



DEVELOPMENT VARIANCE PERMIT NO. DVP00328

RONAN GREGORIE LANNUZEL
Name of Owner(s) of Land (Permittee)

Civic Address: 24 PIRATE PLACE

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT 268, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND),
NANAIMO DISTRICT, PLAN 14111
PID No. 004-340-302**

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:

Section 7.6.1 Size of Buildings – to increase the maximum allowable height for a principal building with a flat roof (less than 4:12 pitch), from 7m to 8.33m.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

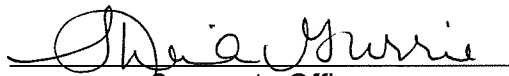
Schedule A Location Plan
Schedule B Site Survey
Schedule C Building Elevations

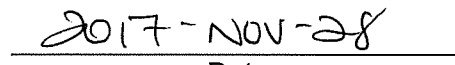
5. This permit prevails over the provisions of the bylaw in the event of conflict.
6. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The proposed accessory building shall be located in accordance with the survey plan prepared by Harbour City Land Surveying Ltd., dated 2017-NOV-02, as shown on Attachment C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF NOVEMBER, 2017.


Corporate Officer


Date

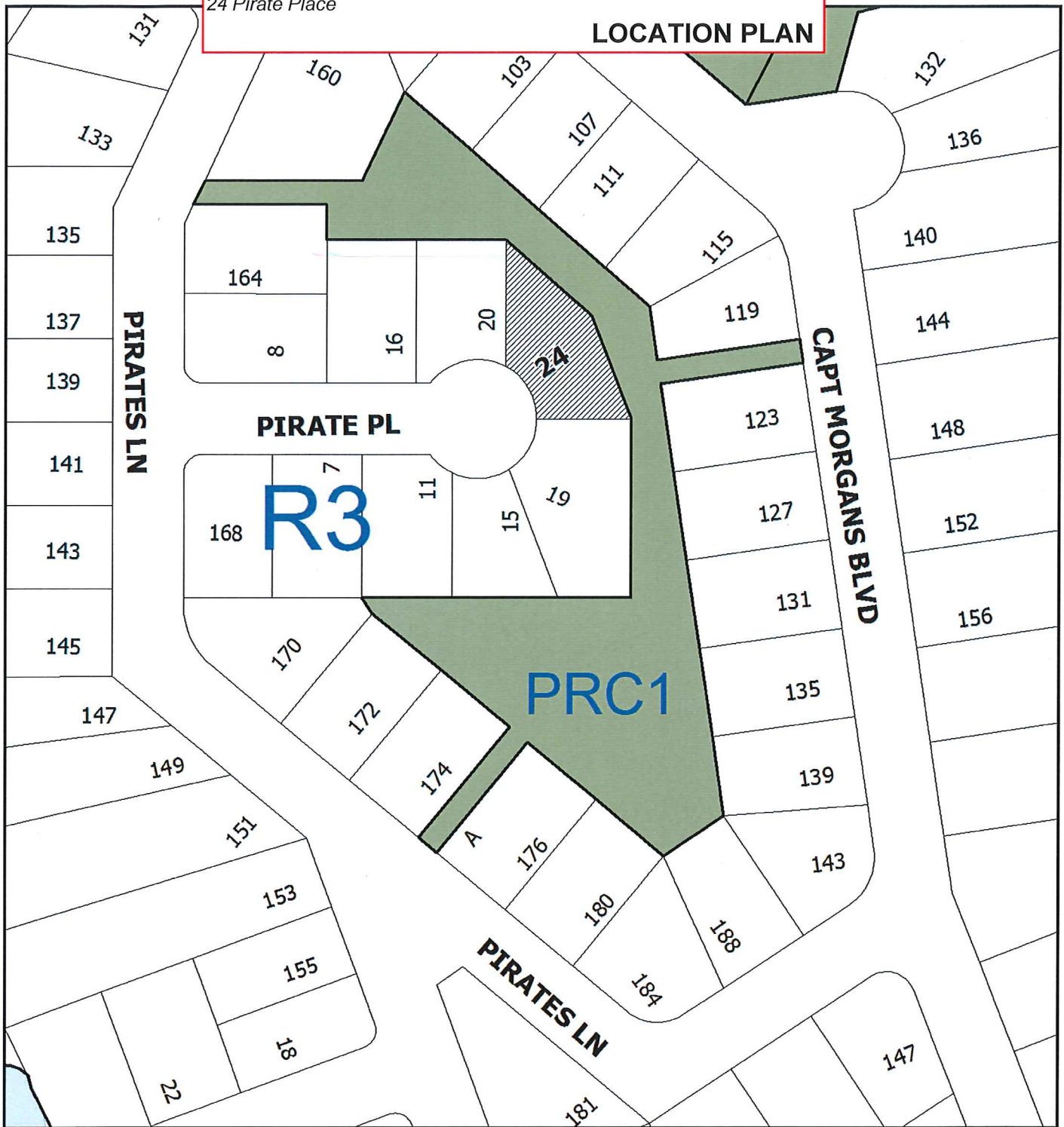
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Prospero attachment: DVP00328

Development Variance Permit DVP00328
24 Pirate Place

Schedule A

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00328

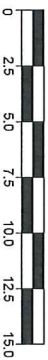
LOCATION PLAN



**Subject
Property**

Civic: 24 Pirate Place
Lot 268, Douglas Island (Also known as Protection Island),
Nanaimo District, Plan 14111

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:
LOT 268, DOUGLAS ISLAND. (ALSO KNOWN AS PROTECTION ISLAND), NANAIMO DISTRICT, PLAN 14111.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 24 PIRATE PLACE, NANAIMO.

PID: 004-340-302 ZONING: R-3.

LEGEND:

◆ DENOTES LEGAL POST SET.

HOUSE DESIGN FROM IAN NIAMATH ARCHITECTURE.

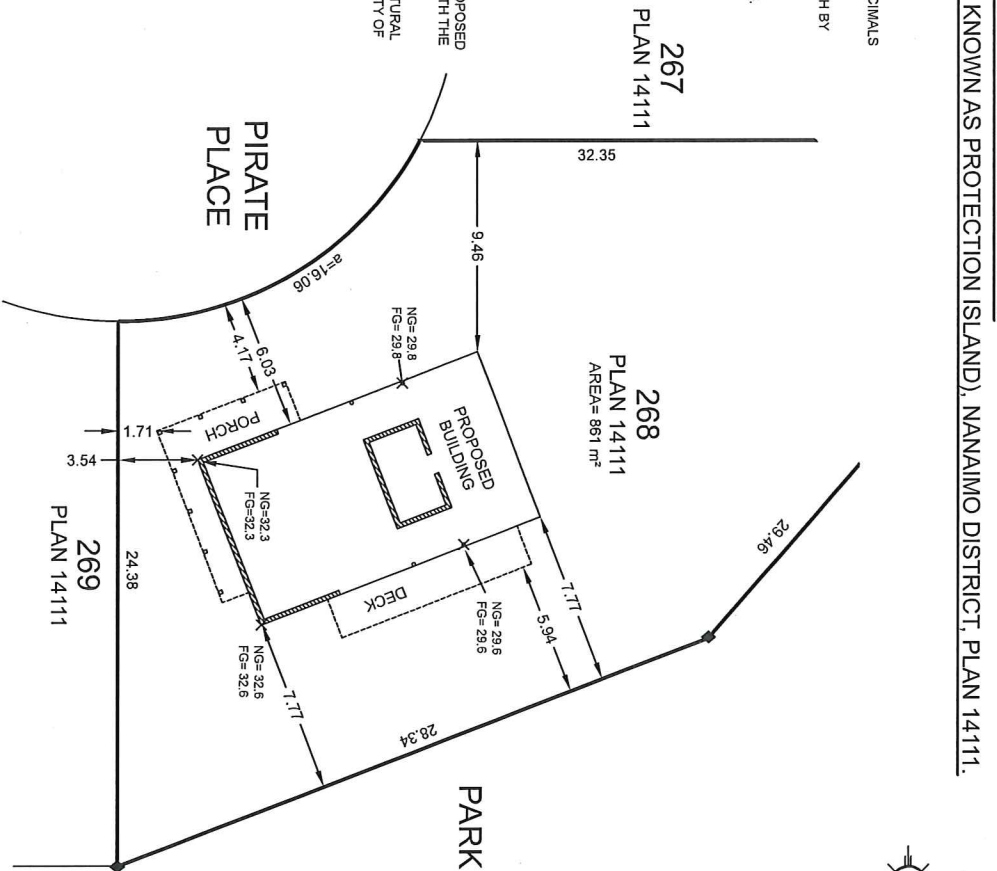
ELEVATION DATUM IS LOCAL AND IS DERIVED FROM THE ELEVATION OF A SPIKE IN THE ROAD.
SPIKE= 30.48.

FG 29.6 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

NG 29.6 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCELS.
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCELS.
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

Harbour City Land Surveying Ltd.
1825 LATIMER ROAD
NANAIMO, BC V9S 5H2
PHONE: 250-758-4180
DRAWING: 14049-HS-REV2.DWG
LAYOUT: 1



MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG	31.07
MEAN NG	31.07
MAXIMUM HEIGHT PER BYLAW	7.0
MAXIMUM ROOF PEAK	38.07
PROPOSED MAIN FLOOR	32.91
HEIGHT MAIN TO PEAK	6.34
PROPOSED ROOF PEAK	39.25
VARIANCE REQUIRED	1.33

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY ROMAN LANNUZZI, TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO. C44198396.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: NOVEMBER 2, 2017.

Andre
McNicoll
FDIYLK
Digitally signed by Andre
McNicoll
DN: cn=Andre McNicoll, o=Harbour City Land Surveying Ltd., email=andre@hclsls.com, c=BC

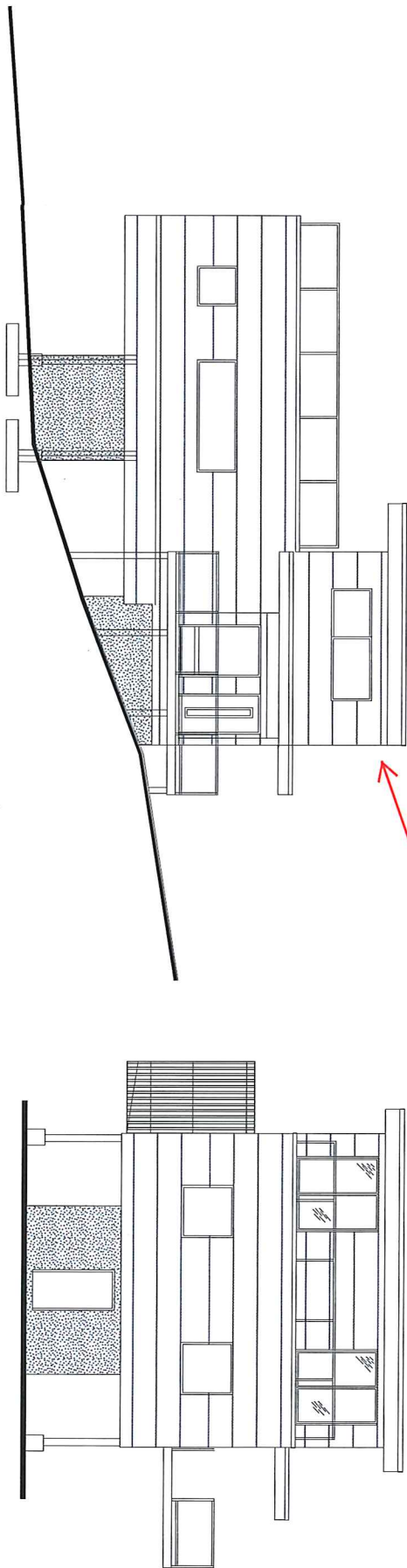
ANDRE MCNICOLL
THIS DOCUMENT IS INVALID UNLESS DIGITALLY SIGNED.

RECEIVED
2017-NOV-03

Schedule C

BUILDING ELEVATIONS

Over-height Portion of the Building



WEST ELEVATION

NORTH ELEVATION

RECEIVED
DVP328
2017-OCT-10
Library of Congress, 100 Congress St.

[illegible]