



Village of Cumberland

Notice of Development Variance Permit

2522 Dunsmuir Avenue Development Variance Permit DVP2604

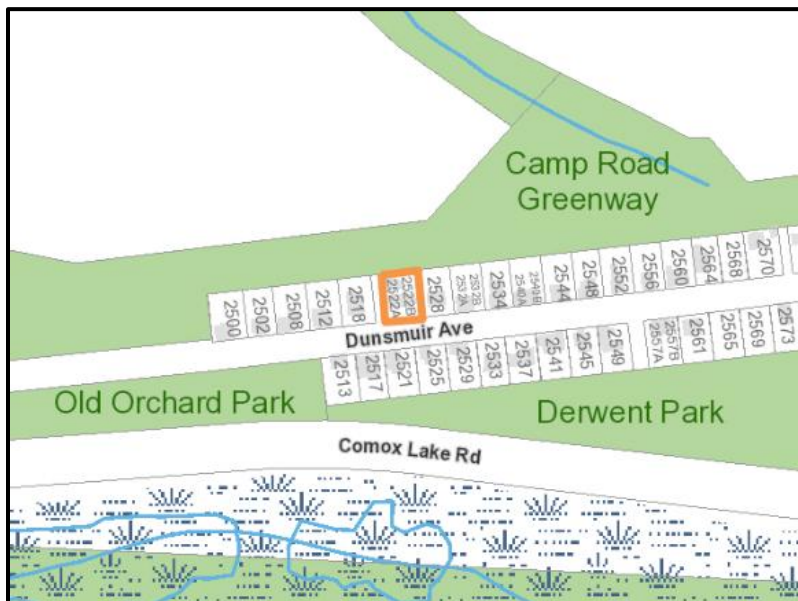
This is to provide notice that the Director of Development and Bylaw Services will consider an application for a development variance permit on August 17, 2026.

The applicant is seeking approval of the following variances to facilitate an addition to the existing principal dwelling to construct a secondary suite:

- Increase the maximum setback for one dwelling unit within the *West Dunsmuir Residential Heritage Setback Area* from 2.0m to 5.5m;
- Waive the requirement for a parking and loading space to be sited at least 1.0m away from a highway; and,
- Increase the maximum grade of a parking space from 8% to 18%.

The addition is to be constructed in the location of the existing carport. Portions of the existing driveway will be reused to meet parking requirements on the subject property.

Subject Property Legally described as LOT 6, DISTRICT LOT 24, NELSON DISTRICT, PLAN 13640.



Public Input:

Please submit any written comments regarding the application by:

Monday, August 17, 2026 at 2:00pm.

Written 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.

All submissions become part of the public record and may be made available on the Village website.

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.

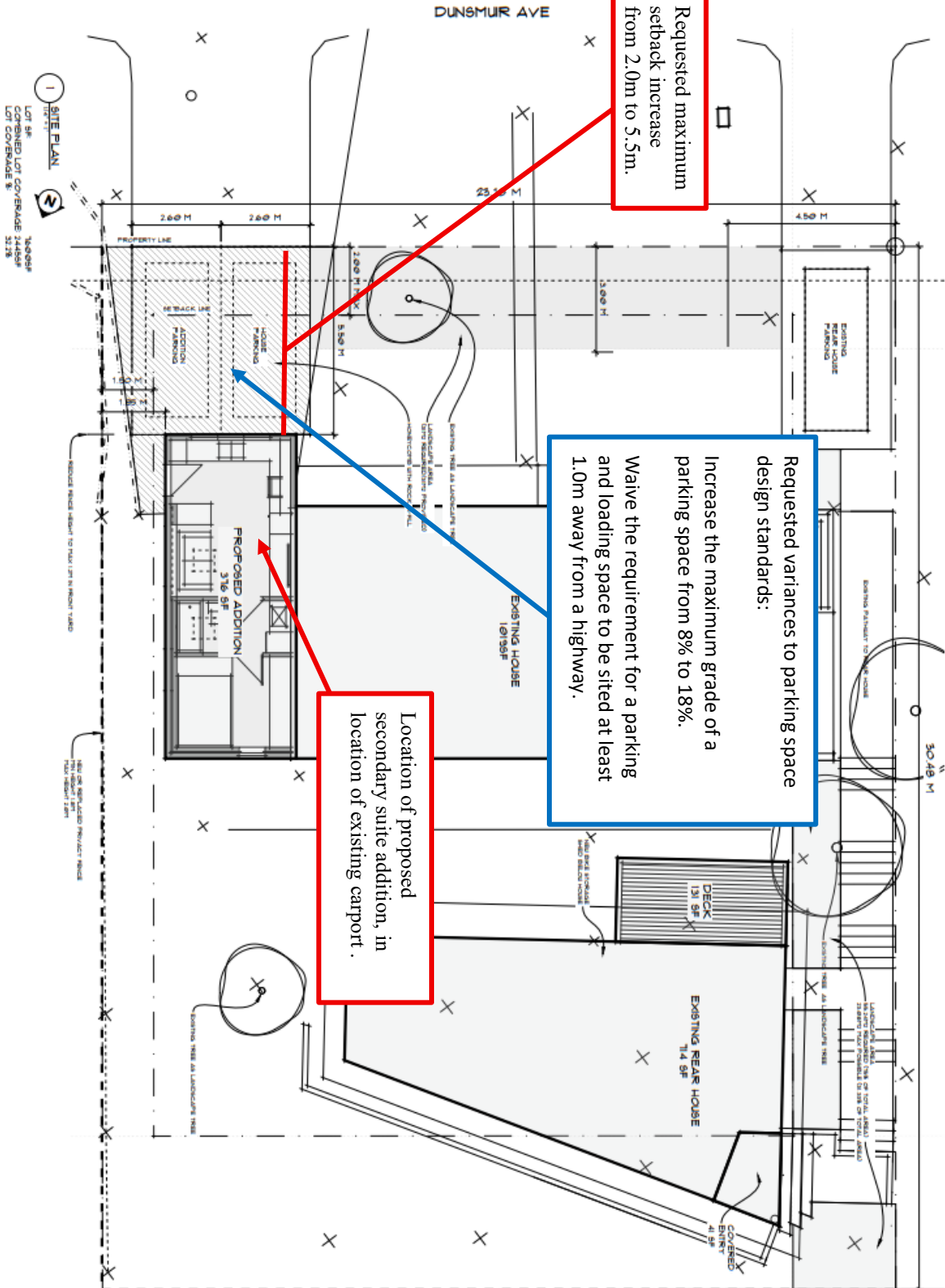
This Notice is issued pursuant to Section 499 of the *Local Government Act*.

250-336-2291
planning@cumberland.ca

1 SITE PLAN
144-2-17

LOT 5A: 76,095 SF
COMBINED LOT COVERAGE 244,659 SF
LOT COVERAGE 9: 32,278

2





**Corporation of the
Village of Cumberland**

**DEVELOPMENT VARIANCE
PERMIT *DRAFT***

TO: Genevieve Burdett

OF: PO Box 433, Cumberland, BC V0R 1S0

1. This Development Variance Permit (DVP2604) 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 constructing a secondary suite.
2. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below:

Legal Description: *LOT 6, DISTRICT LOT 24, NELSON DISTRICT, PLAN 13640*

Folio: 516. 00594.000 **PID:** 000-026-484

Civic Address: *2522 Dunsmuir Avenue*

3. Zoning Bylaw No.1238, 2025 is varied as follows:
 - a. *Section 10.5 Development Standards Conditions Footnote 3 to increase the maximum setback of one dwelling unit from 2.0m to 5.5m*
 - b. *Section 9.3 (5) waive the requirement that no parking or loading space be located within 1.0m of a highway.*
 - c. *Section 9.3 (8) (b) Location, Siting, Dimension and Design Standards to increase the maximum grade of a parking stall from 8% to 18%.*
4. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this Permit:

That the development be constructed in accordance with the plans attached as Schedule A.

5. **Security**

N/A

6. **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.

7. **Timing and Sequencing of Development**

None.

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

Schedule A – Proposed Drawings

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

DUNSMUIR AVE

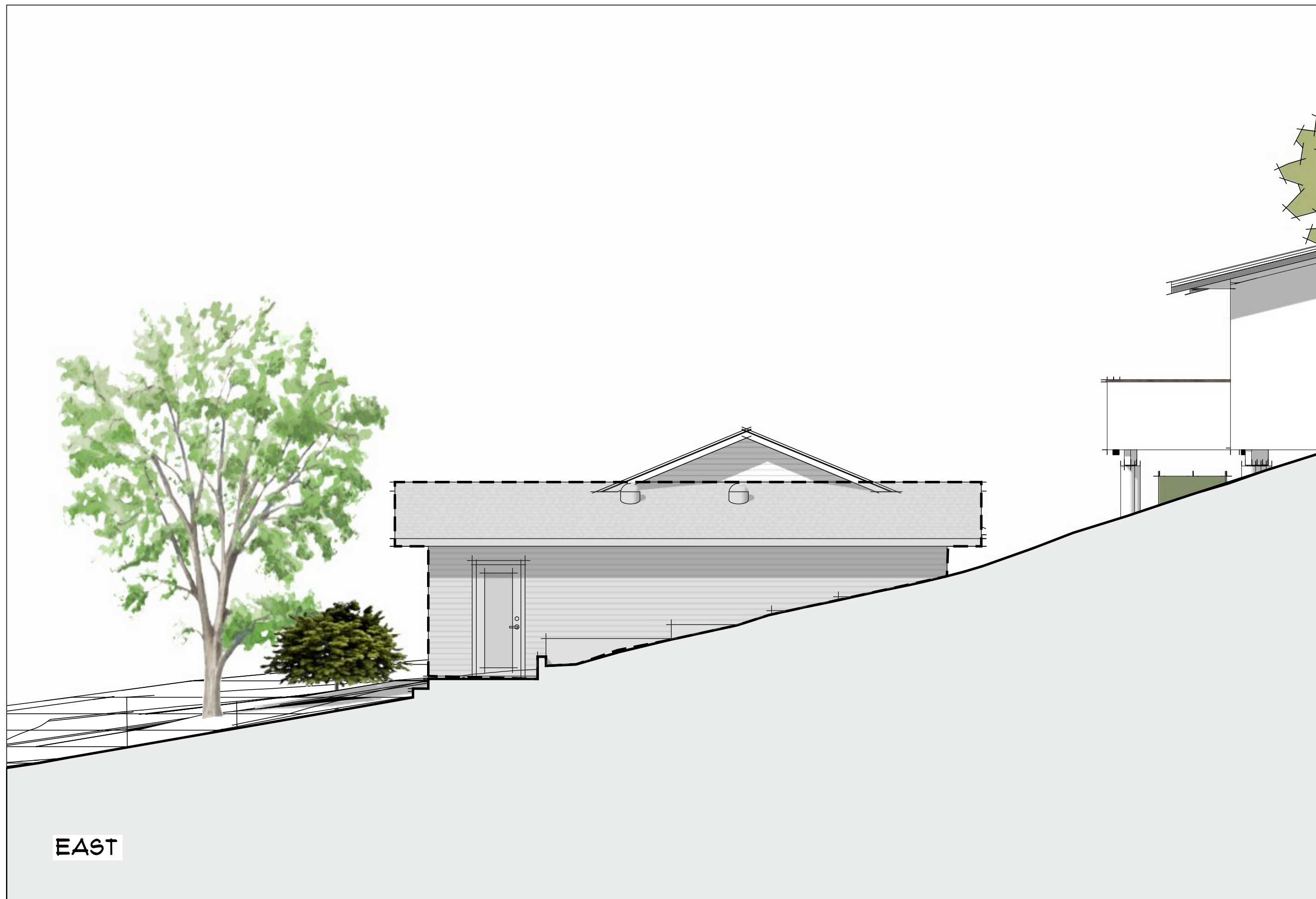


G. BURDETT CARPORT CONVERSION
2522 DUNSMUIR AVE CUMBERLAND BC



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A-1



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G. BURDETT CARPORT CONVERSION

2522 DUNSMUIR AVE, CUMBERLAND BC



#212-2459 Cousins Avenue
Courtenay, BC. V9N 3N6

250.871.8765
info@commonhousedesign.com

SCALE: AS NOTED
PROJECTED
START DATE:
DRAWN: PDT
ISSUED: July 3, 2026
REFERENCE: PROPOSED ELEVATIONS

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A-2