



DEVELOPMENT VARIANCE PERMIT NO. DVP00456

**David Campbell MacDonald & Stephanie Jean MacDonald
Owner(s) of Land (Permittee)**

**113 PIRATES LANE
Civic Address(es)**

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 buildings, structures and other developments thereon:

Legal Description:

**LOT 237, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND), NANAIMO DISTRICT, PLAN 14111
PID No. 004-326-881**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto shall form a part thereof.

**Schedule A Subject Property Map
Schedule B Site Survey
Schedule C Building Elevations**

5. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. 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.

TERMS OF PERMIT

The City of Nanaimo "Zoning Bylaw 2011 No. 4500 " is varied as follows:

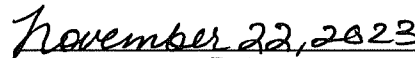
1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height from 7.0m to 7.73m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by J.E. Anderson & Associates, dated 2023-SEP-07, as shown on Schedule B.
2. The dwelling addition shall be constructed substantially in compliance with the Building Elevations, prepared by David MacDonald, dated September 2023, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **6TH** DAY OF **NOVEMBER, 2023**.

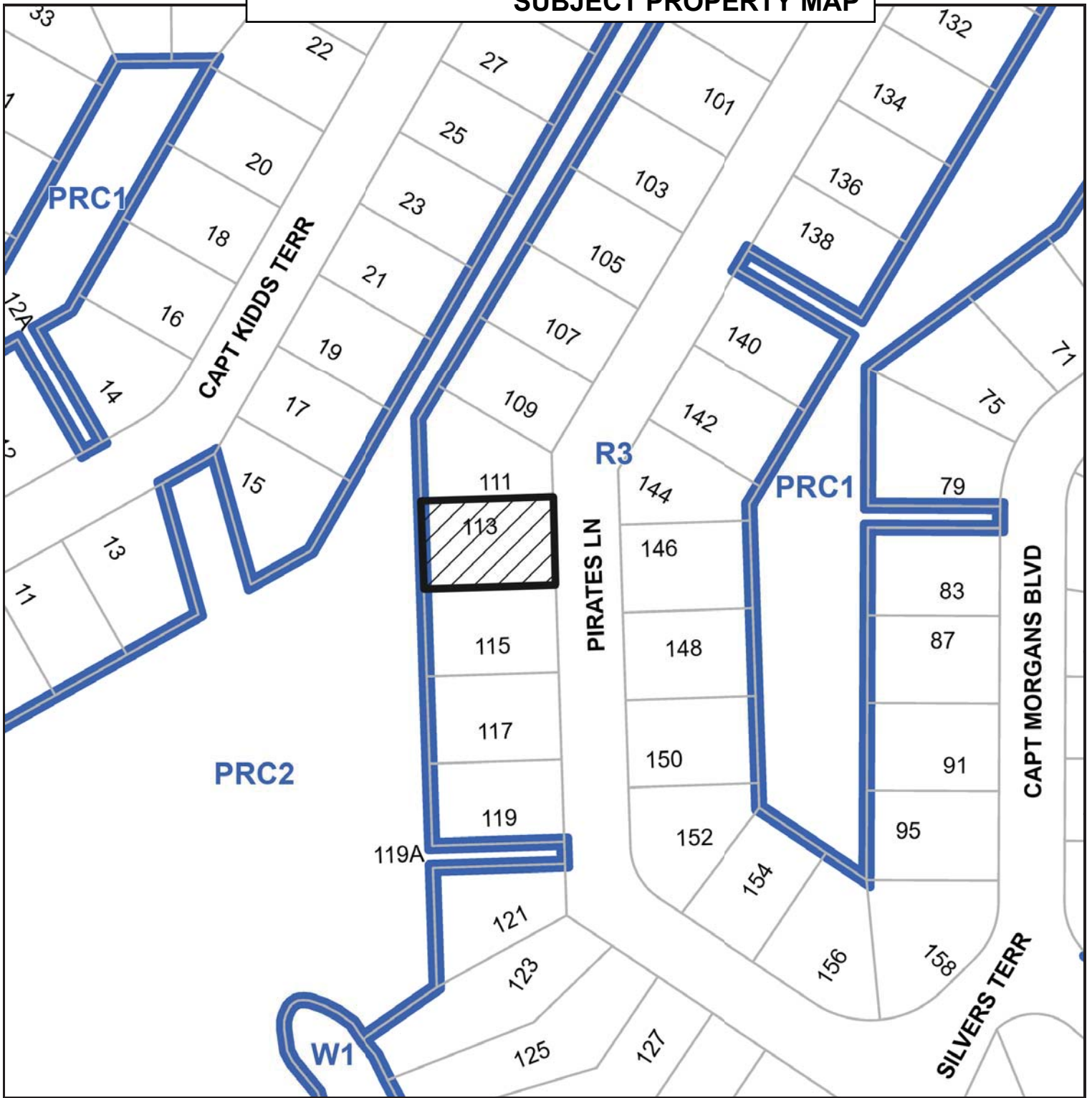

Corporate Officer


Date

AO/cr

Prospero attachment: DVP00456

SUBJECT PROPERTY MAP



 113 Pirates Lane



TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

File: 89485

Civic: 113 Pirates Lane, Protection Island, Nanaimo, B.C.

Legal: Lot 237, Douglas Island (also known as Protection Island), Nanaimo District, Plan 14111.

Dimensions are in metres and are derived from Plan VIP84993

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 7th day of September, 2023.

Douglas Holme HKUD5F

Digitally signed by Douglas Holme HKUD5F
Date: 2023.09.07 08:37:19 -07'00'

This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

© Copyright 2023 J.E. Anderson & Associates. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA9741592 (P.I.D. 004-326-881)

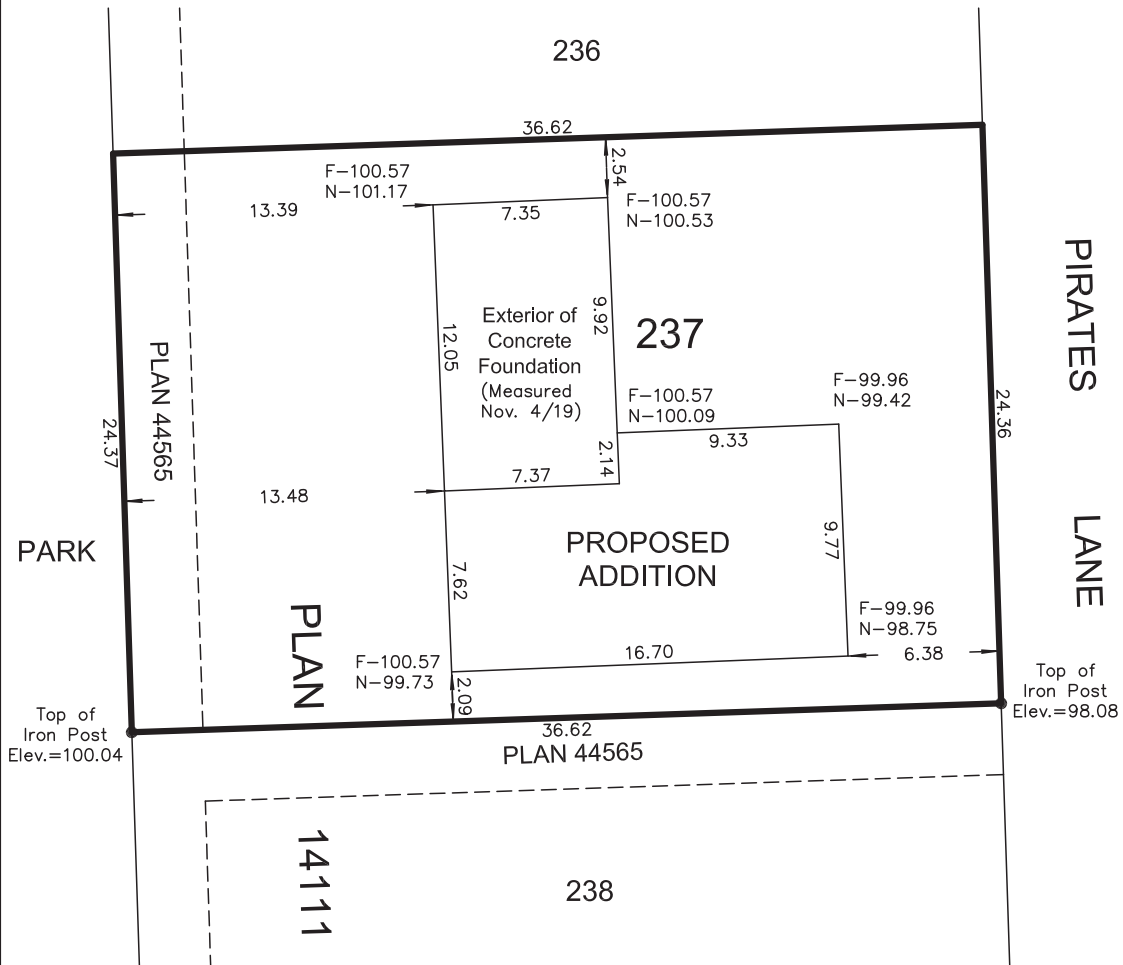
Scale 1:250

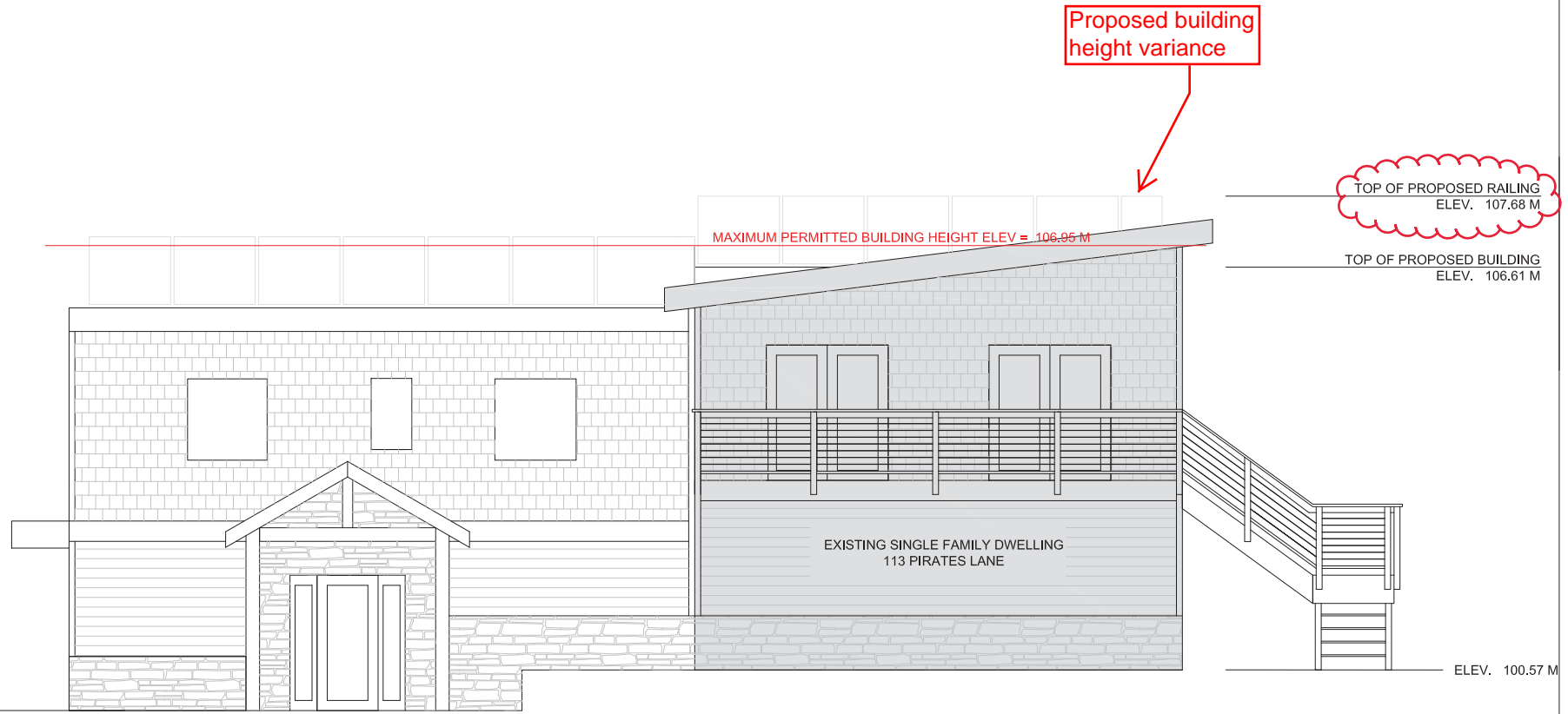


Datum for elevations, in metres, is assumed

Average natural grade = 99.95
Average finished grade = 100.37
Maximum peak of roof = 106.95

Existing house peak of roof = 107.44
Proposed addition peak of roof = 106.61
Proposed addition top of rooftop railing = 107.68





 NORTH BUILDING ELEVATION

RECEIVED
DVP456
2023-SEP-07
 Current Planning

BUILDING ELEVATIONS 1 OF 4	
DESIGNED BY:	DAVID MACDONALD
DATE:	SEPTEMBER 2023
SHEET:	DVP-02

113 PIRATES LANE
NANAIMO, BC
V9R 6R1

Proposed building height variance

TOP OF PROPOSED RAILING
ELEV. 107.68 M

TOP OF PROPOSED BUILDING
ELEV. 106.61 M

ELEV. 100.57 M

MAXIMUM PERMITTED BUILDING HEIGHT ELEV = 106.95 M

TOP OF PROPOSED RAILING
ELEV. 107.07 M

TOP OF PROPOSED BUILDING
ELEV. 106.00 M

ELEV. 99.96 M

○ SOUTH BUILDING ELEVATION

RECEIVED
DVP456
2023-SEP-07
Current Planning

BUILDING ELEVATIONS 2 OF 4	
DESIGNED BY:	DAVID MACDONALD
DATE:	SEPTEMBER 2023
SHEET:	DVP-03

113 PIRATES LANE
NANAIMO, BC
V9R 6R1

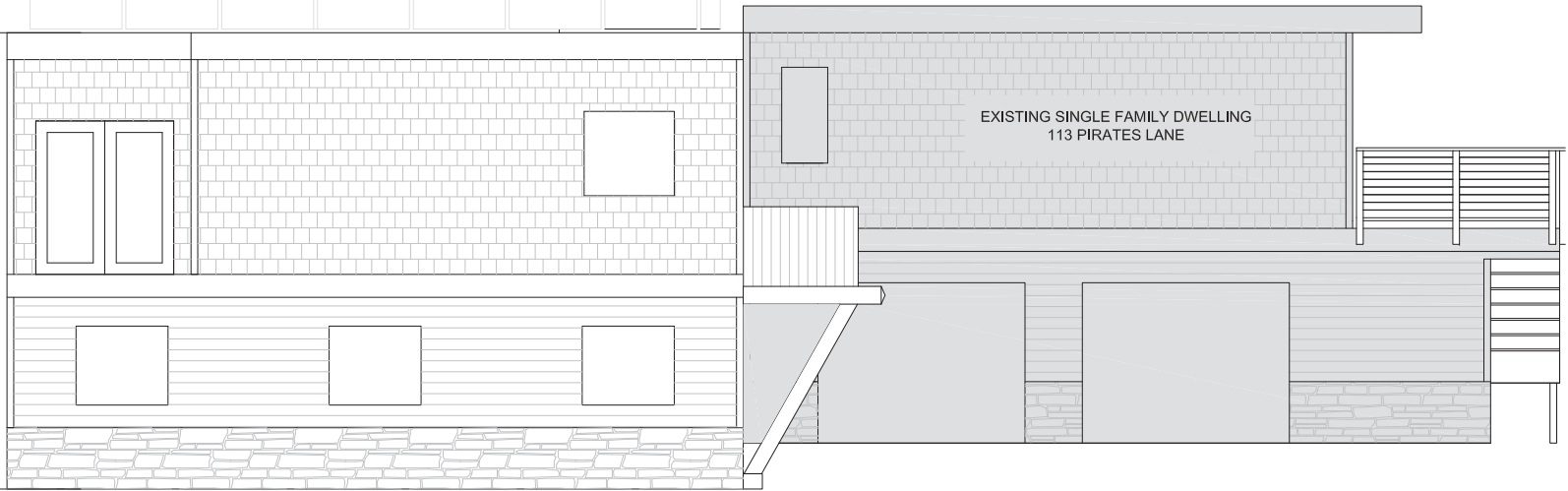
Proposed building height variance

TOP OF PROPOSED RAILING
ELEV. 107.07 M

MAXIMUM PERMITTED BUILDING HEIGHT ELEV = 106.95 M

PROPOSED TOP OF BUILDING
ELEV. 106.00 M

ELEV. 99.96 M

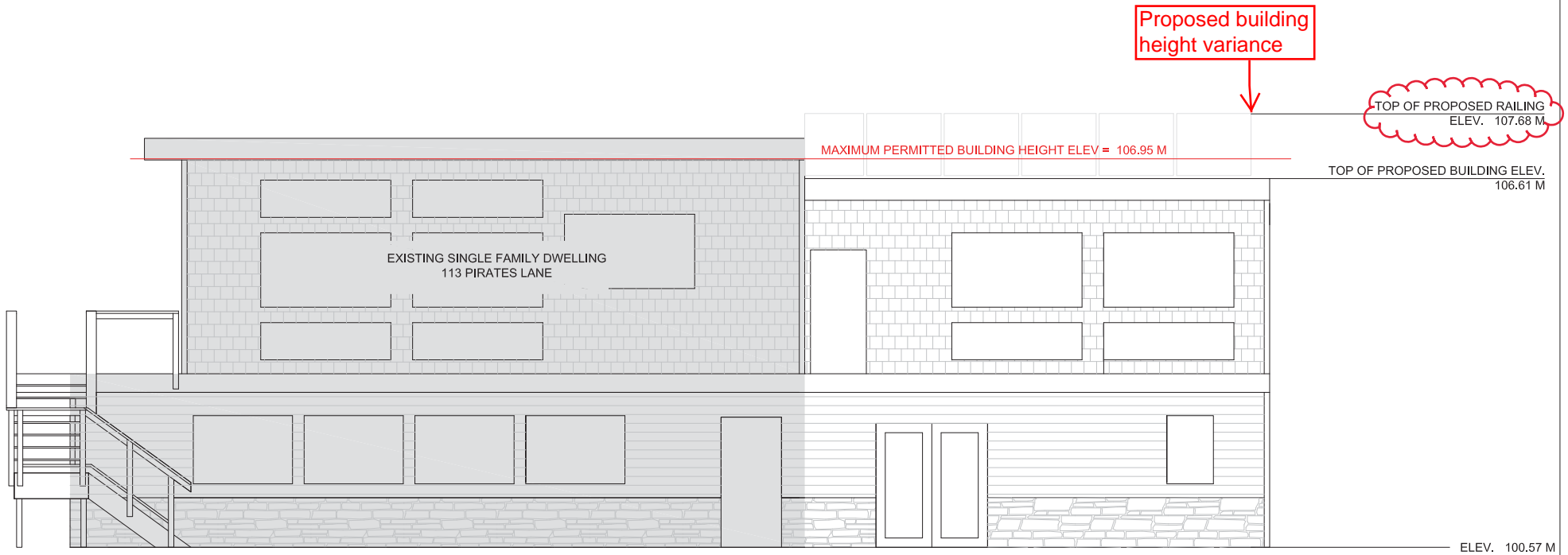


○ EAST BUILDING ELEVATION

RECEIVED
DVP456
2023-SEP-07
Current Planning

BUILDING ELEVATIONS 3 OF 4	
DESIGNED BY:	DAVID MACDONALD
DATE:	SEPTEMBER 2023
SHEET:	DVP-04

113 PIRATES LANE
NANAIMO, BC
V9R 6R1



WEST BUILDING ELEVATION

RECEIVED
DVP456
2023-SEP-07
Current Planning

BUILDING ELEVATIONS 4 OF 4	
DESIGNED BY:	DAVID MACDONALD
DATE:	SEPTEMBER 2023
SHEET:	DVP-05

**113 PIRATES LANE
NANAIMO, BC
V9R 6R1**