



DEVELOPMENT VARIANCE PERMIT NO. DVP00479

**INSIGHT HOLDINGS LTD., INC.NO. BC1518188
Owner(s) of Land (Permittee)**

**508 PINNACLE PLACE
Civic Address**

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 21 SECTION 1 NANAIMO DISTRICT PLAN EPP113619
PID NO. 031-501-516**

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 Building Elevations**

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

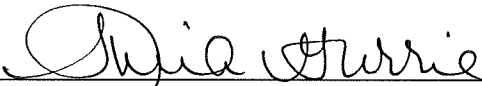
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

1. *Section 6.6.5 Accessory Uses – Buildings and Structures* – to increase the maximum allowable height for an accessory building with a pitched roof less than 6:12 from 4.5m to 5.4m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Turner & Associates Land Surveying, dated 2025-MAR-03, as shown in Schedule B.
2. The subject property shall be developed in accordance with the Building Elevations, prepared by TN Designs, dated 2024-FEB-25 as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **21ST** DAY OF **JULY, 2025.**

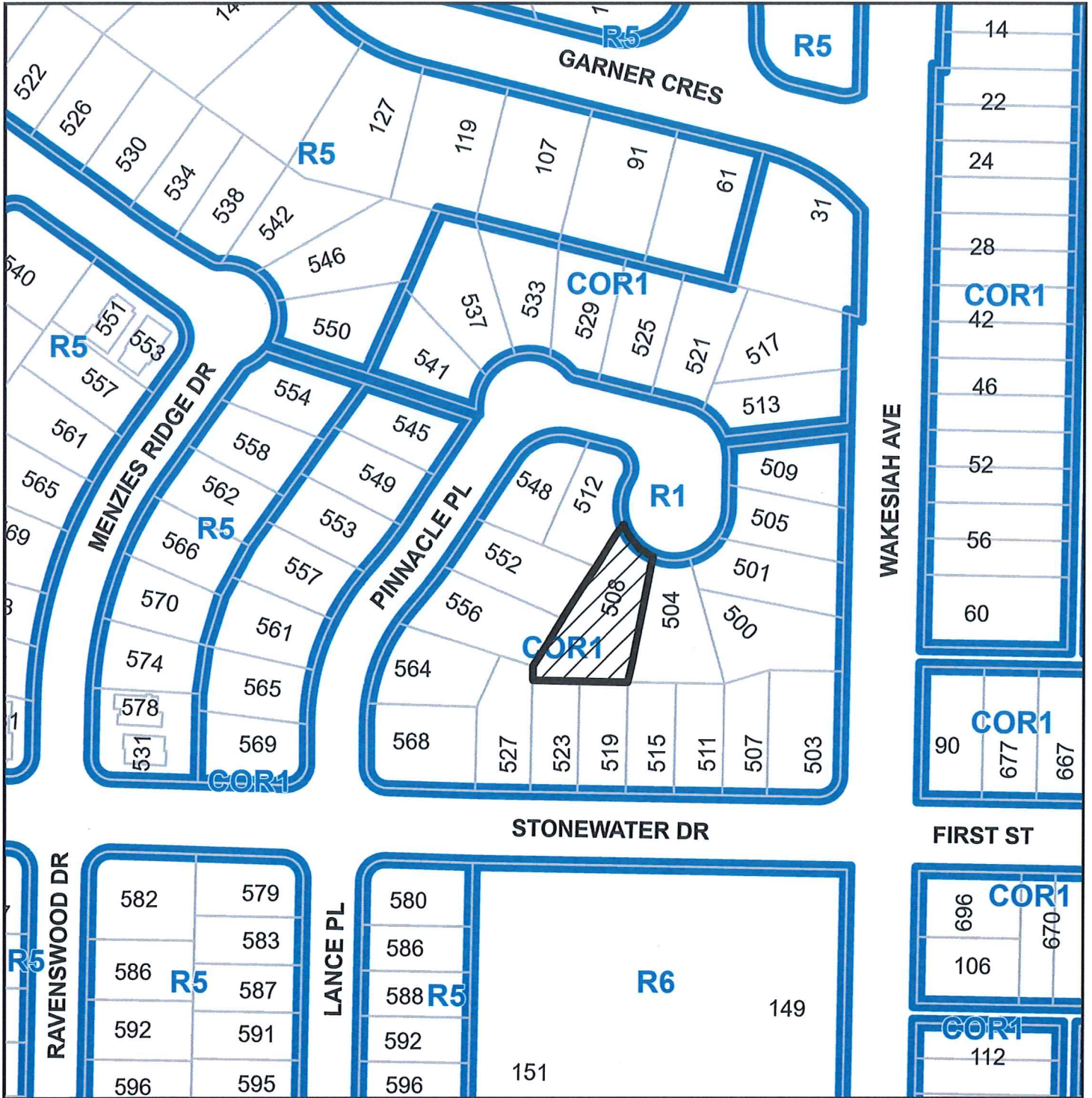


Corporate Officer
Sheila Gunn
Corporate Officer
City of Nanaimo



Date

SUBJECT PROPERTY MAP



 508 PINNACLE PLACE

SITE PLAN

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT 21, SECTION 1,
NANAIMO DISTRICT, PLAN EPP113619.

Client: POSH CONSTRUCTION			
Civic Address: 508 PINNACLE PLACE, NANAIMO			
File: 20-084A-21	Scale: 1:200	Drawn by: MDS	Property Zoning: R1 (COR1)

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	68.24
Average finished grade	69.10
Maximum building height (R1 Zone)	9.00
Maximum building elevation	77.24
MBFE	67.19
Proposed roof peak elevation	77.96
Proposed main floor elevation	69.30

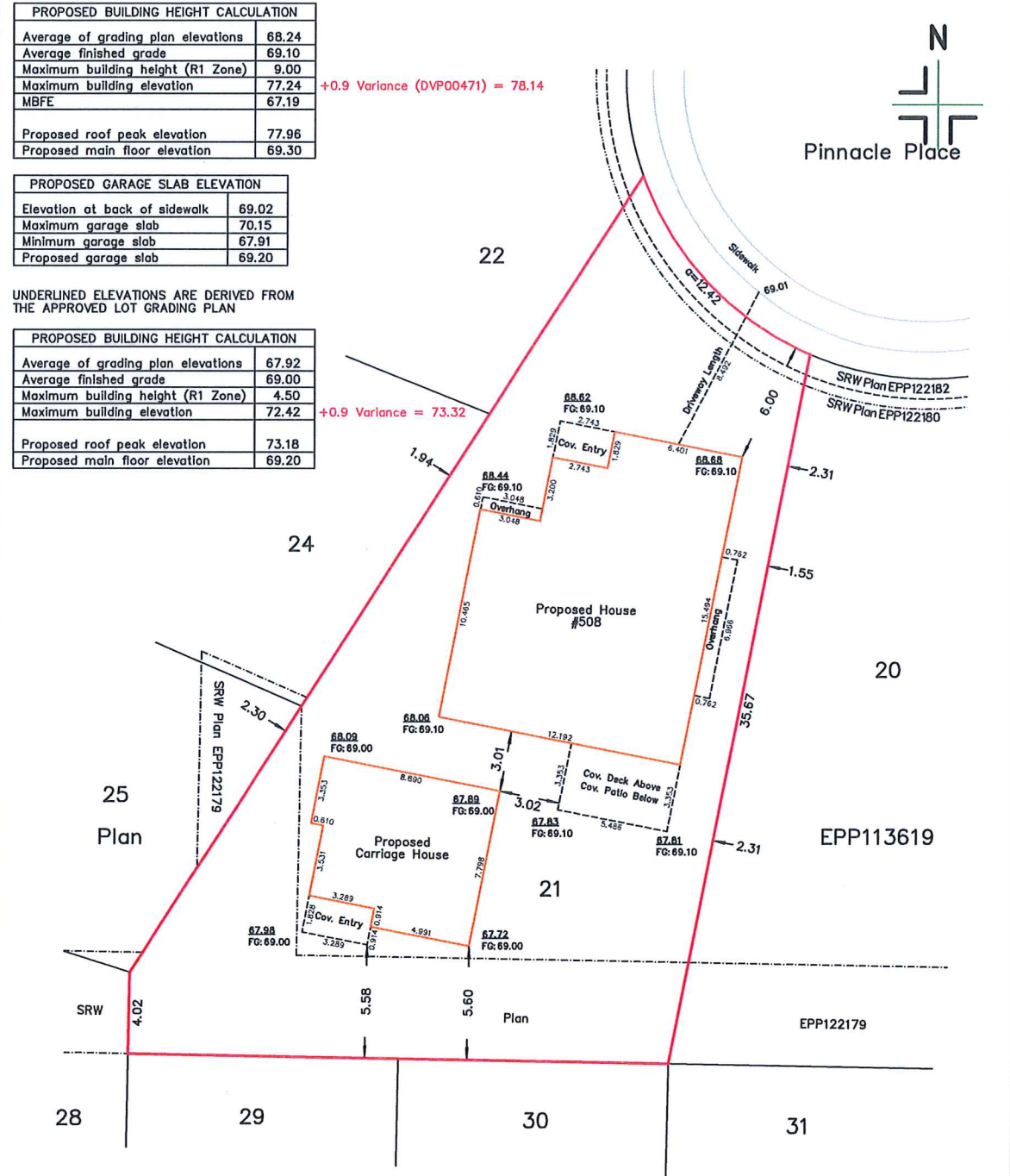
+0.9 Variance (DVP00471) = 78.14

PROPOSED GARAGE SLAB ELEVATION	
Elevation at back of sidewalk	69.02
Maximum garage slab	70.15
Minimum garage slab	67.91
Proposed garage slab	69.20

UNDERLINED ELEVATIONS ARE DERIVED FROM THE APPROVED LOT GRADING PLAN

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	67.92
Average finished grade	69.00
Maximum building height (R1 Zone)	4.50
Maximum building elevation	72.42
Proposed roof peak elevation	73.18
Proposed main floor elevation	69.20

+0.9 Variance = 73.32



SCALE 1:200
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM FINAL LOT GRADING PLAN.

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76301, CB373782, CB373786, CB373787, CB373788, CB373789, CB373790, CB373820.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

Turner & Associates
land surveying™
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435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

RECEIVED
DVP479
2025-APR-29
Current Planning

Certified correct this 3rd day of March, 2025.

Digitally signed by Matthew Schnurch FXMA33
Date: 2025.03.03 13:41:46 -08'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

