

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00154

Owner: Barbara Ann Smith
Mervin Bernard Smith
B-30705 Mara Road, RR#3
Beaverton, ON
L0K 1A0

Lands: PID 017-687-454
Strata Lot 1, Section 10, Esquimalt District, Plan VIS2265 Together
With and Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown on Form 1

Address: 1215 Colville Road, Esquimalt, BC

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, 40.3 (7) (a) (iii)- Siting Requirements:
Principal Building: Combined Side Setback: A 0.6-metre decrease to the requirement that the two Principal Building Setbacks shall not together measure less than 3.0 metres [i.e. from 3.0 metres to 2.4 metres]

Zoning Bylaw, 1992, No. 2050, 40.3 (7) (a) (iv)- Siting Requirements:
Principal Building: Rear Setback: A 1.8-metre decrease to the requirement that no Principal Building shall be located within 4.5 metres of a rear lot line [i.e. from 4.5 metres to 2.7 metres]

3. Approval of this Development Variance Permit has been issued in general accordance with the site plan and architectural plans provided by Carma Design Group, attached hereto as Schedule 'A'.

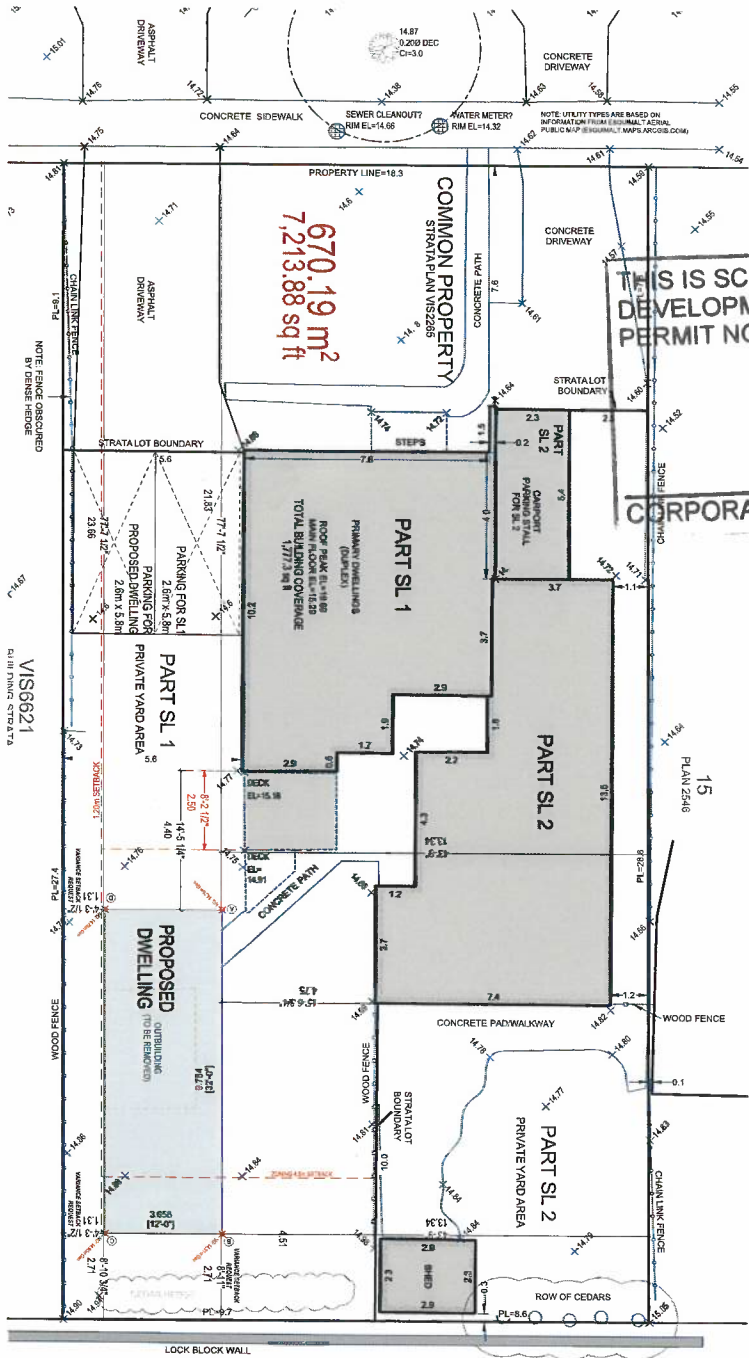
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
5. This Permit lapses two (2) years after the date it is 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 _____, 2025.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2025.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00154

CORPORATE OFFICER

A
PLAN VIP66612

TOWNSHIP OF ESQUIMALT PROPOSED SMALL-SCALE DWELLING			
ADDRESS	1215 COLVILLE ROAD		
LOT SIZE	670.19m² (7,213.88 sq ft)		
ZONING	RS3/2		
	PROPOSED	ALLOWED	
FLOOR AREA			
FLOOR AREA FOR FIRST STOREY	37.44m² (403sq ft)		
FLOOR AREA FOR SECOND STOREY	17.06m² (183.69sq ft)		
TOTAL GROSS FLOOR AREA	54.50m² (586.69sq ft)		
SITE COVERAGE	31.24%	50%	
SITE COVERAGE	229.40m² (2,533.58sq ft) / 335.10m² (3,606.54sq ft)		
PARKING STALLS ON SITE	3		
SETBACKS			
FRONT LINE	23.66m (77.59ft)	4.0m (13.12ft)	
PROPOSED DWELLING UNIT	13.34m (43.78ft)	1.20m (3.94ft)	
INTERIOR SIDE	1.31m (4.30ft)	1.20m (3.94ft)	
PROPOSED DWELLING UNIT	1.10m (3.61ft)	1.20m (3.94ft)	
EXISTING DWELLING UNIT	1.10m (3.61ft)	1.20m (3.94ft)	
COMMON SIDE YARDS	2.41m (7.89ft)	3.0m (9.84ft)	
REAR LINE	2.71m (8.89ft)	4.50m (14.78ft)	
BUILDING SEPARATION	2.57m (8.43ft)	2.50m (8.20ft)	
HEIGHT			
NUMBER OF STOREYS	2		
AVERAGE GRADE	14.83m G.S.		
HIGHEST SLOPED ROOF HEIGHT	5.53m (18.13ft)	11.0m (36.09ft)	

INDICATES VARIANCES?

(A) 14.76	(B) 14.91	(C) 14.50	(D) 14.75
HEIGHT CALCULATION 59.33 / 4 = 14.83m G.S. (AVG. MAT. GRADE)			

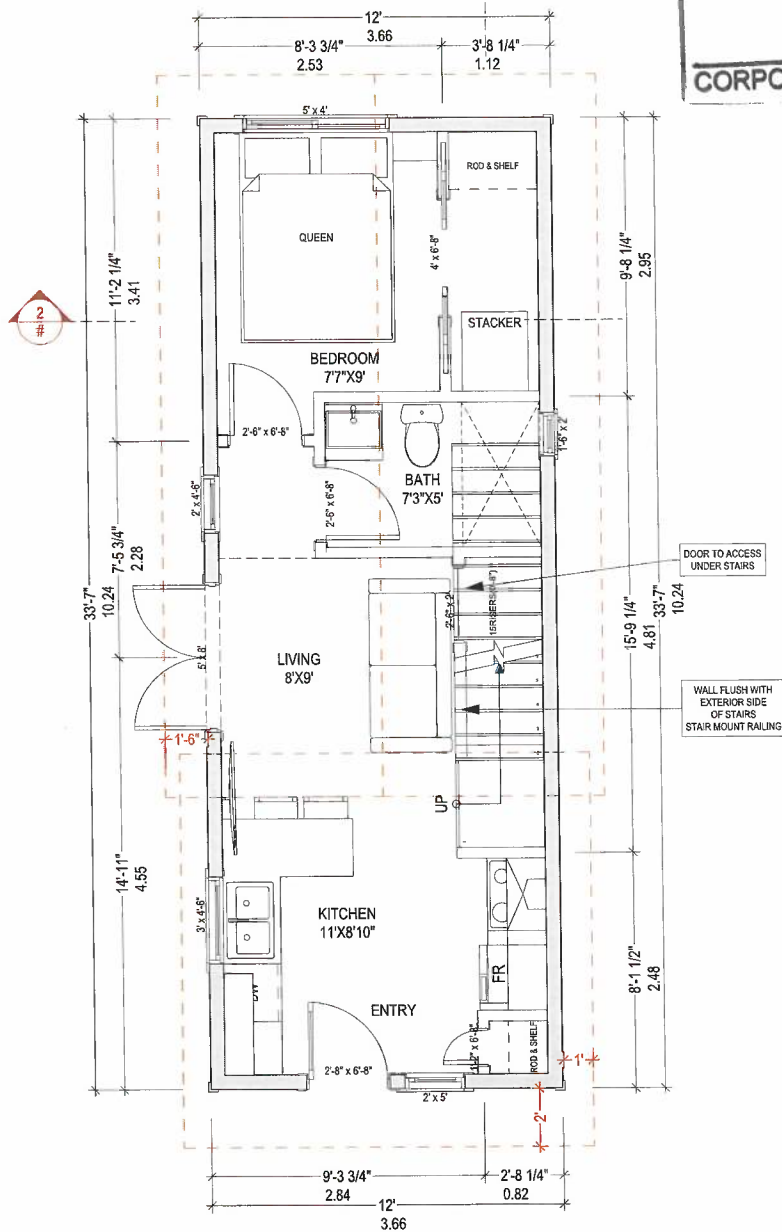
TITLE		SHEET NO.		GENERAL NOTES	
SITE PLAN AND DATA BOX		B.01		BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT	
DATE	PROJECT NO.	PROJECT TITLE			
03APR25	1251	1215 COLVILLE RD - SMITH RESIDENCE			

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FIRST STOREY PLAN (9'-0 3/4" CEILING HEIGHT)

SCALE = 1 : 50
FLOOR AREA: 403 sq ft (37.44m²)

TITLE
FLOOR PLANS

DATE
03APR25

PROJECT NO.
1251

PROJECT TITLE
1215 COLVILLE RD - SMITH RESIDENCE

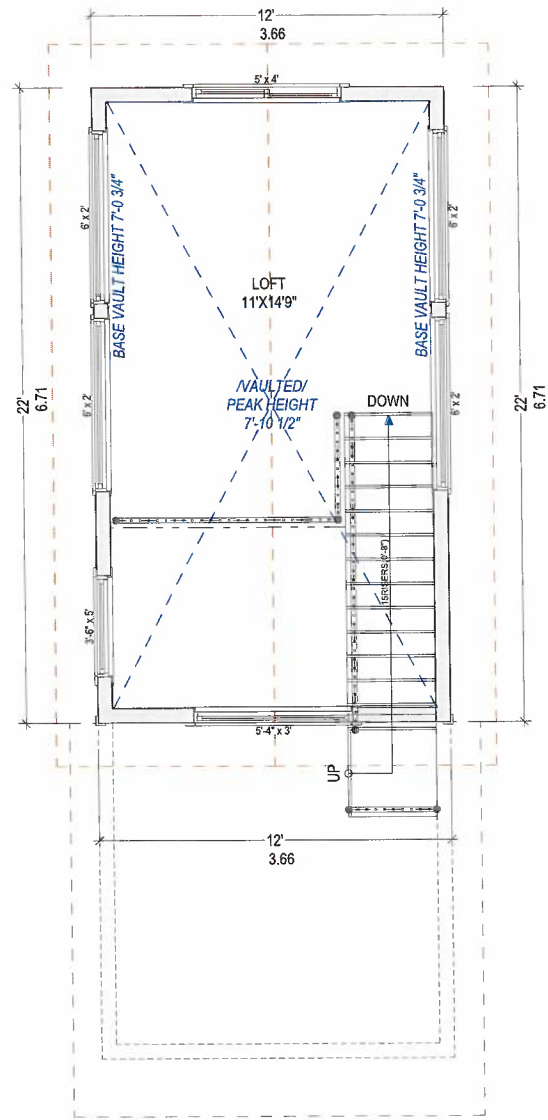
SHEET NO.
B.02

GENERAL NOTES
BOARD OF VARIANCE SUBMISSION
TOWNSHIP OF ESQUIMALT

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SECOND STOREY PLAN (7'-0 3/4" CEILING HEIGHT)

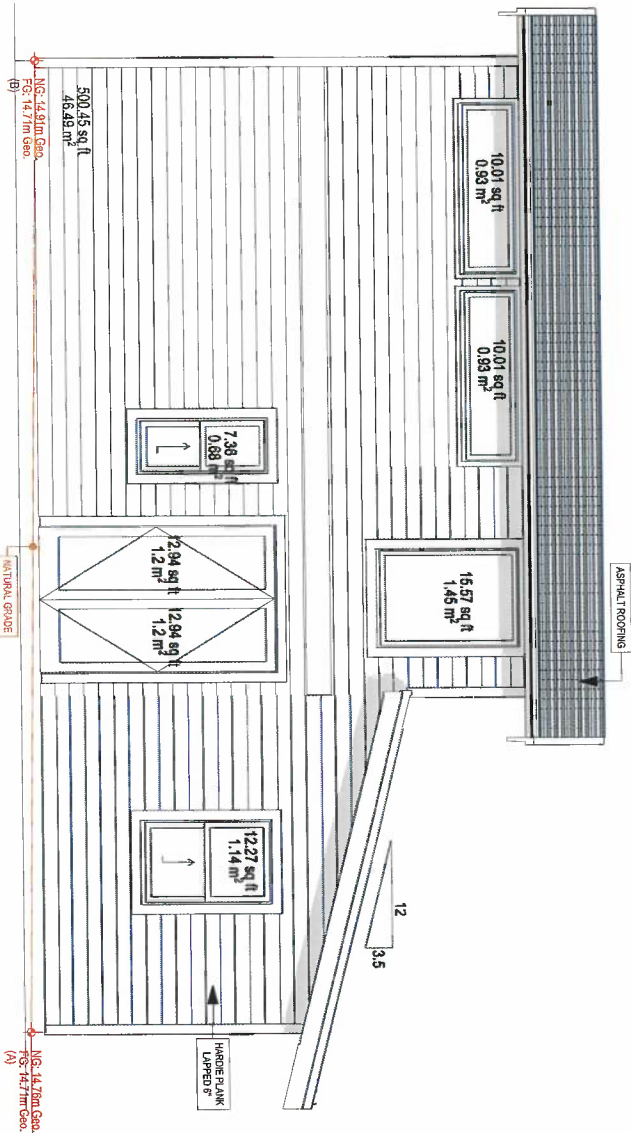
SCALE = 1 : 50
 FLOOR AREA: 183.68 sq ft (17.06m2)

DATE 03APR25		PROJECT NO. 1251		PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE		SHEET NO. B.03		GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT			
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LEFT ELEVATION

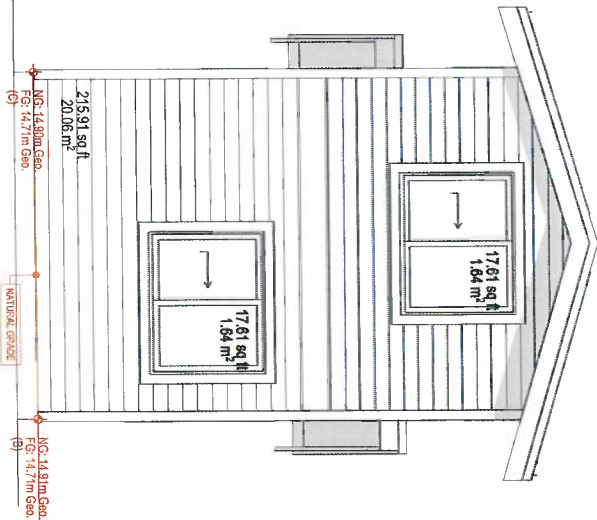
SCALE = 1 : 50

LIMITING DISTANCE	2.38	m
EXPOSED BUILDING FACE	46.49	sq m
ALLOWABLE OPENINGS	16.85	%
(as per Table 9.10.15.4)		
ALLOWABLE OPENING AREA	7.83	sq m
PROPOSED OPENINGS	7.53	sq m

TITLE EXTERIOR ELEVATION		SHEET NO. B.05		GENERAL NOTES BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMAULT	
DATE 03APR25	PROJECT NO. 1251	PROJECT TITLE 1215 COLVILLE RD - SMITH RESIDENCE		© 2021 Carma Design Group Inc.	
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REAR ELEVATION

SCALE = 1 : 50

LIMITING DISTANCE
EXPOSED BUILDING FACE
ALLOWABLE OPENINGS
(as per Table 9.10.15.4)
ALLOWABLE OPENING AREA
PROPOSED OPENINGS

2.71	m
20.06	sq m
21.45	%
4.30	sq m
3.28	sq m

TITLE			SHEET NO.	GENERAL NOTES
EXTERIOR ELEVATION			B.06	BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT
DATE	PROJECT NO.	PROJECT TITLE		
03APR25	1251	1215 COLVILLE RD - SMITH RESIDENCE		

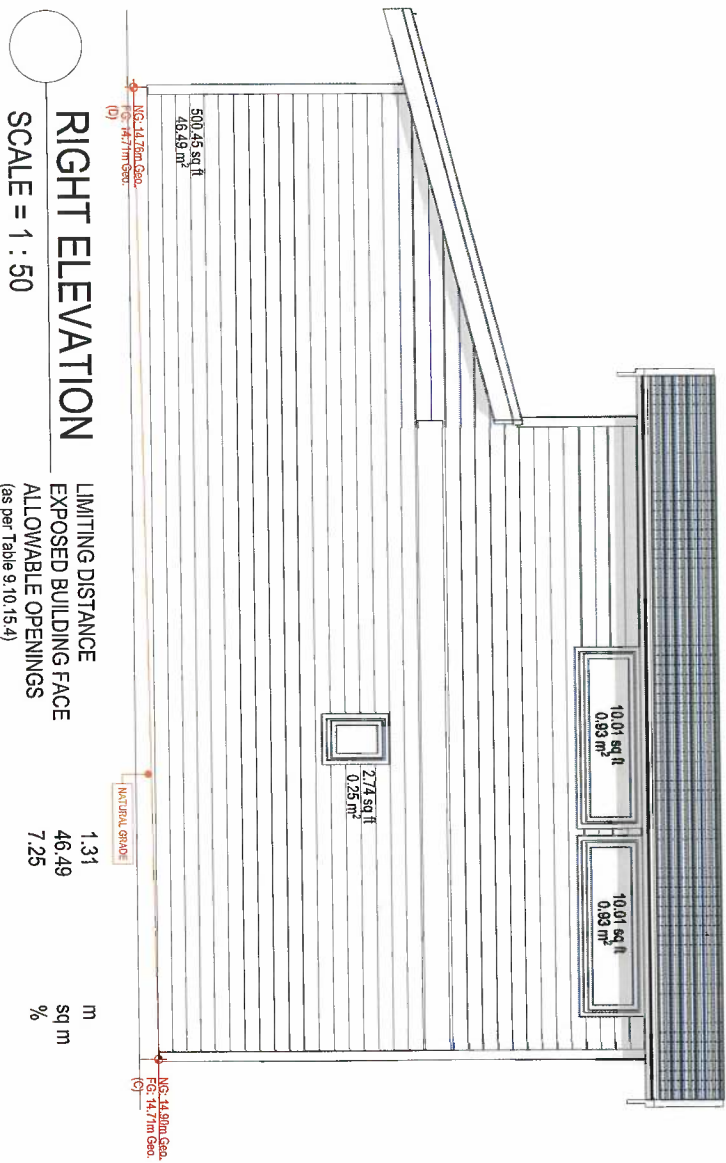


CARMA
DESIGN GROUP

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PERMIT NO. VP00154

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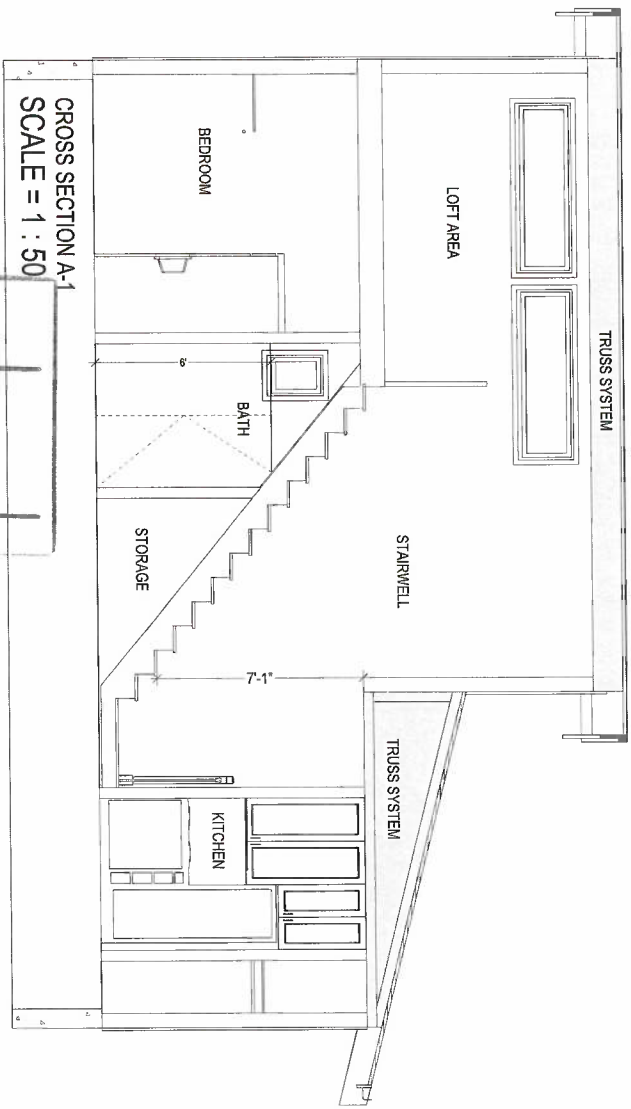


RIGHT ELEVATION

SCALE = 1 : 50

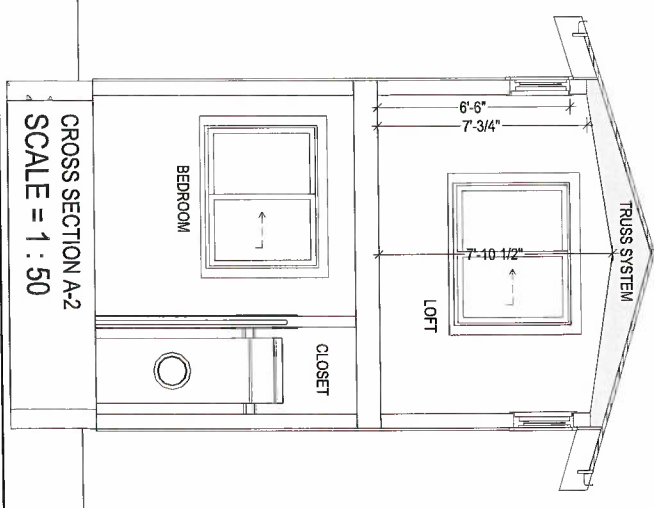
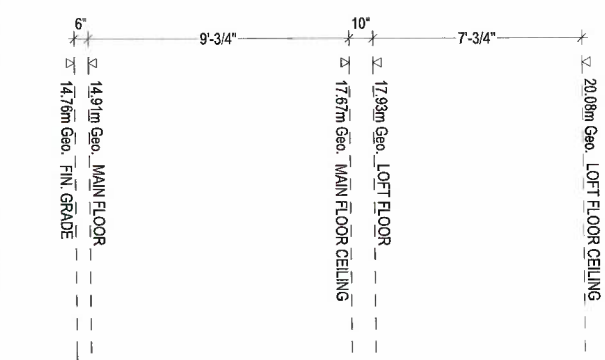
LIMITING DISTANCE	1.31	m
EXPOSED BUILDING FACE	46.49	sq m
ALLOWABLE OPENINGS	7.25	%
(as per Table 9.10.15.4)		
ALLOWABLE OPENING AREA	3.37	sq m
PROPOSED OPENINGS	2.11	sq m

TITLE		SHEET NO.		GENERAL NOTES		CARMADesign GROUP
EXTERIOR ELEVATION		B.07		BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT		
DATE	PROJECT NO.	PROJECT TITLE				
03APR25	1251	1215 COLVILLE RD - SMITH RESIDENCE				



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVPOJ154

CORPORATE OFFICER



TITLE
PRELIMINARY CROSS SECTIONS

DATE	PROJECT NO.	PROJECT TITLE	SHEET NO.	GENERAL NOTES
03APR25	1251	1215 COLVILLE RD - SMITH RESIDENCE		BOARD OF VARIANCE SUBMISSION TOWNSHIP OF ESQUIMALT

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