

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
STAFF DESIGNATED DEVELOPMENT VARIANCE PERMIT
DVP00156**

Owner: ARAGON (LAMPSON) PROPERTIES LTD., INC. NO. BC863902
#201-1628 WEST 1ST AVENUE
VANCOUVER, BC
V6J 1G1

PID: 023-009-331

Land: LOT B SECTION 11 ESQUIMALT DISTRICT PLAN VIP60066

Address: 429 Lampson Street

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:
 - Variance to Section 67.71(7)(a) Siting of the Principal Building from, "... prepared by McElhanney Associates Land Survey Ltd., stamped "Received September 9, 2013"" to "...prepared by J.E. Anderson & Associates, stamped "Received May 21, 2025"".
 - Variance to Section 67.71(18)(a)(v) Site A/Site B shared Lot Line Setback for building elements up to 11 metres in height from 3.5 metres to 1.0 metres for Site B
 - Variance to Section 67.71(18)(a)(v) Site A/Site B shared Lot Line Setback for building elements over 11 metres in height from 7.5 metres to 1.3 metres for Site B
3. Approval of this Development Variance Permit is issued in accordance with the following:
 - Schedule A: Tentative Plan of Subdivision, J.E. Anderson and Associates, Stamped May 21, 2025"
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

0 3.5 7 14 21 28 35

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:350.

Distances are in metres
Perimeter of Lot 1 = 288,1 m

Road Frontage on Lot 1 = 13.02'
Road Frontage on Lot 2 = 9.12'

W:_Surveying\29895\01\Microsurvey\29895.dwg (Tent Sub)

Building Subtasks	Proposed	Permitted
Front Lot Line	7.62m	7.5m
North Lot Line	7.62m	4.5m
Southern Lot Line	0.62m	4.5m
Site A / Site B shared lot line	0.62m / 0.68m	3.2m
Site A / Site B shared lot line	1.77m / 1.20m	7.2m (elements over 1m)

* Request setback variance for Section 61.71 (B)(a)

Lot 1 (Site A)		Lot 2 (Site B)	
Building #	Building Area (Sqm)	Building #	Building Area (Sqm)
Recessed	61.102	Recessed	21.102
Iron Wing	2.439	Iron Wing	2.439
Total Building Area	57.663	Total Building Area	57.663
Lot Coverage	16.35% (20% permitted)	Lot Coverage	16.35% (20% permitted)
Lot 1 (Site A)		Lot 2 (Site B)	
Building #	Floor Area	Building #	Floor Area
Iron Wing	7906.0 sqft	Iron Wing	7906.0 sqft
Recessed	1471.4 sqft	Recessed	1471.4 sqft
Total Floor Area	2257.0 sqft (210 sqm)	Total Floor Area	2257.0 sqft (210 sqm)
Lot 1 Area	5070 sqm	Lot 1 Area	5070 sqm
FAR	0.41 (0.47 permitted)	FAR	0.41 (0.47 permitted)

Let 2 (Site 5)		Building Area (Sq.m)	
Building 1 West	785.18		
Building 2 West	762.04		
Building 3 West	825.29		
Building 4 East	433.41		
Building 5 East	440.93		
Total Building Area	3,447.85		
Let 2 Area	3,600.00		
Let Coverage	35.00%	926	permitted
Let 2 (Site 6)		Building Area (Sq.m)	
Building 1 West	660.64		
Building 2 West	402.24		
Building 3 West	402.24		
Building 4 East	1156.21		
Building 5 East	1156.21		
Total Building Area	3,887.56		
Let 2 Area	4,000.00		
Let Coverage	35.00%	1,400	permitted

Building areas have been provided by the project architect.

