

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
DEVELOPMENT VARIANCE PERMIT
DVP00170**

Owner: 527 Lampson Developments Ltd, Inc. No. BC1538025
1055 Pentrelew Place
Victoria BC
V8V 4J6

PID: 001-322-818

Land: LOT 16, BLOCK B, SECTION 11, ESQUIMALT DISTRICT, PLAN 292
EXCEPT PARCEL A (DD130301I)

Address: 527 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:
 - **Section 40.2(7)(a)(i) - Principal Building Front Setback:** to reduce the minimum required Front Setback from 2.0m to 1.85m.
 - **Section 40.2(7)(a)(ii) - Principal Building Side Setback:** to reduce the minimum required Side Setback where Rear Yard parking is accessed from the Front Yard from 3.0m to 1.96m.
3. This Development Variance Permit regulates the development of lands by varying the provisions of Parking Bylaw, 2025, No. 3089 as follows:
 - **Section 11(1) - Minimum Aisle Dimension:** to reduce the minimum two-way aisle width serving only one bank of parking from 6.75m to 3.64m.
4. Approval of this Development Variance Permit has been granted in general accordance with the BCLS Site Plan, prepared by Wey Mayenburg Land Surveying Inc., stamped "Received August 15, 2025"
5. Prior to issuance of a Building Permit for this property, the Owner shall have registered on title a Reciprocal Access Easement, to the satisfaction of the Director of Development Services, with the property legally described as LOT 17, BLOCK B, SECTION 11, ESQUIMALT DISTRICT, PLAN 292 EXCEPT PARCEL A (DD130301I)

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 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 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

BC Land Surveyor's Site Plan of:
Lot 16 Block B, Section 11,
Esquimalt District, Plan 292, Except
Parcel A (DD 1303011).
P.I.D.'s: 001-322-818 & 001-322-842

Civic Address: 527 Lampson Street



Scale = 1:200

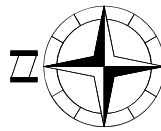
Dated this 13th day of May, 2025.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0162.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.



SCHEDULE A OF
 DEVELOPMENT VARIANCE
 PERMIT NO. DVP00170
 CORPORATE OFFICER

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 Telephone (250) 656-5155
 File: 250108c\Site LE