

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT VARIANCE PERMIT**

**NO. DVP00047**

**Owner:** Michael Shore

**Lands:** PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176

**Address:** 925 Esquimalt Road, Esquimalt, B.C.

**Conditions:**

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

**Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height:** A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

**Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building:** A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for existing balconies located on the east elevation and also for the north wall of the building.

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped "Received May 3, 2016" and the survey plan prepared by Brad Cunnin, BCLS stamped "Received March 29, 2016", attached hereto as Schedule 'A'.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.

5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2016.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt









# B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT A, SECTION 11, ESQUIMALT DISTRICT,  
PLAN 22176

SCALE 1 : 300



All distances are in metres.



FILE : 11267 - 22  
DWG/DATE: 11267sp/ 2015-05-28  
Brad Cunin Land Surveyor  
101 - 2610 Douglas Street  
Victoria, BC V8T 4M1  
ph. 381-BCLS (2257) fx. 381-2289  
brad@bcsurveyor.ca

### LEGEND

Elevations are geodetic based on District of Esquimalt Integrated Survey Monument 87H3783 (elev. = 25.495m)  
Contours are descriptive, and only accurate to +/- 1/2 interval.  
Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

MUNICIPALITY

Esquimalt

PID No.

003-329-127

ZONING

RM-4

SITE AREA

3311.6 m<sup>2</sup>  
35645 s. f.



THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO DVP 00047

CORPORATE OFFICER

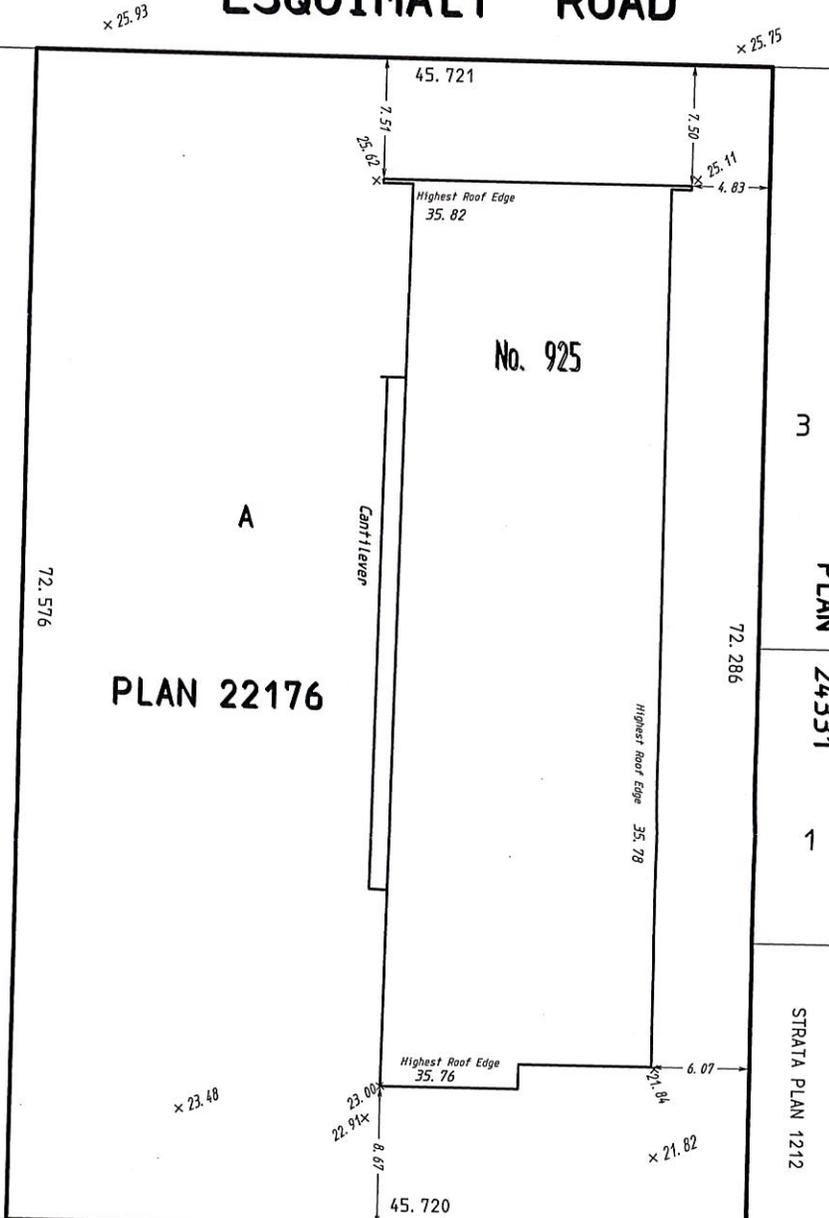
## ESQUIMALT ROAD

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the written consent of BCLS Inc.

This document was prepared for the exclusive use of our client, **Embury Steel Roofing**

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

BCLS, INC., 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.



STRATA PLAN  
154

PLAN 22176

PLAN 24331

STRATA PLAN 1212

CERTIFIED CORRECT

on the 23rd day of March, 2016.

Bradley W Cunin, BCLS

## WOLLASTON

## STREET

x 17.68