

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000230

Owner: Dirty Digger Holdings Ltd. Inc. No. BC1234940
PO Box 52032 Beacon Ave.
Sidney, BC
V8L 5V9

Lands: PID 017-031-044
Lot 1, Suburban lots 39 and 40, Esquimalt District, Plan VIP51816

Address: 533 Admirals Road, Esquimalt, BC

Conditions:

1. This Development Permit is issued subject to compliance with all the bylaws of the Municipality applicable thereto 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 is issued in accordance with the plans provided by Skogg Designs, stamped "Received June 26, 2024", attached hereto as Schedule 'A' and the survey provided by Polaris Land Surveying Inc., stamped "Received February 21, 2024" attached hereto as Schedule 'B'.
3. This Development Permit is issued in accordance with the landscaping plan provided by Skogg Designs, stamped "Received June 26th, 2024" attached hereto as Schedule 'A.' Security in the amount representing 120% of the estimate provided by Rolling Tides Construction Inc., stamped "Received June 26th, 2024" attached hereto as Schedule 'C' (120% of \$25,000 = \$30,000) must be deposited with the Township of Esquimalt before this permit can be issued.

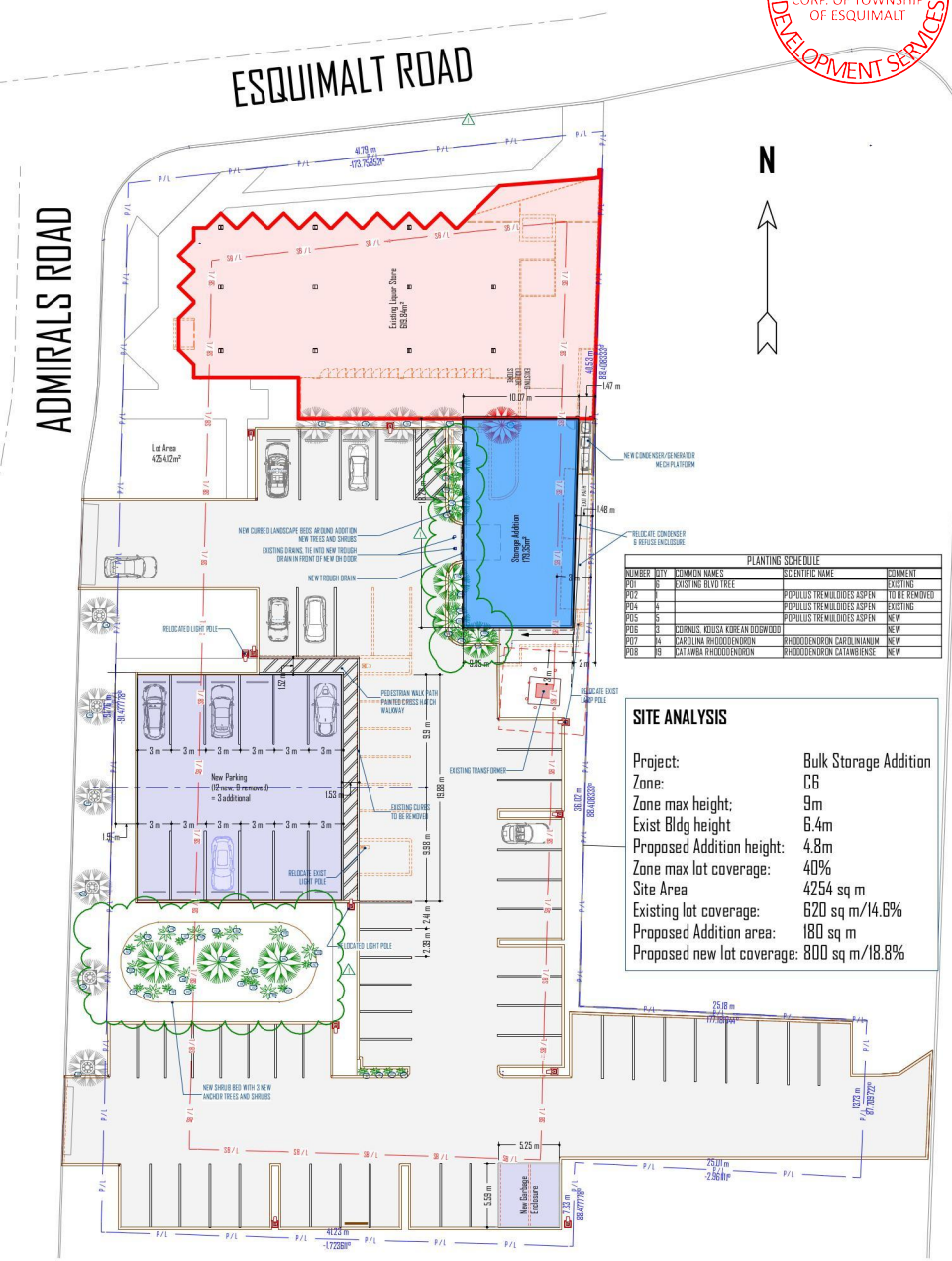
4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
5. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
6. This Development Permit is not a Building Permit.
7. 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.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY COUNCIL ON THE ____ DAY OF _____, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THIS
____ DAY OF _____, 2024.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



TUDOR HOUSE LIQUOR STORE ADDITION



GENERAL NOTES:
DESIGN & DRAWINGS ARE COPYRIGHT PROPERTY OF SKÖGG DESIGN.
ALL DIMENSIONS INDICATED TO BE CONFIRMED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
ANY AND ALL DISCREPANCIES TO BE PROVIDED TO SKÖGG DESIGN PRIOR TO CONSTRUCTION.

LIST OF DRAWINGS

A1	SITE PLAN
A2	FLOOR PLAN
A3	ELEVATIONS/3D VIEWS

REVISION TABLE

NO.	DATE	DESCRIPTION
1	2024-06-18	ADDITIONAL LANDSCAPING ADDED; PARKING STALL CHANGES

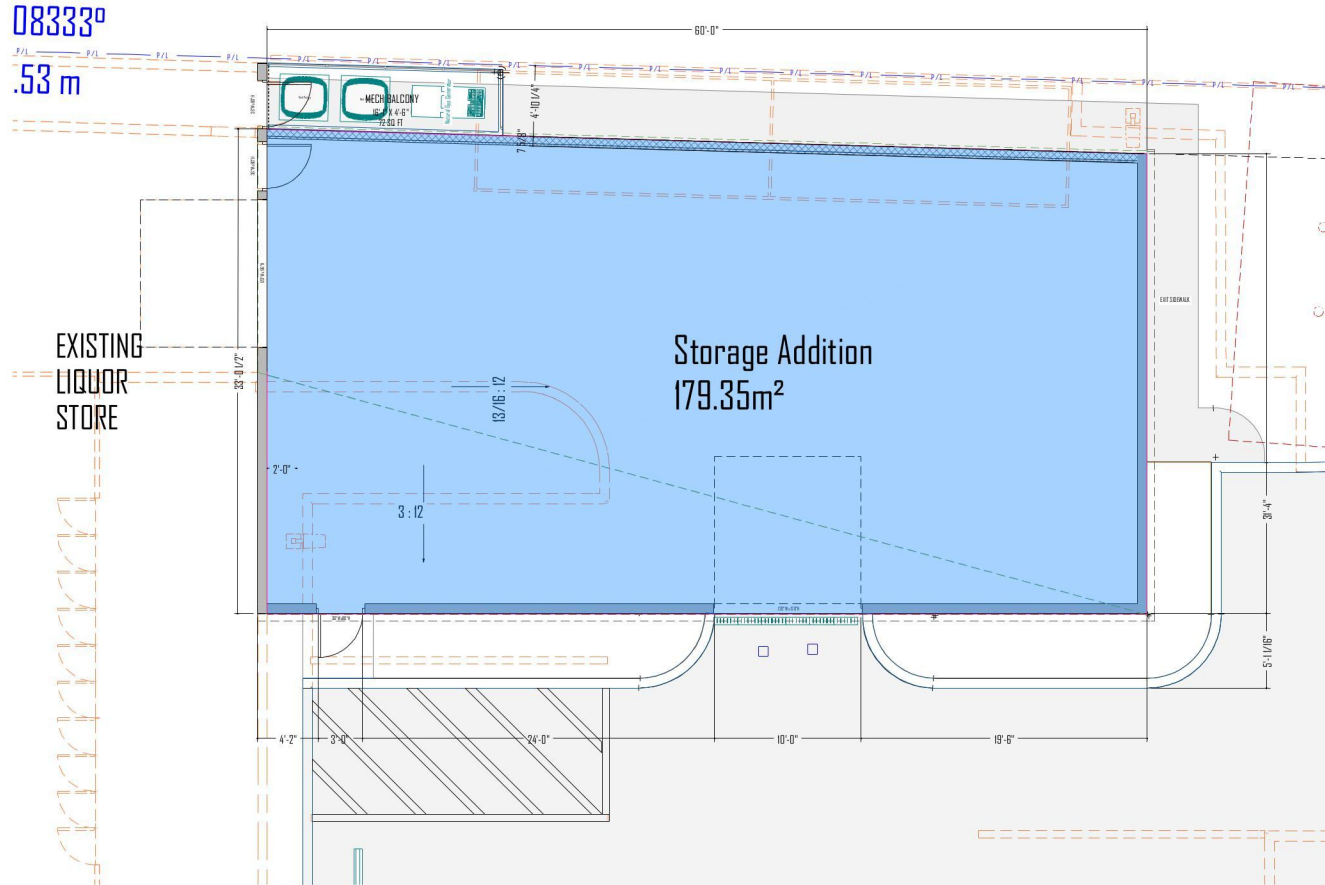
Project: **TUDOR HOUSE LIQUOR STORE STORAGE BUILDING ADDITION v2.3**

Sheet: **Site plan**

Date: 2024-06-26	Issued for: Development Permit REV
Scale: as shown	Drawn by: dskogg

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skögg DESIGN
David@skoggdsgn.ca
www.skoggdsgn.ca
250 889-8973



○ Main Floor Plan
1/4 in = 1 ft



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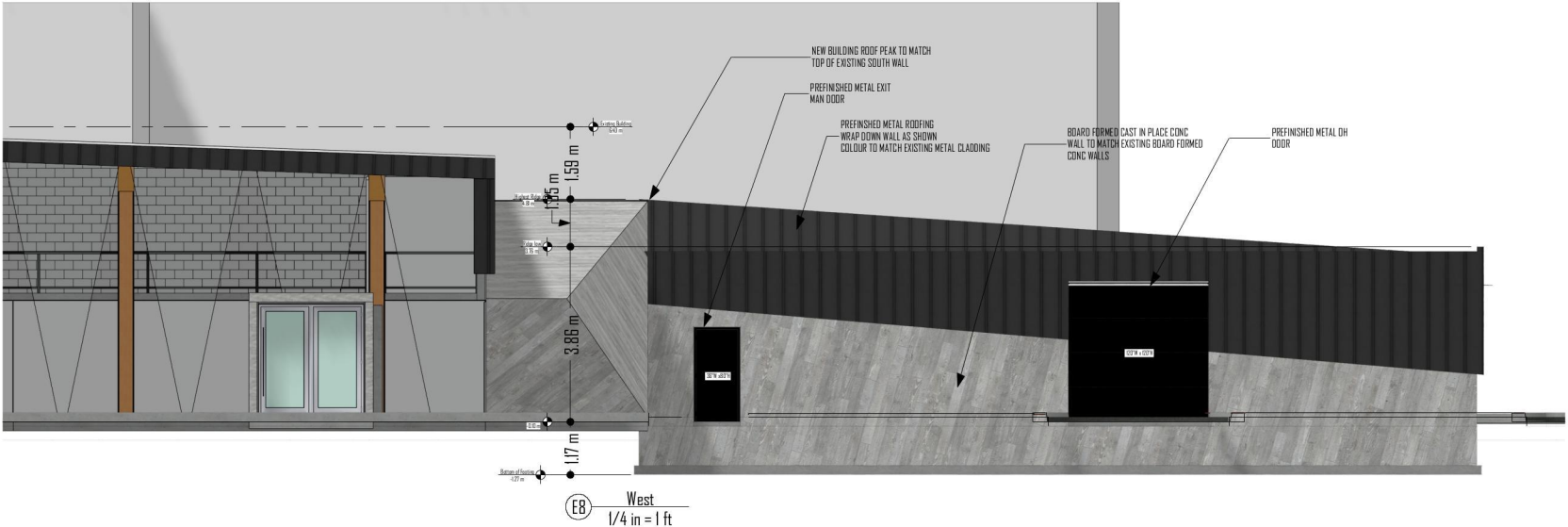
NO.	DATE	DESCRIPTION

Project:
**TUDOR HOUSE LIQUOR STORE
 STORAGE BUILDING ADDITION
 v2.3**

Sheet:	Floor Plan	
Date:	2024-06-26	Issued for: Development Permit REV
Scale:	as shown	Drawn by: dskogg

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LIST OF DRAWINGS

A1	SITE PLAN
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REVISION TABLE

NO.	DATE	DESCRIPTION
1	2024-06-18	ADDITIONAL LANDSCAPING ADDED, PARKING STALL CHANGES

Project:
**TUDOR HOUSE LIQUOR STORE
 STORAGE BUILDING ADDITION
 v2.3**

Sheet: Elevations/3d views

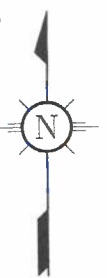
Date:	2024-06-26	Issued for:	Development Permit REV
Scale:	as shown	Drawn by:	dskogg

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skogg
 DESIGN

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BCGS MAP SHEET 92B.043



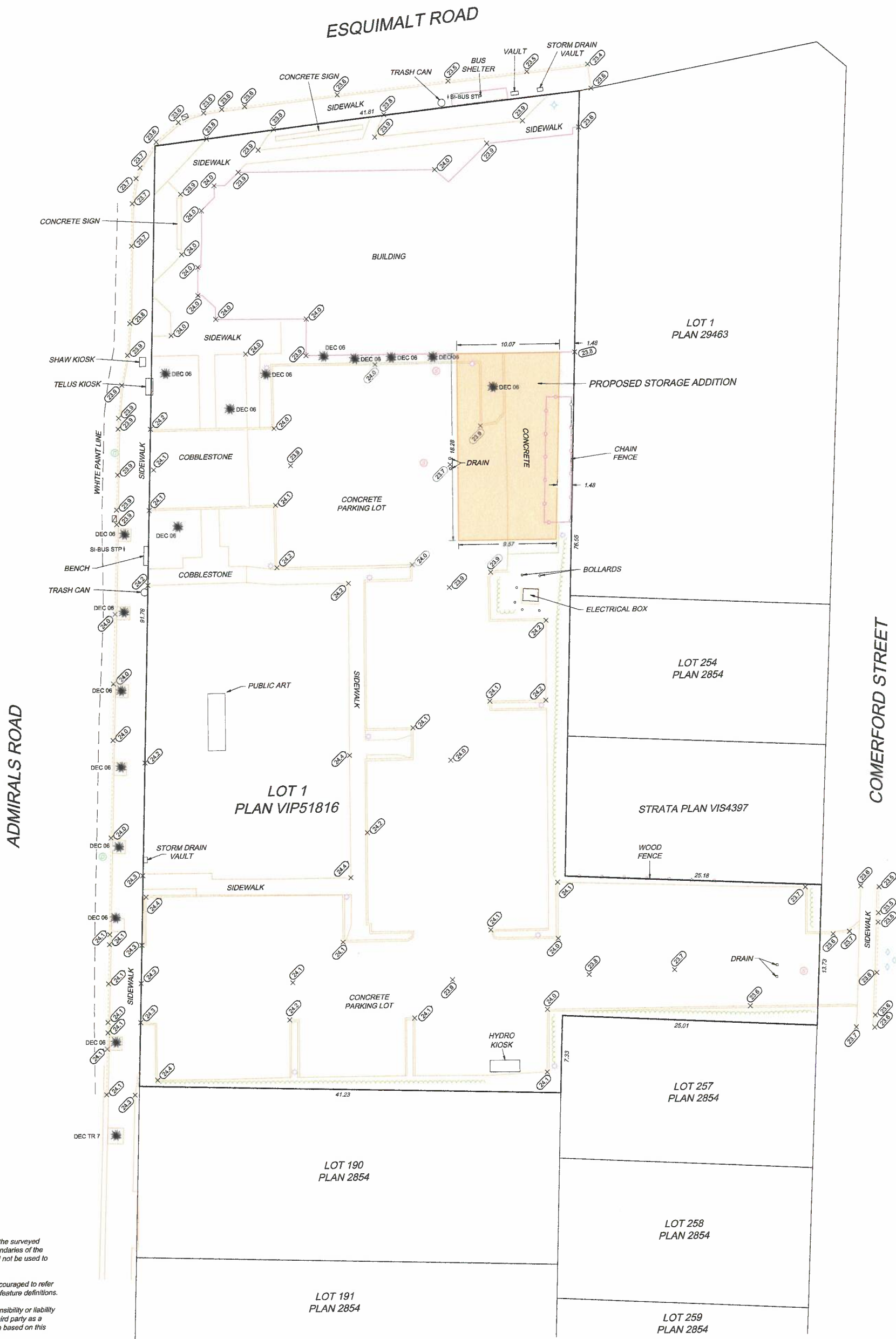
The intended plot size of this plan is 559mm in width by 864mm in height (D-Size) when plotted at a scale of 1:200.

All distances are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Catch Basin
- denotes Water Valve
- denotes Hydrant
- denotes Lamp Post
- denotes Storm Manhole
- denotes Sanitary Manhole
- denotes Sign Post
- denotes Deciduous Tree
- denotes Spot Elevation
- denotes Fenceline
- denotes Bushline
- denotes Gutterline

Elevations are referred to the CGVD28 datum.



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying 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.

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Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

This site plan is certified correct as of the 11th day of December, 2023.

Jordan Litke NAUKQS
2024.01.08 10:52:49
-08'00'

Jordan Elliot Litke, BCLS 905
This document is not valid unless digitally signed.



ROLLING TIDES
CONSTRUCTION inc.



1530 Shawnigan Lake Rd • Shawnigan Lake, BC • V0R 2W5
Phone (250) 888-9703 • Fax (250) 294-7857 • info@rollingtidesconstruction.ca

Q1006

QUOTE

Tudor House Addition

Date: June 26, 2024

To: Bernie Dumas

The price below is for the following scope of work; plantings, trees, and topsoil as per drawings, and irrigation.

- | | |
|---------------------------------|----------|
| • Plantings, trees, and topsoil | \$17,000 |
| • Irrigation | \$8,000 |

Total price: \$25,000 +GST

Quote valid for 30 days

Thank you,
Rolling Tides Construction