

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000045

Owners: Roman Dragos Olariu
Susanne Angelika Olariu
973 Wollaston Street
Victoria, BC V8X 1C8

Lands: PID 027-542-165, Strata Lot A, Section 11, Esquimalt District,
Strata Plan VIS6589, Together with an interest in the Common
Property in proportion to the Unit Entitlement of the Strata Lot as
shown on Form V.

Address: 973 Wollaston Street, Esquimalt, B.C.

Conditions:

1. This Development 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 for the purpose of authorizing the form and character of a Single Unit Infill House located within Development Permit Area No. 5 – Enhanced Design Control Residential.
2. This Development Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw, 1992, No. 2050, Section 67.52 (5) – Lot Coverage A 1% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 22% of the area of the parent lot. [i.e. increase from 22% to 23% lot coverage]

Zoning Bylaw, 1992, No. 2050, Section 67.52 (7)(a)(iii) Rear Setback - A 2.25 metre reduction to the requirement that no principal building shall be located within 7.9 metres of any rear lot line. [i.e. from 7.9 metres to 5.65 metres].

3. Approval of this Development Permit is issued in accordance with the site photo stamped "Received February 25, 2015", and with photos and drawings of the rear deck provided by the applicant, stamped "Received February 15, 2013", and with the landscape plan provided by the applicant stamped "Received January 12, 2015", all of which is attached hereto as Schedule 'A'.
4. Approval of this Development Permit is issued in accordance with building siting as detailed on the BC Land Surveyors Site Plan prepared by Powell and Associates BC Land Surveyors, stamped "Received February 15, 2013", attached hereto as Schedule 'B'.
5. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
6. 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.
7. This Development Permit is not a Building Permit.
8. 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.
9. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

ISSUED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2015

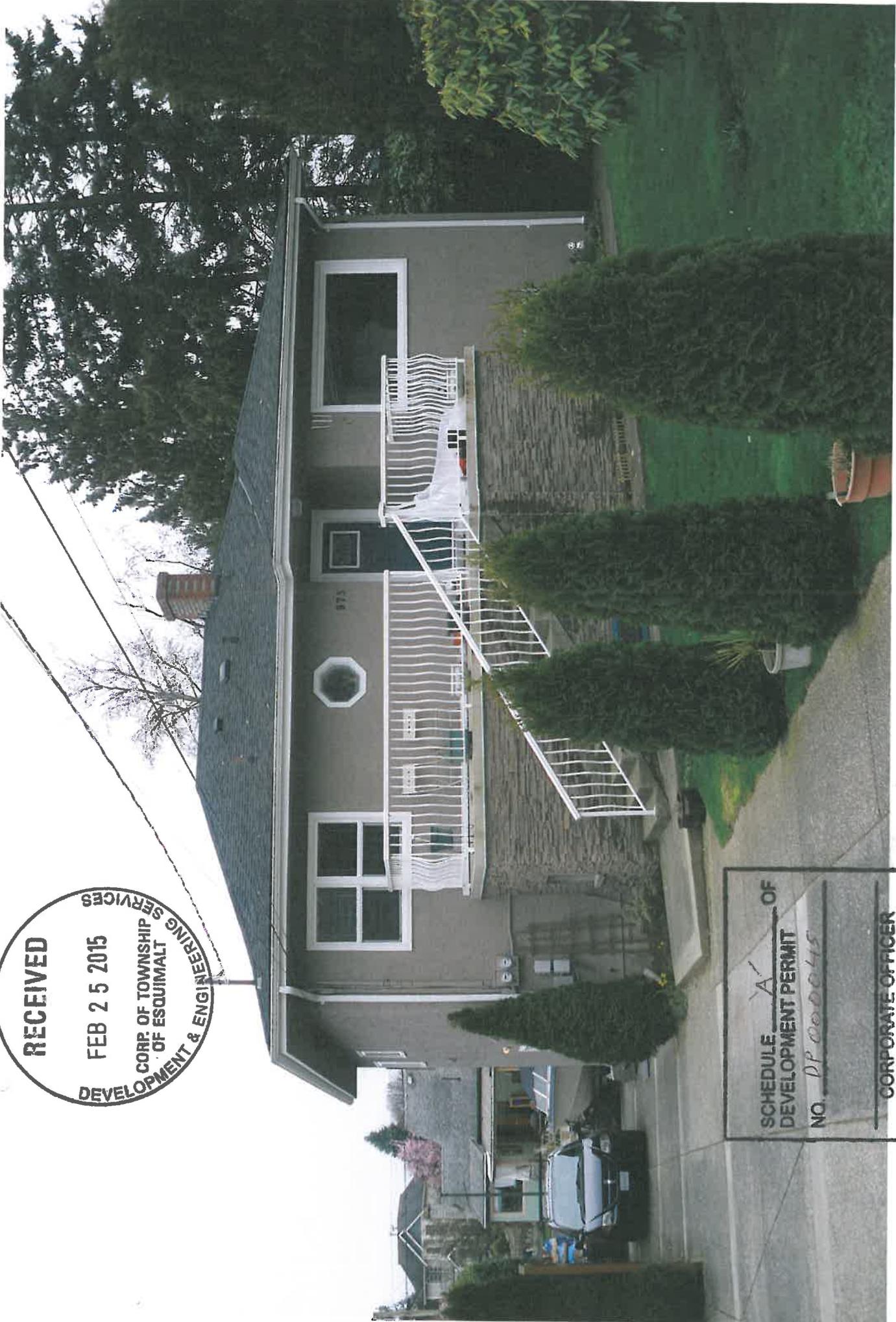
SIGNED THIS _____ DAY OF _____, 2015

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

RECEIVED
FEB 25 2015
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT & ENGINEERING SERVICES

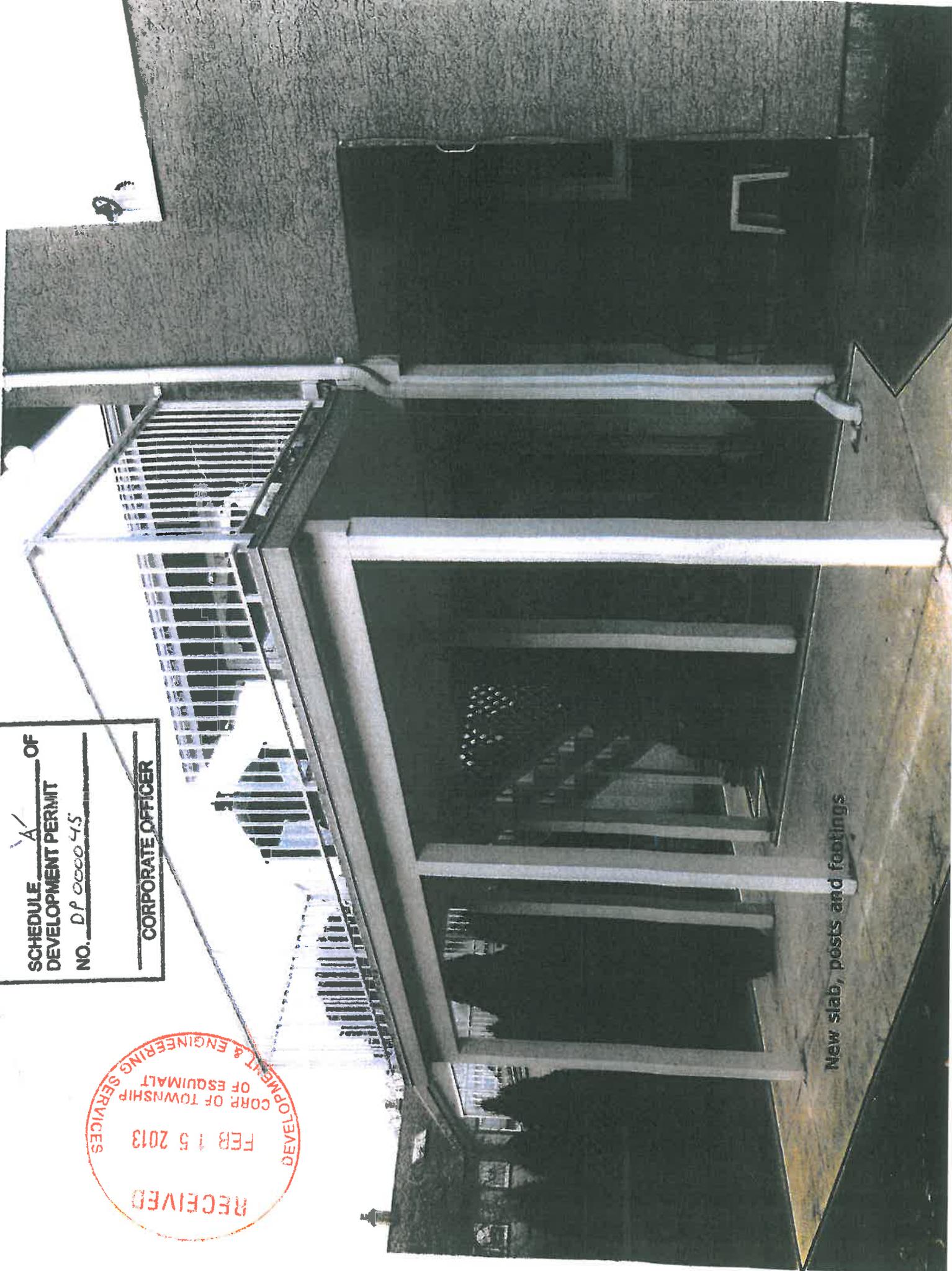
SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP 000015
CORPORATE OFFICER



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP 0000 45
CORPORATE OFFICER _____

RECEIVED
FEB 15 2013
CORP OF TOWNSHIP SERVICES
DEVELOPMENT & ENGINEERING SERVICES
OF ESQUIMALT

New slab, posts and footings



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FEB 15 2013
TOWN OF TOWNSHIP SERVICES
DEPARTMENT OF ESTABLISHMENT & PLANNING

SCHEDULE "A"
DEVELOPMENT PERMIT
TOWN OF TOWNSHIP SERVICES

4 new posts and footings



SCHEDULE ^A OF
DEVELOPMENT PERMIT

NO. DP000045

CORPORATE OFFICER

DEVELOPER

KEEP

PERMIT

2008045

OFFICER

RECEIVED

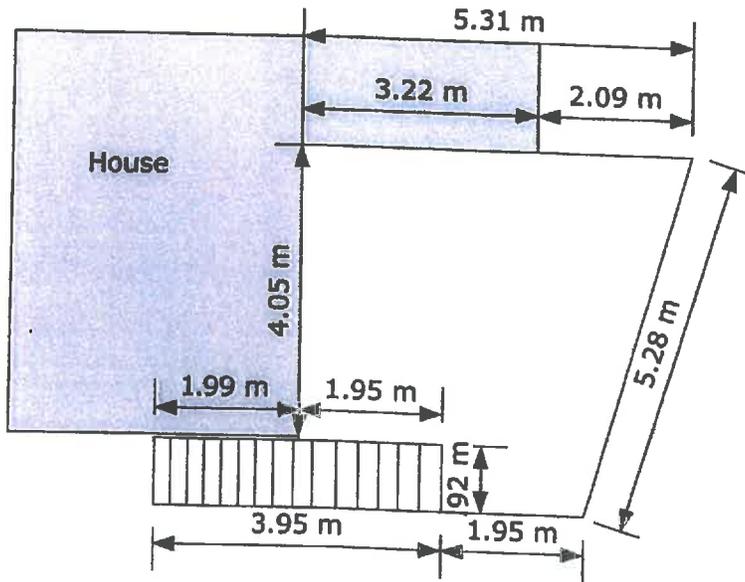
FEB 15 2013

CORP. OF TOWNSHIP
OF ESQUIMALT

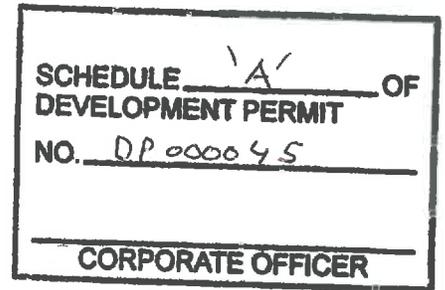
DEVELOPMENT & ENGINEERING SERVICES



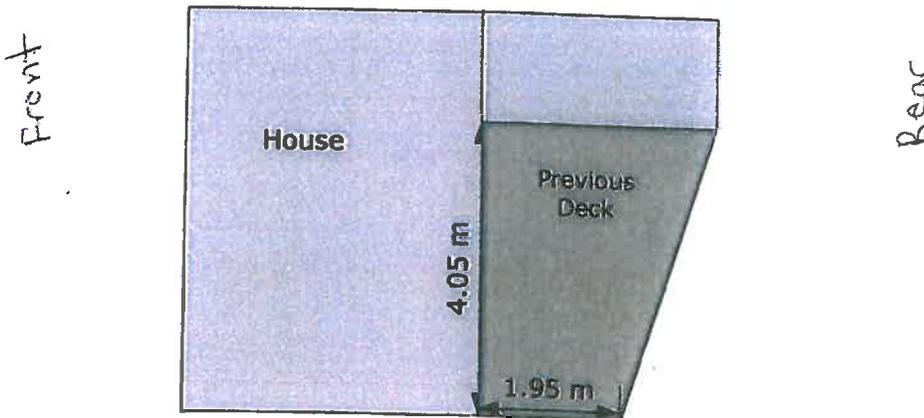
Deck After Extension and Stairs



Scale 1 to 100



Deck Prior to Extension + Stairs



Scale 1 to 100

Address:
973 WOLLASTON ST

Folio:
2579.001

Project:

Date:
Feb 15, 2013

Folder:
DVP00006

Type / Subject:
DEVELOPMENT VARIANCE PERMIT -
Development Variance Permit



RECOMMENDED PLANT LIST

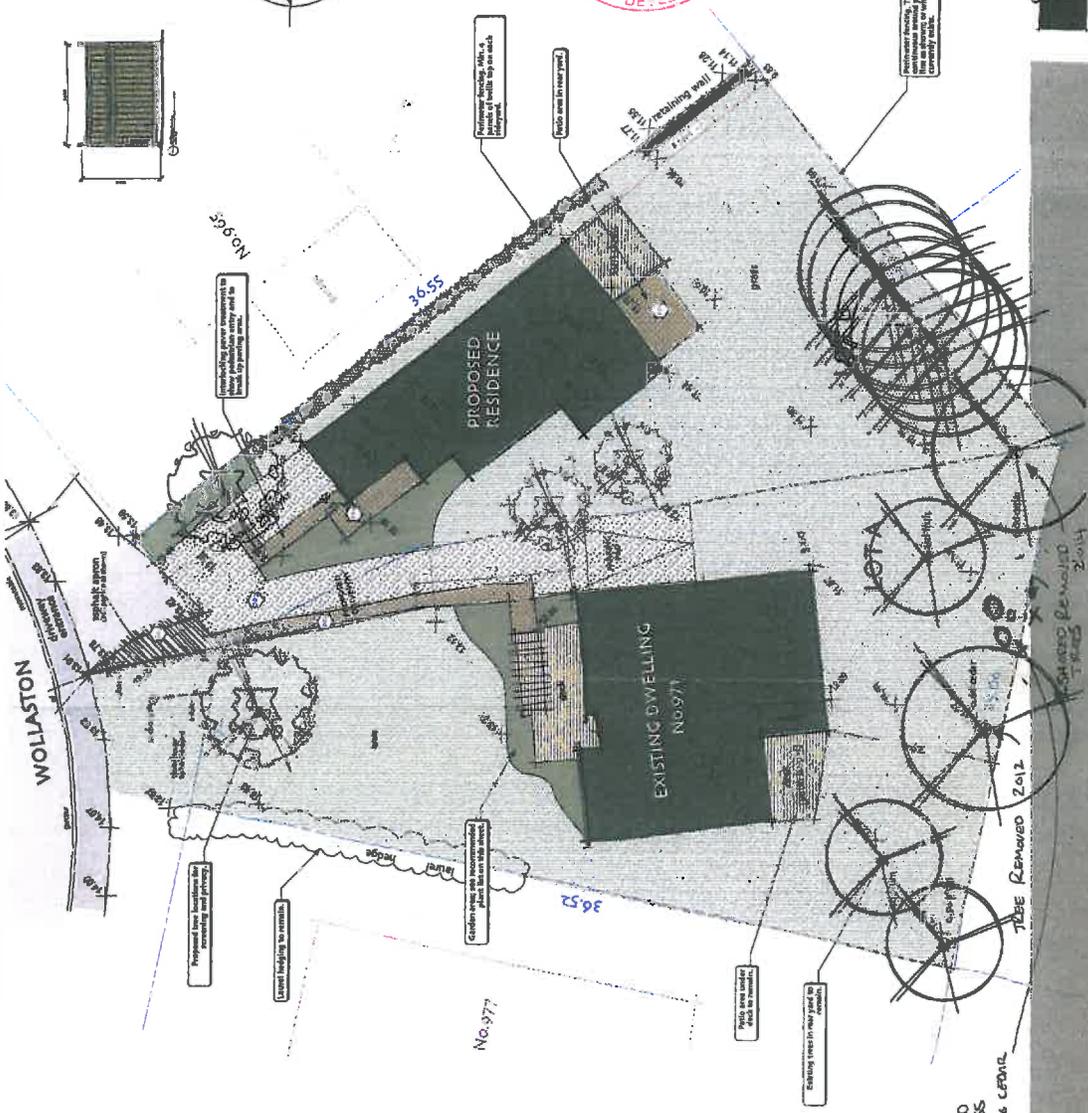
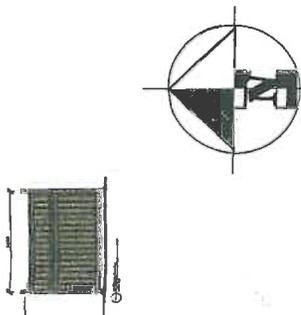
Plant	Common Name	Size at Maturity	Notes
...

Notes:
 1. Plant material, including but not limited to, shall be selected from the following list.
 2. All plants shall be supplied in 100% container stock.
 3. All plants shall be supplied in 100% container stock.
 4. All plants shall be supplied in 100% container stock.

Legend

Hardscape finishes:
 Concrete with aggregate, 40% coarse aggregate, 60% fine aggregate, 10% water, 10% air.
 CP Exposed Aggregate Concrete
 Paved Asphalt
 Lawn
 Planting area
 Mixed Hardscape

Notes:
 1. All hardscape materials shall be supplied in 100% container stock.
 2. All hardscape materials shall be supplied in 100% container stock.
 3. All hardscape materials shall be supplied in 100% container stock.



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 DEVELOPMENT & ENGINEERING SERVICES

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 JAN 12 2015
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 DEVELOPMENT & ENGINEERING SERVICES

dianna spring
landscape design
 www.diannaspringlandscape.com

971 wallaston street
LANDSCAPE CONCEPT PLAN

SKL 01
 31 AUGUST 2007
 1:100

NOTE: THIS LANDSCAPE PLAN DIFFERS IMMENSELY (IN TERMS OF SOFTWARE AND PLANTS) FROM THE CURRENT CONFIGURATION, IE: RETAINING WALLS, PARKING PAD SIZE & LAYOUT, HEADING, GARDEN AREA, FENCING, ETC.

SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP000075
 CORPORATE OFFICER

POWELL & ASSOCIATES

BC Land Surveyors

Building Location Certificate of Strata Lot A, Section 11, Esquimalt District, Strata Plan VIS6589

Civic Address: 973 Wollaston Street

Parcel Identifier: 027-542-165 in the Municipality of Esquimalt

Prepared for: Roman Olariu

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 13th day of February, 2013.

This document is not valid unless signed and sealed.

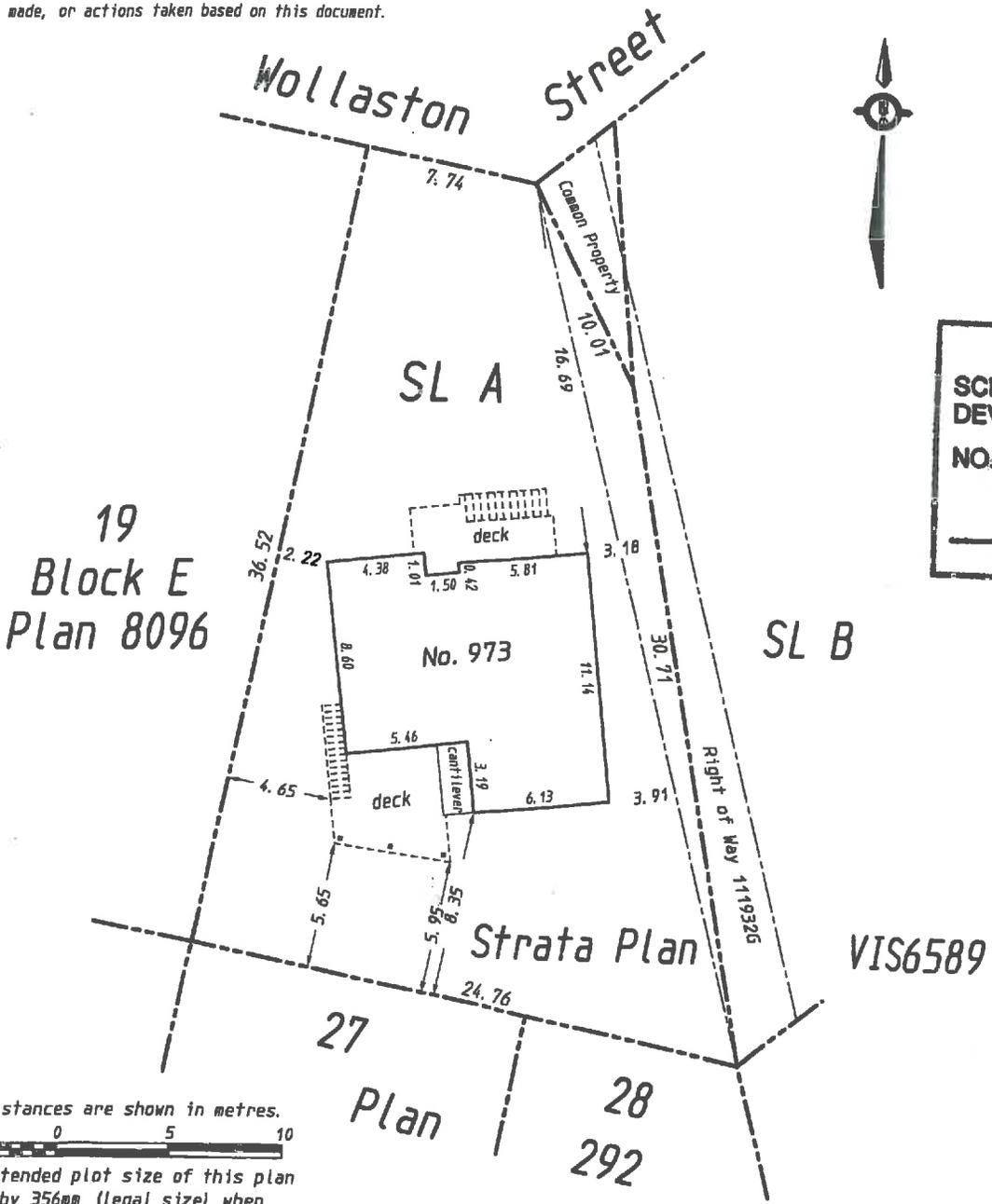
This Plan was prepared for Mortgage or Municipal Inspection purposes and is for the exclusive use of our client.

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 FEB 15 2013
 CORP. OF TOWNSHIP OF ESQUIMALT
 DEPARTMENT & ENGINEERING SERVICES

250-2950 Douglas Street
 Victoria, BC V8T 4N4
 Phone: 382-8855
 File: 10, 103-19

Alan M. Powell
 Alan M. Powell, BCLS ©



SCHEDULE B OF
 DEVELOPMENT PERMIT
 NO: DP000045
 CORPORATE OFFICER

All distances are shown in metres.
 5 0 5 10
 The intended plot size of this plan
 216mm by 356mm (legal size) when
 plotted at a scale of 1:250.