

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00065

Owners: Royal Falcon Developments Ltd., Inc. No. BC0682591

Lands: PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153

Address: 651 Grenville Avenue, Esquimalt, B.C.

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, Section 34. (5) – Floor Area - A 15.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 73.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 34. (7) – Building Width - A 0.5 metre reduction to the requirement that no single family dwelling shall be less than 7.0 metres in width [ie. from 7.0 metres to 6.5 metres]; and

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback - A 1.1 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, for lots not served by a rear lane [ie. from 3.0 metres to 1.9 metres], with the total setback of all side yards not to be less than 3.4 metres [ie. from 4.5 metres to 3.4 metres total].

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural drawings prepared by Ryan Hoyt

Designs Inc., stamped "Received May 17, 2017", and sited as detailed on the survey plan prepared by David E. Storback, B.C.L.S., of J.E. Anderson & Associates stamped "Received May 17, 2017", 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 JULY, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF JULY, 2017.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

SKETCH PLAN OF LOT 8 and LOT 9, BLOCK 6, SUBURBAN LOT 42,
ESQUIMALT DISTRICT, PLAN 1153.

Address: 649 & 651 Grenville Avenue, Esquimalt
Date: May 15, 2017

Scale 1:250

0 2.5 5 10 15 20 25

The intended plot size of this plan is 280mm in width by 432mm
in height (B Size) when plotted at a scale of 1:250

For Variance Purposes



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO DVP00065

CORPORATE OFFICER



GRENVILLE AVENUE

STRATA PLAN
PLAN VIS5115

LOT 1
VIP255565

LOT 8

Area =
451.8m²

LOT 2

BLOCK 6
PLAN 1153

LOT 9

Area =
451.7m²

2384 R/W
PLAN

LOT 3

LOT A

PLAN

VIP77272

LOT B

LOT A
PLAN 16692

AMD.
LOT 16
BLOCK 6
PLAN 1153

Certified Correct this 16th day of May, 2017.

David E. Storback, BCLS, CLS

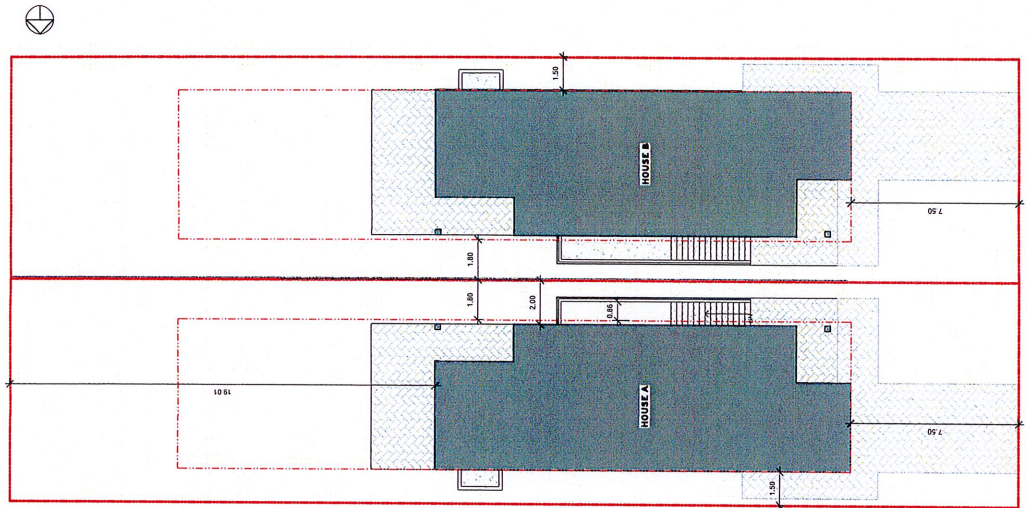
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria, Nanaimo & Parksville, B.C.
Phone 250-727-2214 Web: www.jeanderson.com
File : 30476

V:_Projects\30476...\08...\30476.dwg (Var) DS

Project: 651 Grenville Ave. Sheet Title: Site Plan		Project No.: 17029 Sheet: A1.1
RYAN HOYT DESIGNS Ryan Hoyt Designs Inc. Suite 207, 4475 Vancouver Ave. Victoria, BC V8Z 6L8 250.999.9893 info@ryanhoytdesigns.com www.ryanhoytdesigns.com		
Date: 17 May 10 Issue for: Variance	By: RH No.: 6	Comments:

GENERAL NOTES:

- All dimensions are in meters unless otherwise specified.
- The site plan is based on the information provided by the applicant and is not a guarantee of accuracy.
- The site plan is not to be used for any other purpose without the written consent of Ryan Hoyt Designs.
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① Site Plan
1:100

GRENVILLE STREET

THIS IS SCHEDULE 'A' OF
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CORPORATE OFFICER _____

GENERAL NOTES

1. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The owner is responsible for providing all necessary information and documentation to the architect.
3. The architect is responsible for providing all necessary design and construction documents.
4. The architect is responsible for coordinating with all relevant parties, including engineers, contractors, and other professionals.
5. The architect is responsible for ensuring that all work is completed in accordance with the applicable codes and standards.
6. The architect is responsible for providing all necessary guidance and support to the owner throughout the project.
7. The architect is responsible for maintaining accurate records of all project activities and communications.
8. The architect is responsible for ensuring that all work is completed on time and within budget.
9. The architect is responsible for providing all necessary information and documentation to the owner at the end of the project.
10. The architect is responsible for ensuring that all work is completed in accordance with the applicable codes and standards.

Project:	651 Greenville Ave.
Sheet Title:	Floor Plans
Project No.:	17029
Sheet:	A2.1
Date:	17 May 10
Description:	Issue for Variance
By:	RM
No.:	5
Comments:	

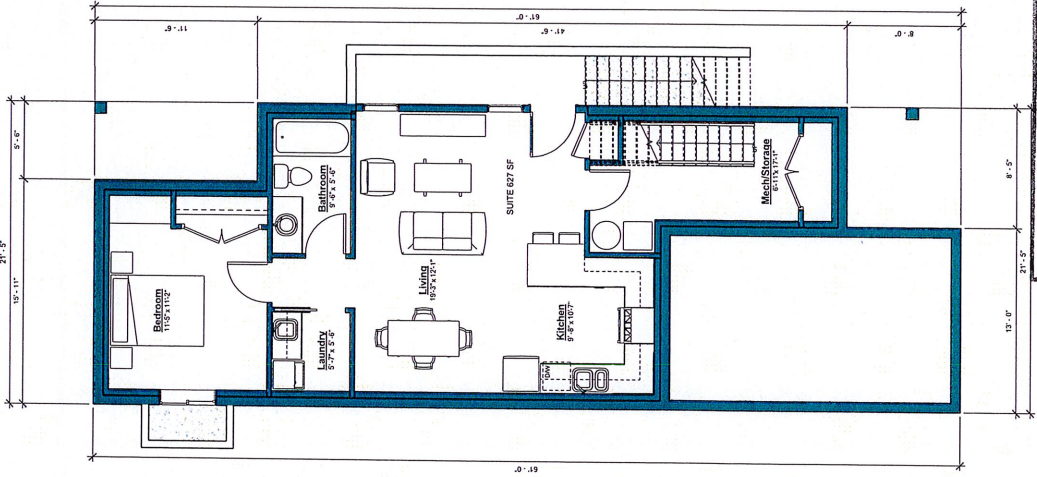
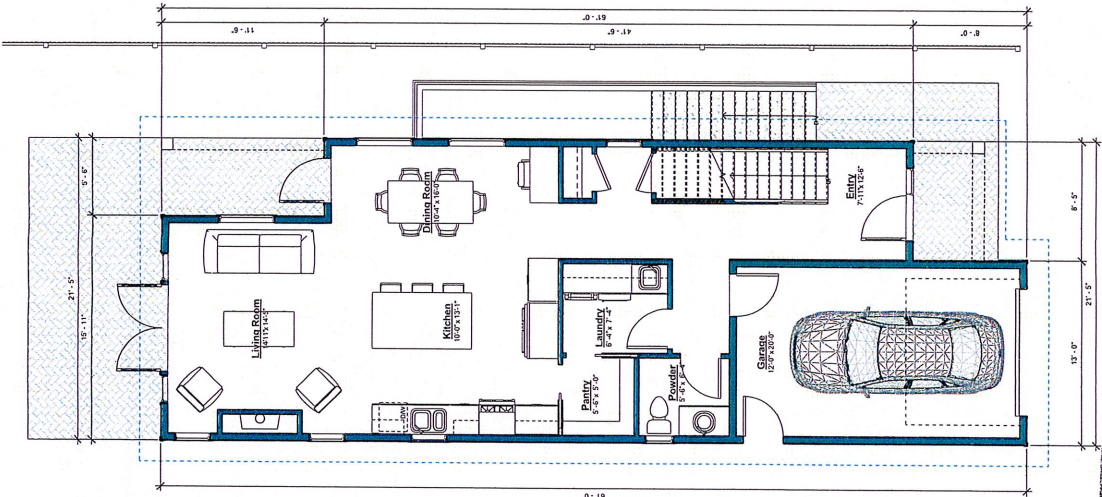
RYAN HOYT DESIGNS
 RYAN HOYT DESIGNS INC.
 Suite 507, 4615 Vermont Ave.
 Victoria, BC V8Z 6L6
 250.999.8893
 info@ryanhoytdesigns.com
 www.ryanhoytdesigns.com

Project: 651 Greenville Ave.
 Sheet Title: Floor Plans
 Project No.: 17029
 Sheet: A2.1

CLIP AREA	641 SF
UPPER	851 SF
BASEMENT	133 SF
TOTAL LIVING SPACE	1665 SF
TOTAL GARAGE	248 SF
TOTAL BUILDING SF	2013 SF

DRAWING SCALE: 1/4" = 1'-0"
 ALL MEASUREMENTS ARE IN FEET

RECEIVED
 MAY 17 2017
 CORP OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES



THIS IS SCHEDULE 'A' OF
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 PERMIT NO. **DVP00065**

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[illegible]

Sheet: A2.2 

DRAWING SCALE: 1/4" = 1' - 0" ALL MEASUREMENTS ARE IN FEET

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THIS IS SCHEDULE 'A' OF
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PERMIT NO. DV00065

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① West - Front
1/4" = 1'-0"

② East - Rear
1/4" = 1'-0"

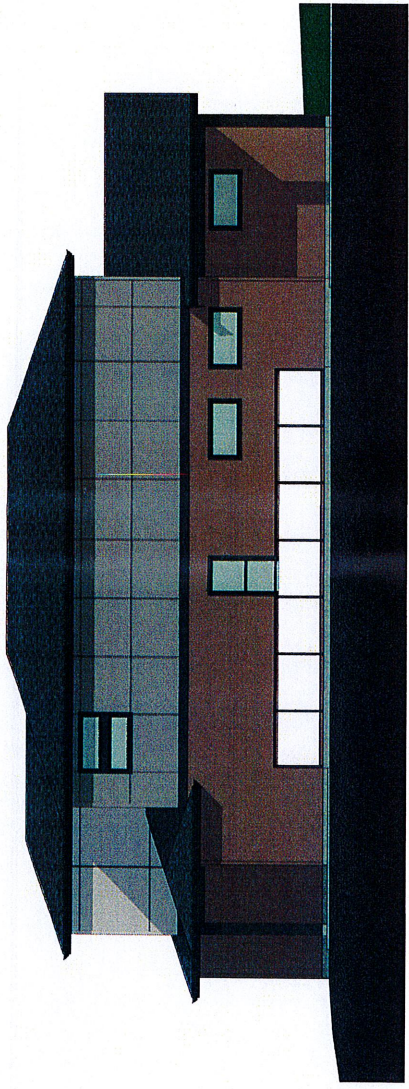


FLOOR AREA
MAIN
BASEMENT
DECK
SCREENED PORCH
SCREENED PATIO
TOTAL BUILDING SF

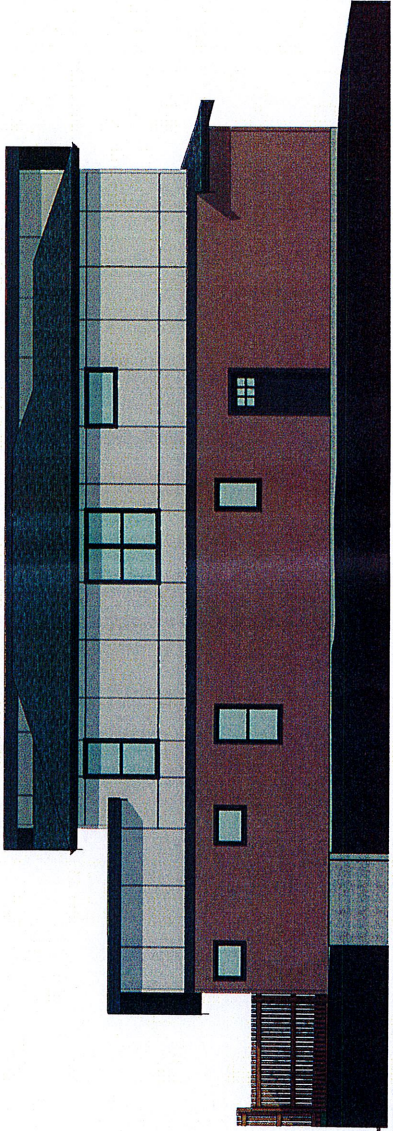


Project: 651 Grenville Ave. Sheet Title: Elevations		Project No.: 17029 Sheet: A4.1
RYAN HOYT DESIGNS RYAN HOYT 250.999.8893 info@ryanhoytdesigns.com Suite 207, 4475 Vimont Ave., Victoria, BC V8Z 6L8		
Date: 11 May 19 Issue for Variance: RH 6 By: No. 6	EXCEPTIONAL NOTES: 1. All drawings, plans, sections, elevations and details are to be used in accordance with the conditions of the development permit. Any changes to the drawings must be approved by the Corporation. The Corporation is not responsible for any errors or omissions in the drawings. The Corporation is not responsible for any damage to property or persons resulting from the use of the drawings. The Corporation is not responsible for any costs incurred by the applicant in connection with the development permit process.	

Project: 651 Grenville Ave. Sheet Title: Elevations		Project No.: 17029 Sheet: A4.2
Date: 17 May 10 Issue for Variance: RH 5 By: No. 5		
Description:		
rhd RYAN HOYT DESIGN 250.999.9993 Suite 207, 4675 Vancouver Ave. Victoria, BC V8Z 6L8 www.ryanhothoytdesigns.com		
GENERAL NOTES 1. All work shall be in accordance with the City of Esquimalt Development Services Act and the Esquimalt Development Services Regulations. 2. The applicant is responsible for obtaining all necessary permits from the appropriate authorities. 3. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 4. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 5. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 6. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 7. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 8. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 9. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications. 10. The applicant is responsible for ensuring that all work is completed in accordance with the approved plans and specifications.		



② South
1/4" = 1'-0"



① North
1/4" = 1'-0"



FLOOR AREA	AREA
BASEMENT	813 SF
1ST FLOOR	133 SF
2ND FLOOR	133 SF
3RD FLOOR	133 SF
TOTAL FLOOR SPACE	242 SF
TOTAL BUILDING SF	242 SF



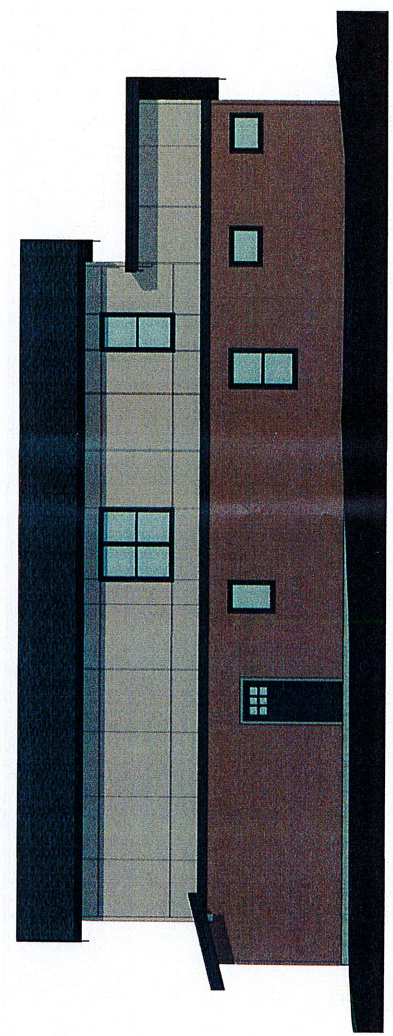
THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. DP00065

CORPORATE OFFICER

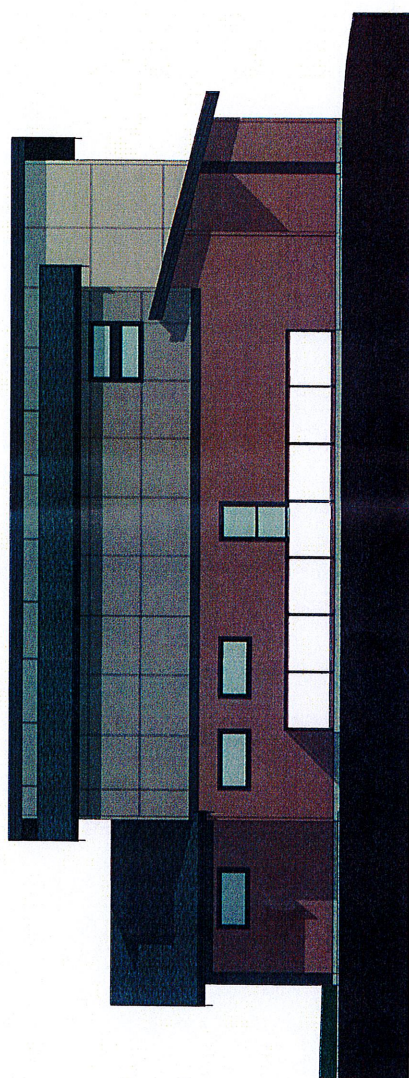
Project: 651 Grenville Ave. Sheet Title: Elevations		Project No.: 17029 Sheet: A4.3
Ryan Hoyt Designs Inc. Suite 207, 4475 Viewmont Ave. Victoria BC V8Z 6L8 250.999.9893 www.ryanhoytdesigns.com		Date: 17May10 Issue for Variance: RH 6 By: No.: Description: Comments:

GENERAL NOTES

- All drawings, plans, sections, elevations, and details are to be read in conjunction with the project description and the applicable zoning bylaws.
- The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- The contractor is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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② South 2
1/4" = 1'-0"



① North 2
1/4" = 1'-0"



FLOOR AREA	
UPPER	141 SF
LOWER	853 SF
BASEMENT	133 SF
TOTAL FLOOR AREA	1127 SF
TOTAL LIVING SPACE	2242 SF
TOTAL GARAGE	248 SF
TOTAL BUILDING SF	2044 SF



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