviewed and approved by the customer and/or contractor prior to construction. Error Reporting: Report any errors or omissions in writing to Norquay Drafting and a qualified professional with a seal before construction starts. Contractor Verification: The contractor must verify all lines, levels, surveys, dimensions, building location on-site, and services location before beginning construction.

Regulatory Compliance: All work must comply with provincial regulations and local building by-laws. Copyright Notice: These plans are the property of Norquay Drafting and are to be used solely for the indicated project. Unauthorized reproduction or use is prohibited.

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CONSULTANT NAME AND ADDRESS:

PUNTLIDGE CARPENTRY - SAM O'REILLY

PHASE:

ISSUE FOR BP

Revision Schedule

No.	Description	Date
1	ISSUED FOR COORDINATION	12.08.2025
2	REVISED - FOR REVIEW	01.19.2026
3	ISSUED FOR BP	02.04.2026

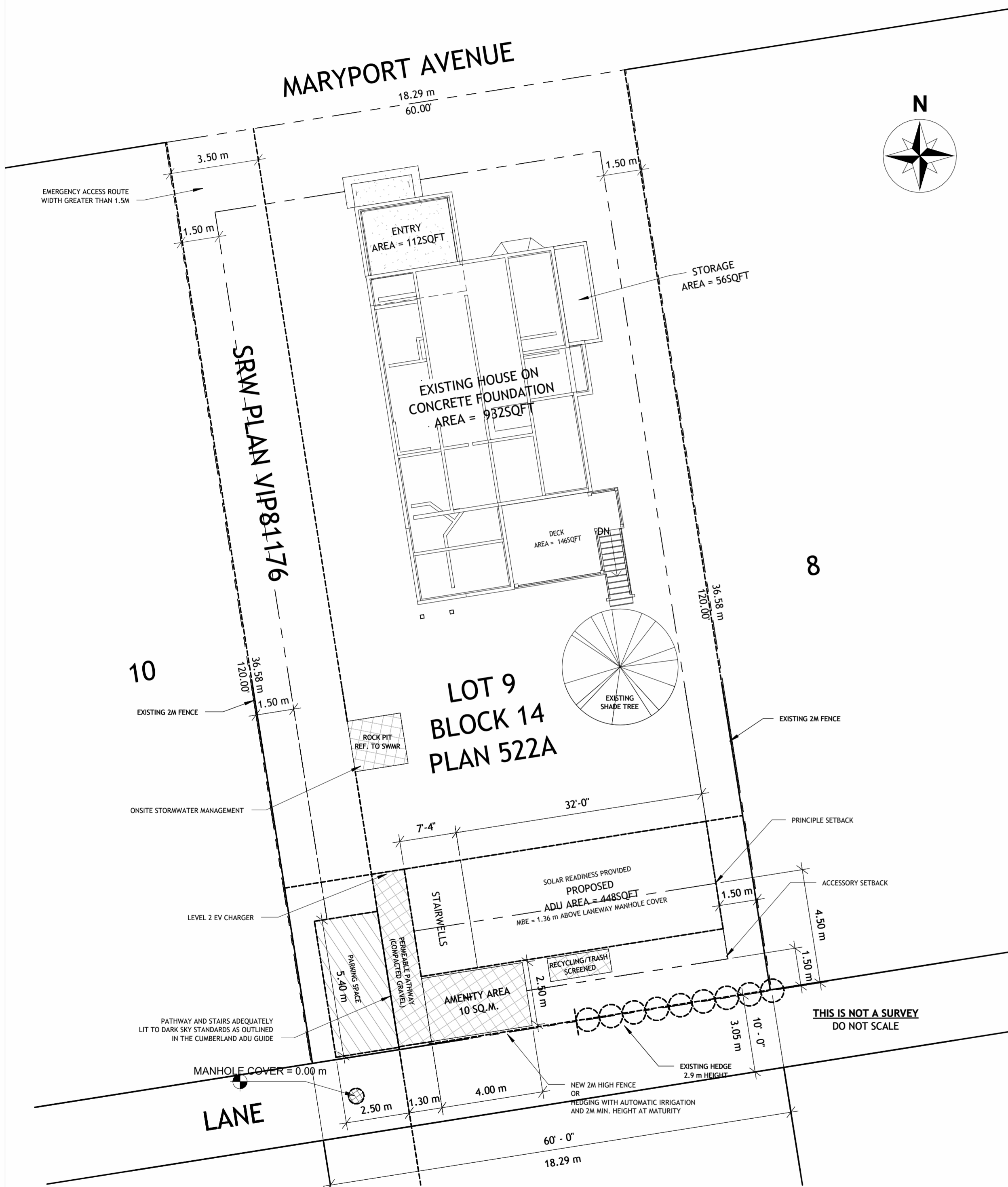
DRAWING NAME :

Site Plan

DRAWN BY: SCALE:
Korri Norquay AS SHOWN

CHECKED BY: DATE:
Checker 08.04.2025

SHEET NO. A001



1 Site Plan
1" = 10'-0"

PRINCIPAL BUILDINGS AND STRUCTURES SETBACKS

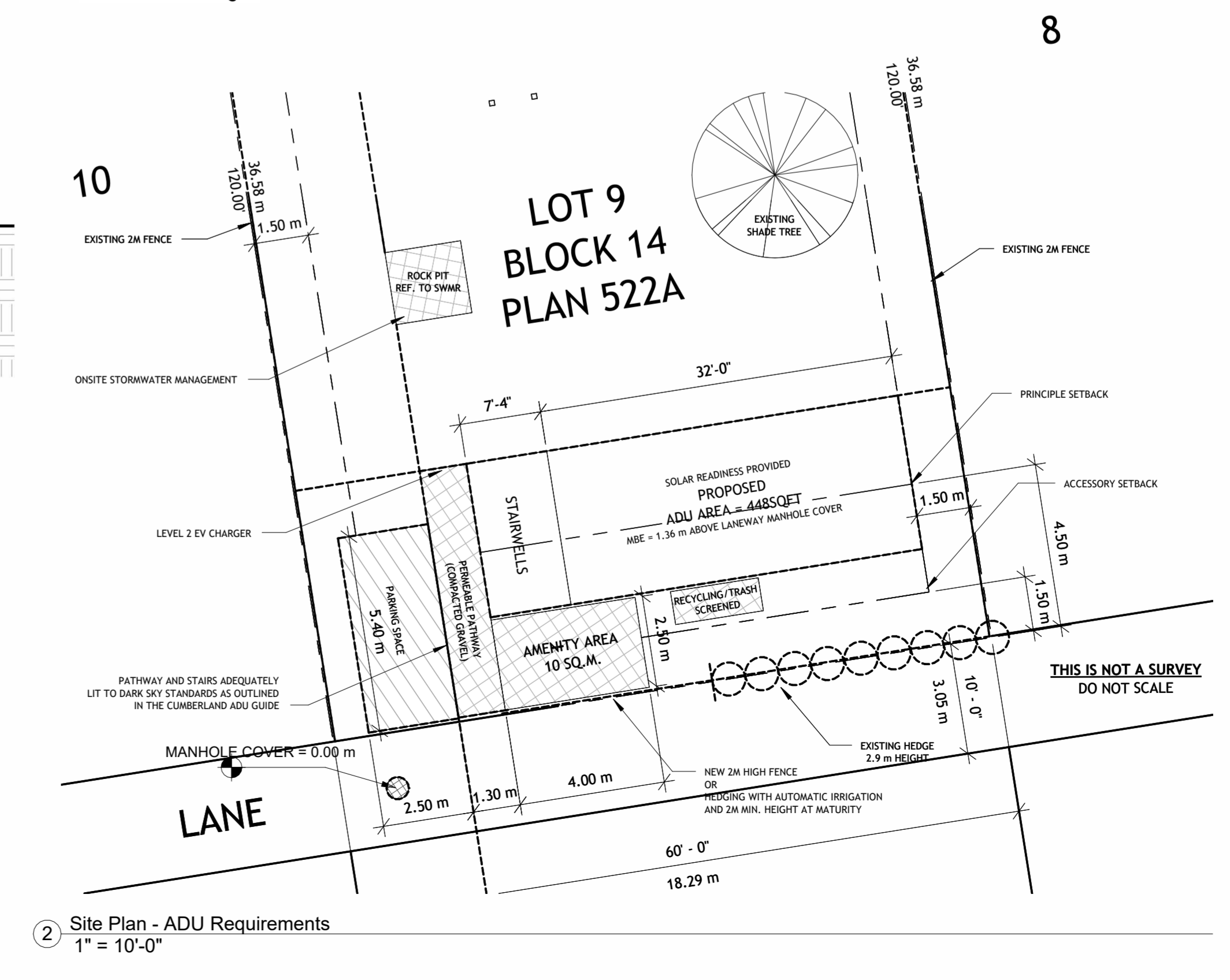
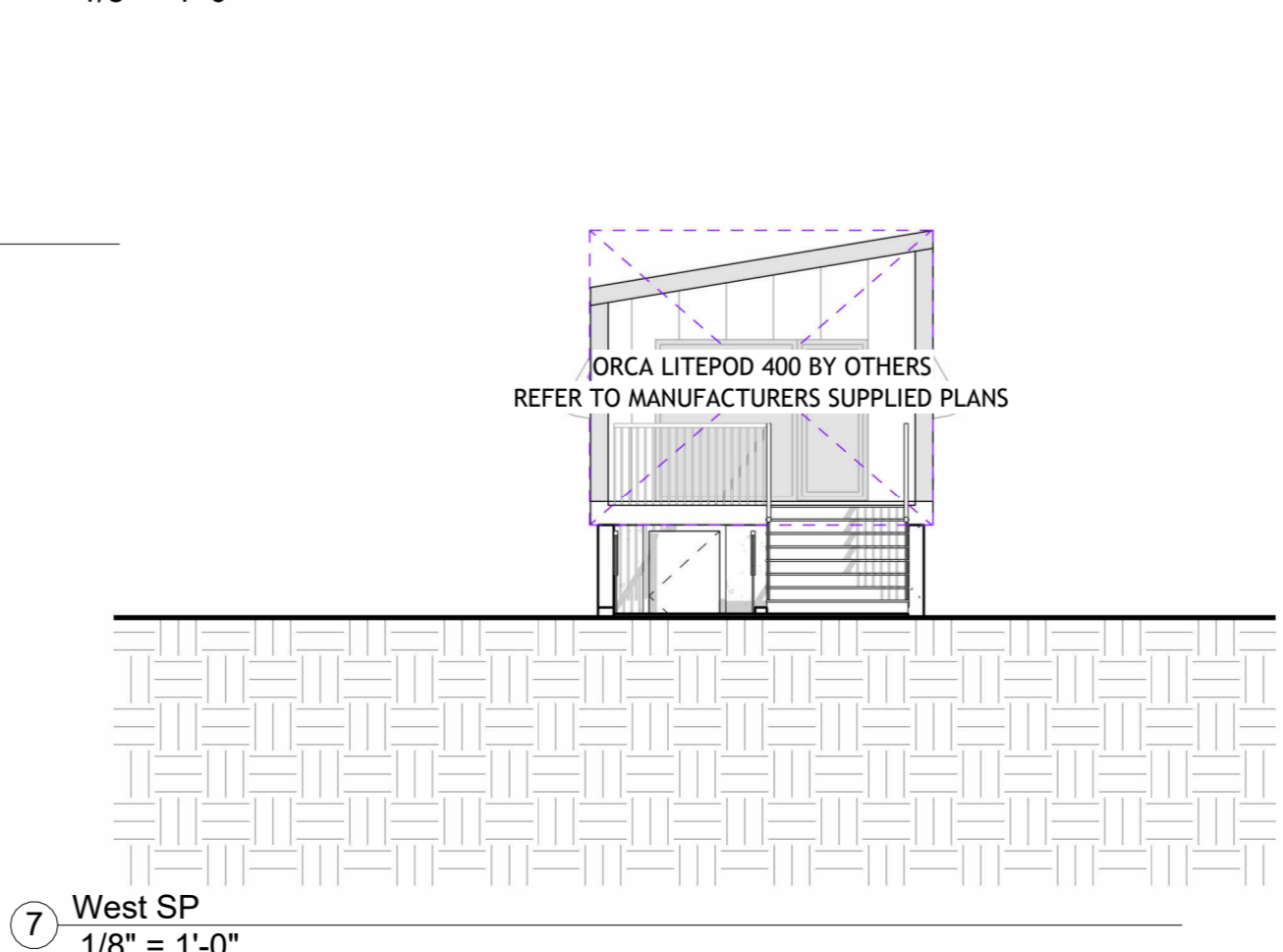
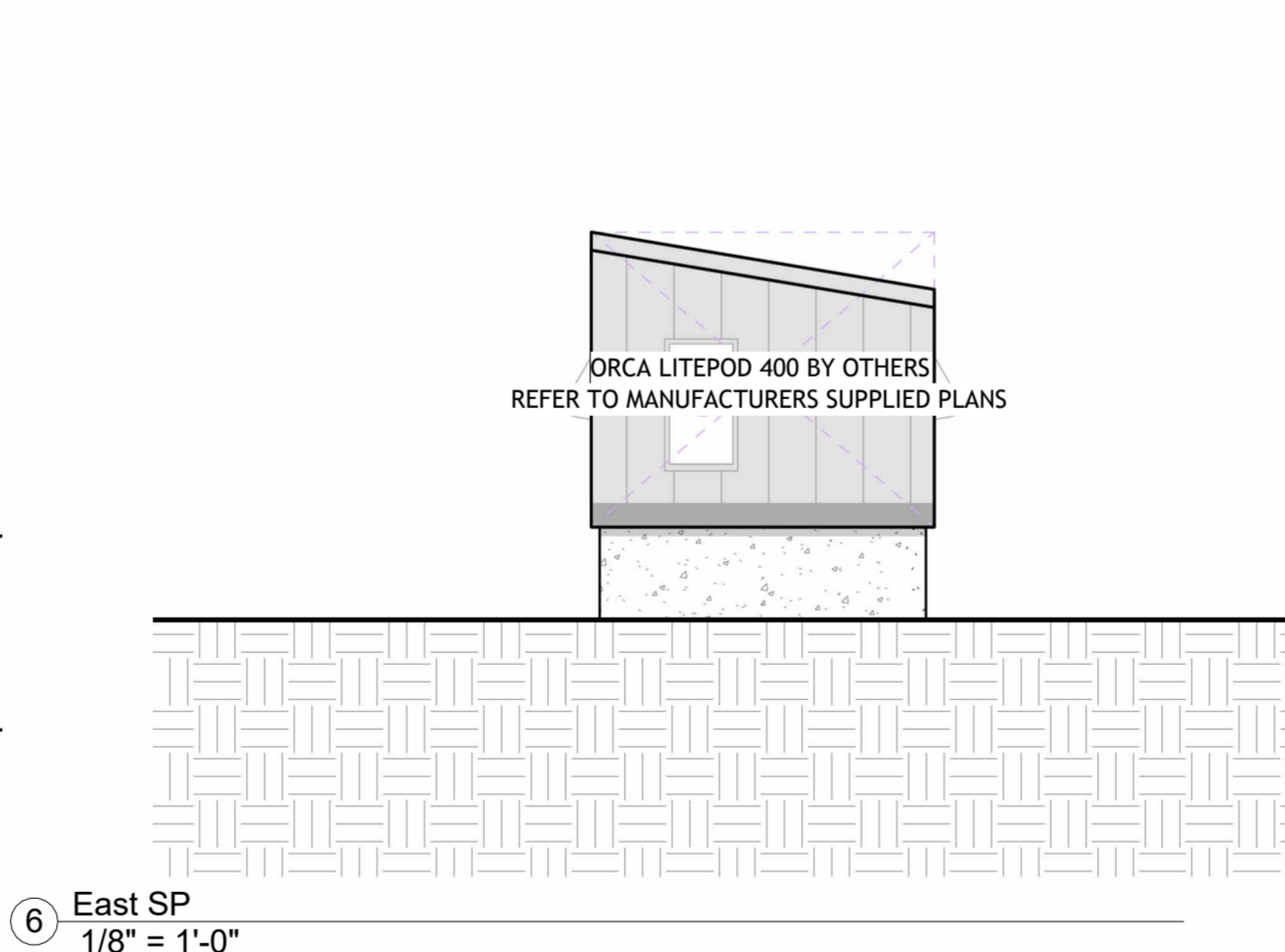
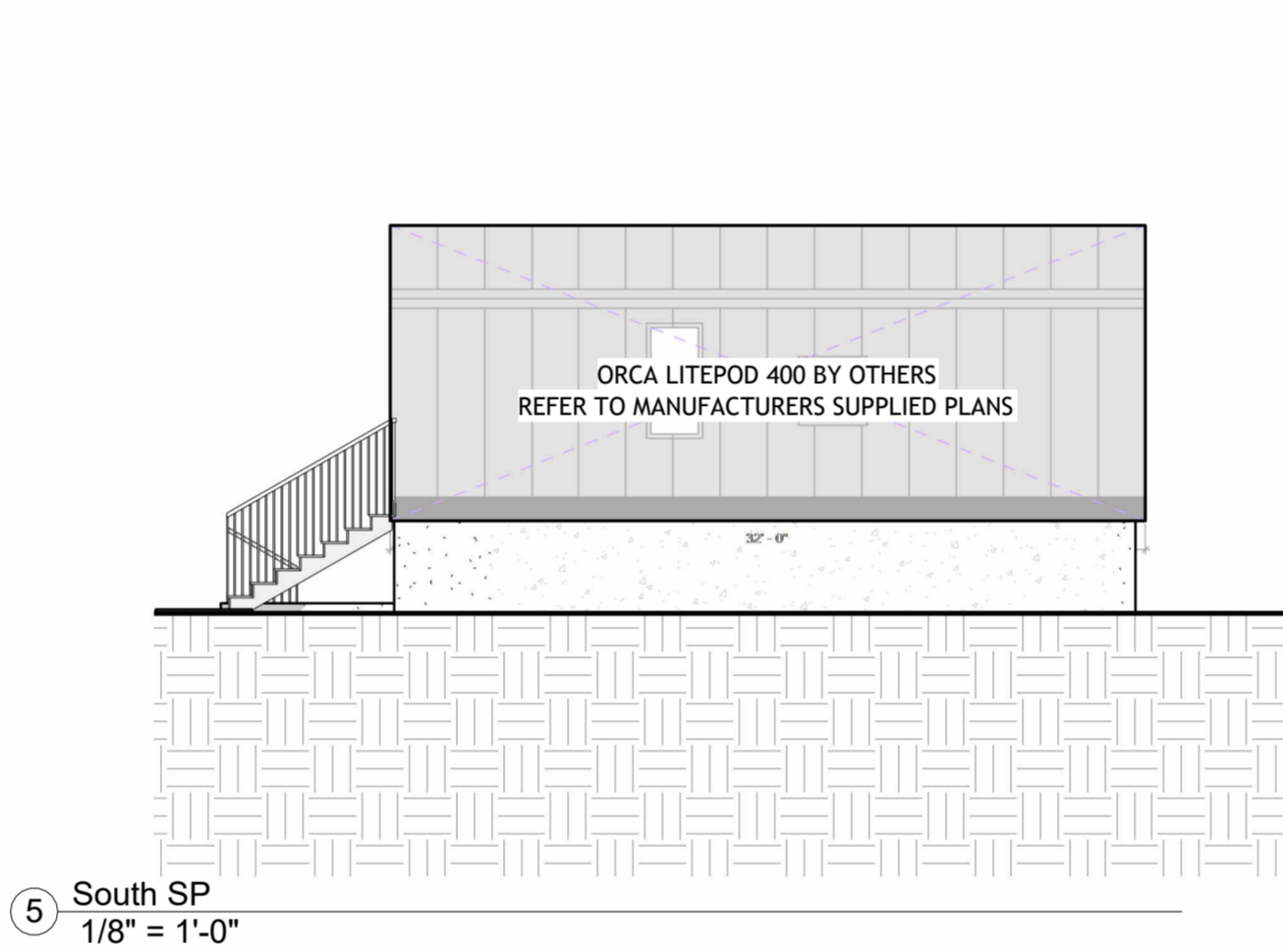
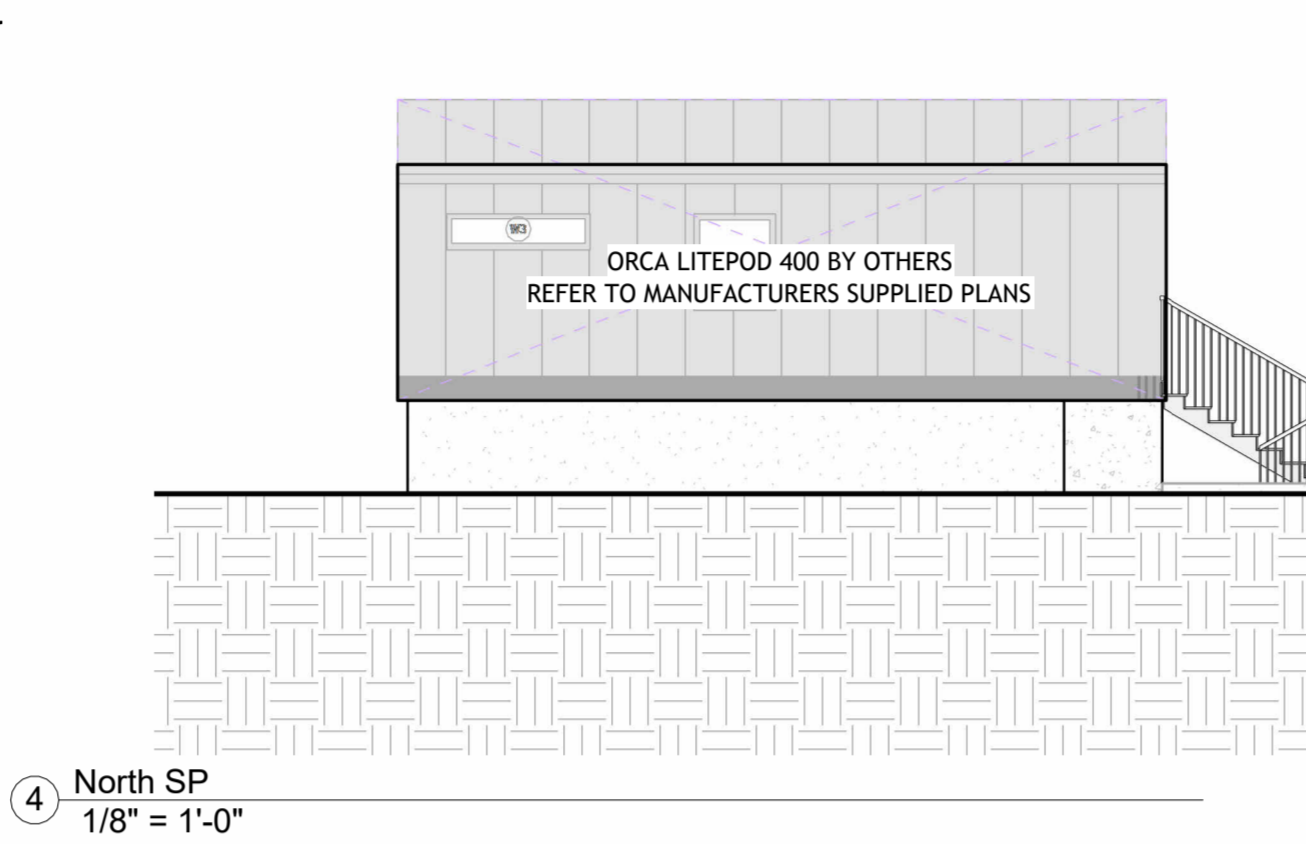
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2 Site Plan - ADU Requirements
1" = 10'-0"