



DEVELOPMENT VARIANCE PERMIT NO. DVP00471

**TUYET LILY NGUYEN, INSIGHT HOLDINGS LTD., KHAC CAY DINH,
THI HONG NHUNG VO, THI HIEN PHAN
Owners of Land (Permittee)**

**504, 508, 548, 552, 556, 564 PINNACLE PLACE
Civic Addresses**

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 Descriptions:

**LOT 20 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-508
LOT 21 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-516
LOT 23 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-532
LOT 24 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-541
LOT 25 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-559
LOT 26 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-567**

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 Plan
Schedule C Proposed Fence and Retaining Wall Types**

4. 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.
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.

TERMS OF PERMIT

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

1. *Section 9.8.2 – Interim Corridor Area and 7.6.1 Size of Buildings* – to increase the maximum permitted height for principal building with a sloped roof (greater than or equal to 4:12 pitch) from 9.0m to the following:

Civic Address	Lot Number	Proposed Building Height	Variance Requested
504 Pinnacle Place	20	9.3m	0.3m
552 Pinnacle Place	24	9.4m	0.4m
556 Pinnacle Place	25	9.7m	0.7m
548 Pinnacle Place	23	9.8m	0.8m
508 and 564 Pinnacle Place	21, 26	9.9m	0.9m

2. *Section 9.8.2 – Interim Corridor Area and 6.10 – Fence Height* – to increase the maximum permitted combined fence/retaining wall height in the side and rear yards from 2.4m to the following:

Civic Address	Lot Number	Proposed Fence Height	Variance Requested
504 Pinnacle Place	20	2.6m	0.2m
556 Pinnacle Place	25	2.8m	0.4m
564 Pinnacle Place	26	3.0m	0.6m

CONDITIONS OF PERMIT

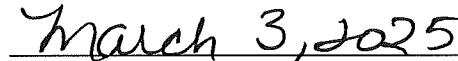
1. Retaining walls shall be constructed substantially in accordance with the site grading shown on the Site Plan, prepared by Williamson & Associates Professional Surveyors, received 2025-JAN-29, as shown in Schedule B.
2. Retaining walls and fences on the subject properties shall be developed substantially in accordance with the Proposed Fence and Retaining Wall Types, as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF FEBRUARY, 2025.

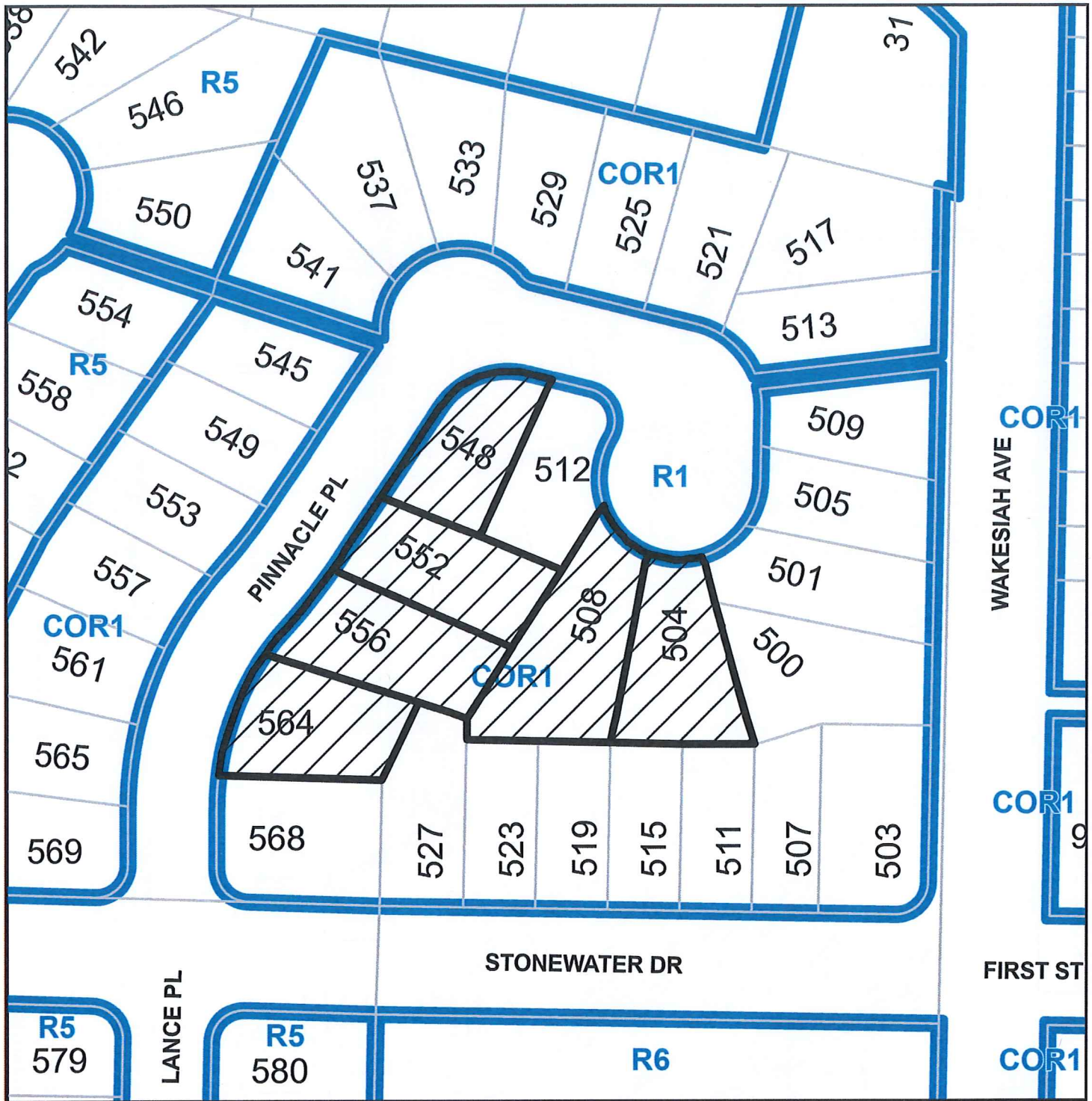


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo



Date



SITE PLAN

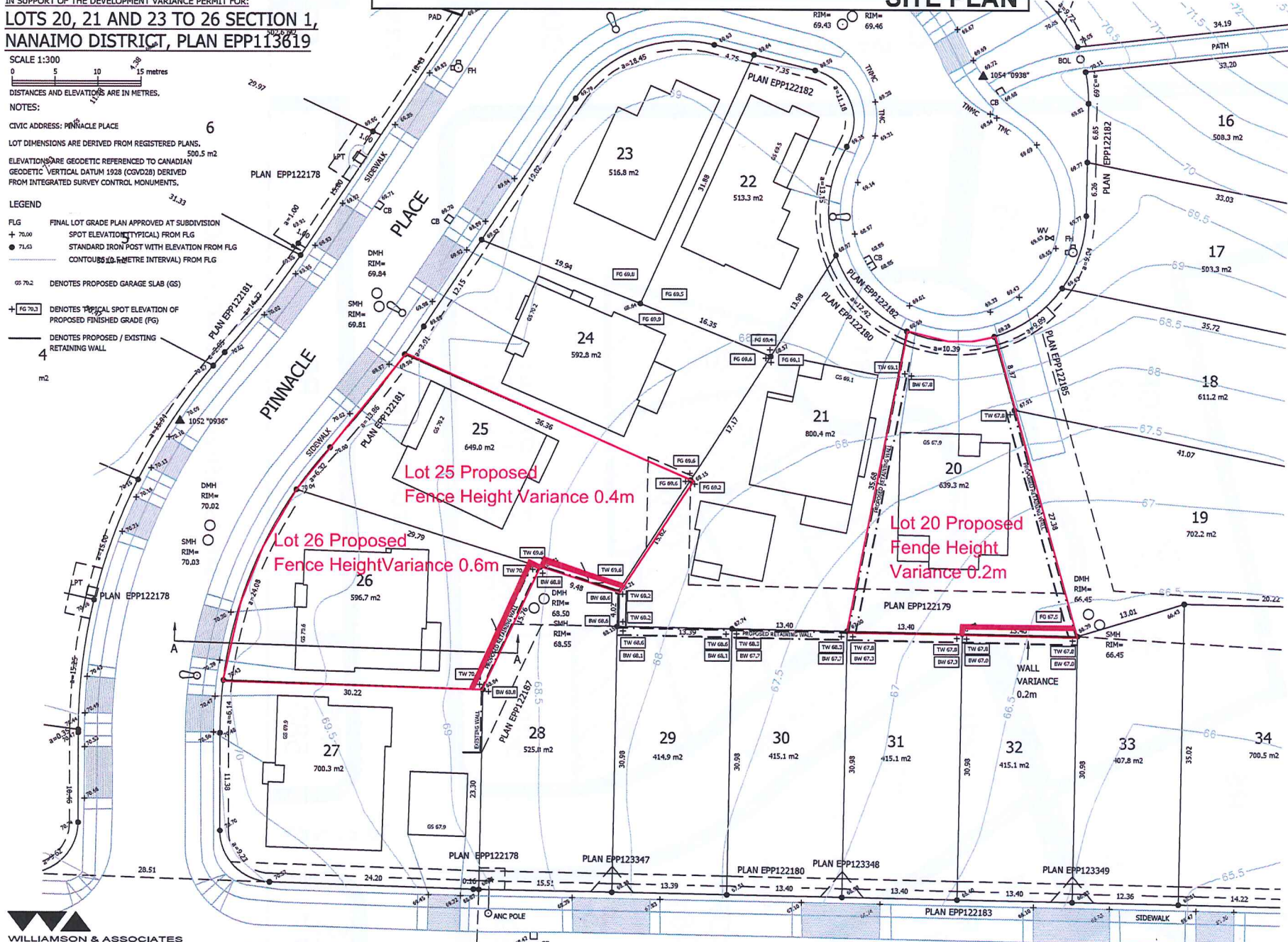
SITE PLAN SHOWING THE PROPOSED GRADING CHANGES
 IN SUPPORT OF THE DEVELOPMENT VARIANCE PERMIT FOR:

**LOTS 20, 21 AND 23 TO 26 SECTION 1,
 NANAIMO DISTRICT, PLAN EPP113619**

SCALE 1:300
 0 5 10 15 metres
 DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:
 CIVIC ADDRESS: PINNACLE PLACE
 LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
 ELEVATIONS ARE GEODETIC REFERENCED TO CANADIAN
 GEODETIC VERTICAL DATUM 1928 (CGVD28) DERIVED
 FROM INTEGRATED SURVEY CONTROL MONUMENTS.

LEGEND
 FLG FINAL LOT GRADE PLAN APPROVED AT SUBDIVISION
 + 70.00 SPOT ELEVATION (TYPICAL) FROM FLG
 ● 71.60 STANDARD IRON POST WITH ELEVATION FROM FLG
 CONTROUS 10 METRE INTERVAL) FROM FLG
 GS 70.2 DENOTES PROPOSED GARAGE SLAB (GS)
 + FG 70.3 DENOTES TYPICAL SPOT ELEVATION OF
 PROPOSED FINISHED GRADE (FG)
 — DENOTES PROPOSED / EXISTING
 RETAINING WALL



PROPOSED FENCE AND RETAINING WALL TYPES



PROPOSED FENCE TYPE



PROPOSED WALL TYPE

RECEIVED
DVP471
2025-JAN-29
Current Planning