

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000185

Owners: Frank John Alexander
1126 Greenwood Avenue
Esquimalt, BC
V9A5L7

Lands: PID 005-988-306
Lot 4, Section 11, Esquimalt District, Plan 5564

Address: 1126 Greenwood, Esquimalt, BC

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:
 - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
 - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 3 Enhanced Design Control Residential.
 - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
 - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit has been issued in general accordance with the architectural plans provided by the owner (Frank Alexander), stamped "Received February 27, 2023", attached hereto as Schedule 'A'
3. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
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 Development Permit is not a Building Permit.
6. 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.
7. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

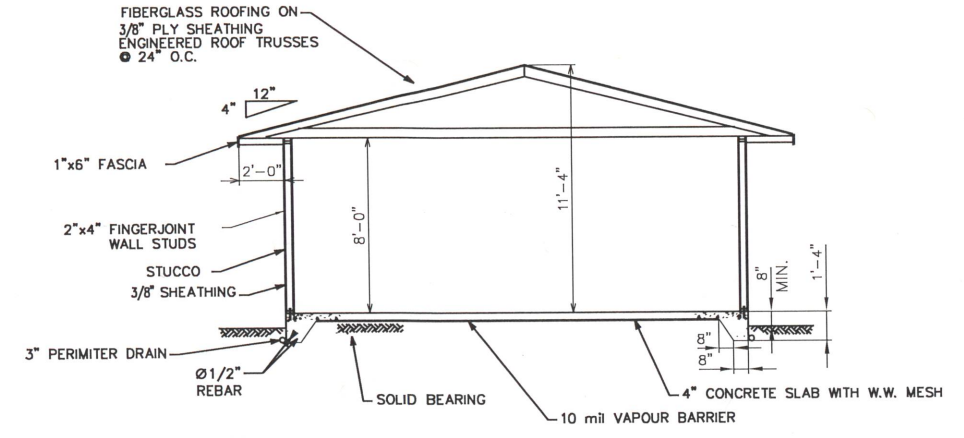
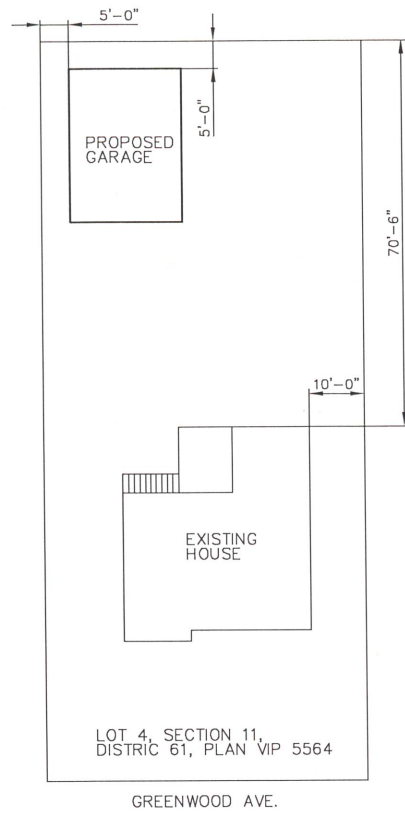
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2023.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2023.

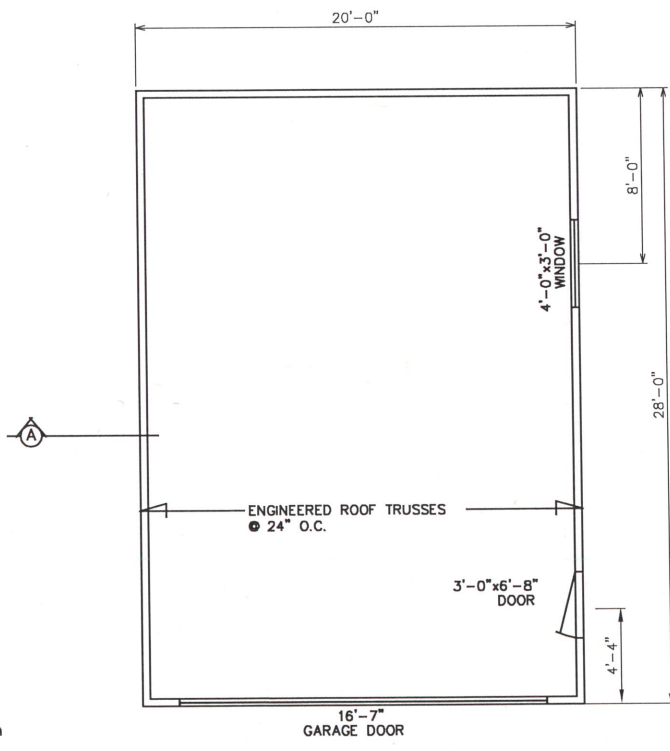
Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

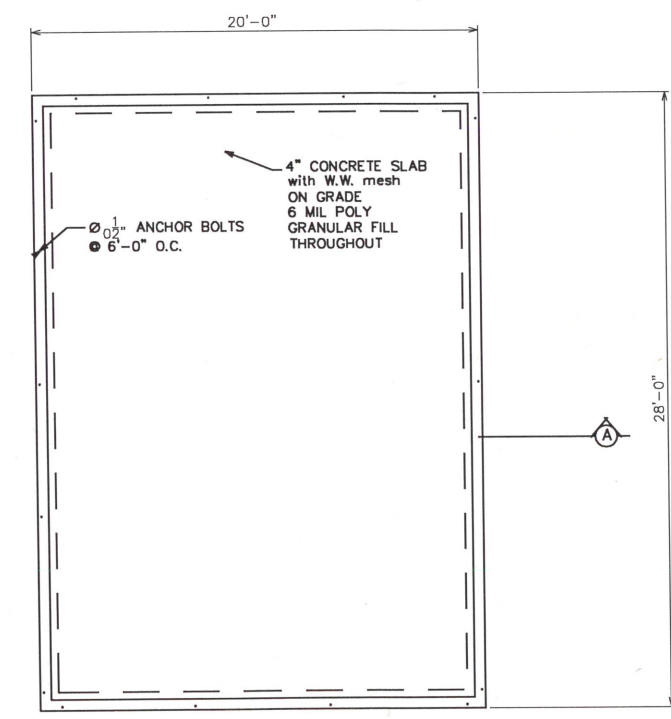
Schedule A



SECTION A-A



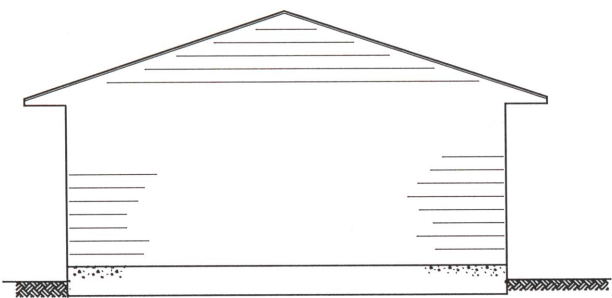
GARAGE PLAN LAYOUT



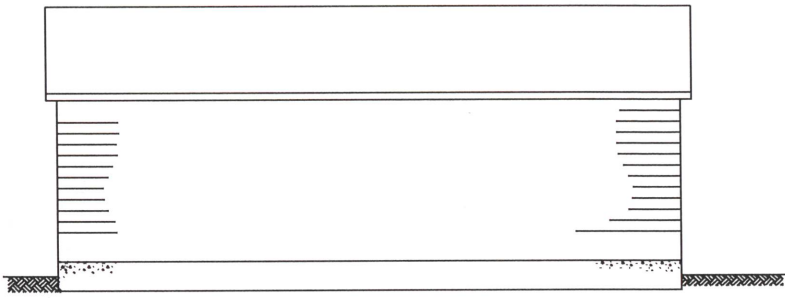
FOUNDATION PLAN

- NOTES:
1. EXTERIOR DIMENSIONS FROM FACE OF SHEATHING/CONCRETE.
 2. ALL WORK TO BE CARRIED OUT USING GOOD CONSTRUCTION PRACTICES AND SHALL CONFORM TO LOCAL BYLAWS AND CURRENT BRITISH COLUMBIA BUILDING CODE 2018.
 3. ALL WOOD FRAMING TO BE #2 OR BETTER SPF UNLESS OTHERWISE NOTED.
 4. PROVIDE 8" MINIMUM CLEARANCE FROM GRADE TO WOOD CLADDING MATERIALS.
 5. ALL WOOD LINTELS AND JOISTS TO CONFORM TO CURRENT WOOD COUNCIL OF BC SPAN TABLES.
 6. INSTALL SMOKE DETECTORS IN ACCORDANCE WITH BCBC 2018 PART 9.
 7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SHALL BE SEPERATED BY A SILL GASKET.
 8. CONCRETE SHALL BE MINIMUM 20 MPa FOR WALLS AND 30 MPa FOR SLABS.
 9. NEW CONSTRUCTION TO MEET OR EXCEED SEISMIC CODE 9.23 B.C.B.C. 2018

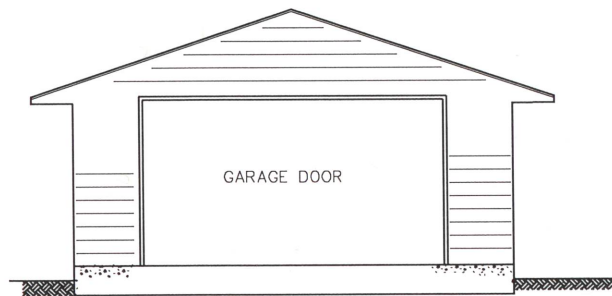
PROPOSED ADDITION TO
1126 GREENWOOD AVE.
OWNER F. ALEXANDER
SCALE 1/4"=1' 0" SHT. 1



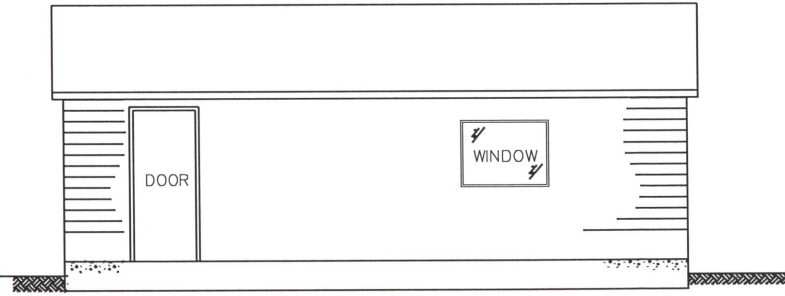
NORTH ELEV.



WEST ELEV.



SOUTH ELEV.



EAST ELEV.

F
F
200
180
160
140
120
100
80
60
40
20
0
Millimetres
Millimetres
B
A

F
F
9
8
7
6
5
4
3
2
1
0
Eighths
Eighths
B
A

6 5 4 3 2 1

6 5 4 3 2 1

PROPOSED ADDITION TO
1126 GREENWOOD AVE.
OWNER F. ALEXANDER
SCALE 1/4"=1' 0" SHT. 2