

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00182**

**Owner:** Nelson Esquimalt Developments Ltd., Inc.No. BC1308317  
PO Box 75065 Westhills  
Calgary, AB  
T3H 3M1

**Lands:** PID: 032-804-628

Legal Description: Lot A Suburban Lots 37 and 45 Esquimalt District Plan  
EPP128681

**Address:** 604 Nelson Street, 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, 67.151 (9) (a) (ii)- Siting Requirements:**  
**Principal Building: Setback:** A 1.9-metre decrease to the requirement that no Principal Building shall be located within 3.0 metres of the Lot Line abutting Nelson Street [i.e. from 3.0 metres to 1.1 metres], specifically for the parking structure that is situated below the First Storey of the Principal Building.

3. Approval of this Development Variance Permit has been issued in general accordance with the floor plans of Parking Levels P1 and P2 provided by Formed Alliance Architecture Studio, 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 \_\_\_\_\_, 2026.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt



SHEET NOTES  
1. ALL WORK SHALL BE SUBMITTED WITH LOT COVER SHEET

Portion of side setback variance along Nelson Street for below-grade structure

THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP-00182  
CORPORATE OFFICER

LOT COVERAGE

PERMITTED AREAS/EXCLUSIONS  
 1. ALL AREAS EXCEPT  
 2. ALL AREAS EXCEPT  
 3. ALL AREAS EXCEPT  
 4. ALL AREAS EXCEPT

MAXIMUM LOT COVERAGE  
 1. ALL AREAS EXCEPT  
 2. ALL AREAS EXCEPT  
 3. ALL AREAS EXCEPT  
 4. ALL AREAS EXCEPT

PERMIT NO. P1

