

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Permit

NO. DP000095

Owner: Montgomery, Lance R.
Ribeiro, Elisabeth

Lands: PID 006-289-151, Lot J, Section 10, Esquimalt District, Plan 2923

Address: 778 Dominion Road, Esquimalt, B.C.

Conditions:

1. This Development 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 for the purpose of authorizing the form and character of a refurbished commercial property within Development Permit Area No. 5 – Enhanced Design Control Residential.
2. Approval of this Development Permit is issued in accordance with the drawings prepared by Lance Montgomery, the landscape plan prepared by Erik Bjornsen, Natural Landscape Solutions and sited as detailed on the survey plan prepared by Kenneth Ng, BC Land Surveyor, all stamped “Received August 1, 2017” and attached hereto as Schedule ‘A’.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Lance Montgomery, stamped “Received October 18, 2017”, attached hereto as Schedule ‘B’. Security, in an amount representing 120% of the estimate (120% of \$2,807.37 + \$108.07 = \$3498.53) 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 MUNICIPAL COUNCIL RESOLUTION ON THE _____
DAY OF _____, 2017.

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

**B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:**

LOT J SECTION 10 ESQUIMALT DISTRICT PLAN 2923

SCALE:



All distances are in metres.
The reduced plot size of this plan is 432mm in width by 297mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)

006-289-151

SITE AREA

442.27m²

CIVIC ADDRESS

778 DOMINION ROAD

VICTORIA, BC

MUNICIPALITY

Esquimalt

ZONING

RM-3

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This document was prepared for the exclusive use of our client,
Lance Montgomery

"This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey."

Explorer 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.

FILE #: 11395
REGD. 118-771 (2006-2017) P-18

Explorer
Land Surveying Inc.
401 - 3410 Douglas Street,
Victoria, B.C. V8T 4K1
www.explorersurveying.com



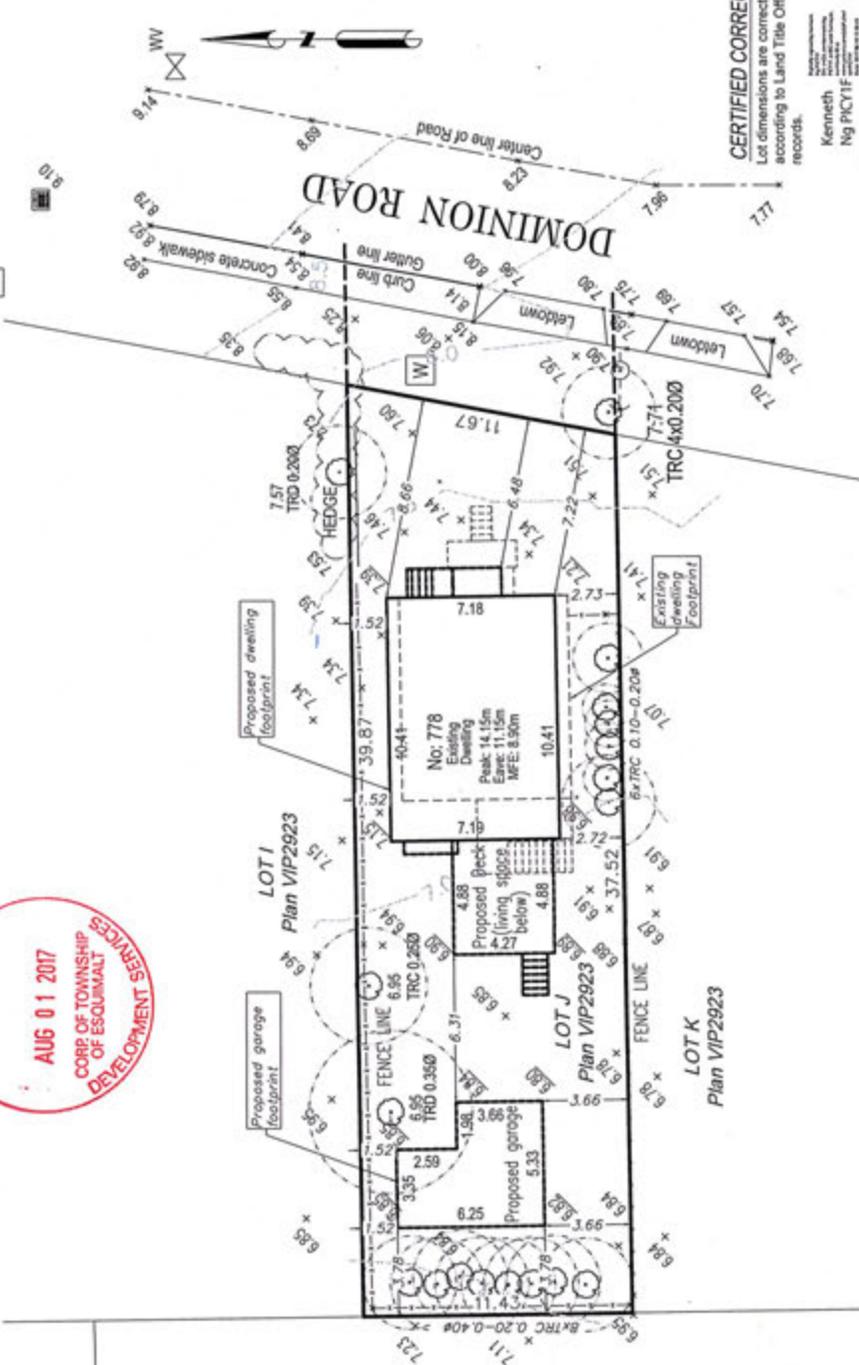
LEGEND

Elevations are geodetic based on Integrated survey monument 23-31 in the MUNICIPALITY OF ESQUIMALT at elevation 7.318m.

Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

Contours are descriptive, and only accurate to +/- 0.5m interval. Grade shots are taken at the point marked X

- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Power pole
- denotes Anchor
- denotes Main Floor Elevation (door sill)
- denotes Catchbasin
- denotes Water valve
- denotes Water meter



CERTIFIED CORRECT
Lot dimensions are correct according to Land Title Office records.

Kenneth
Ng PFCYIF

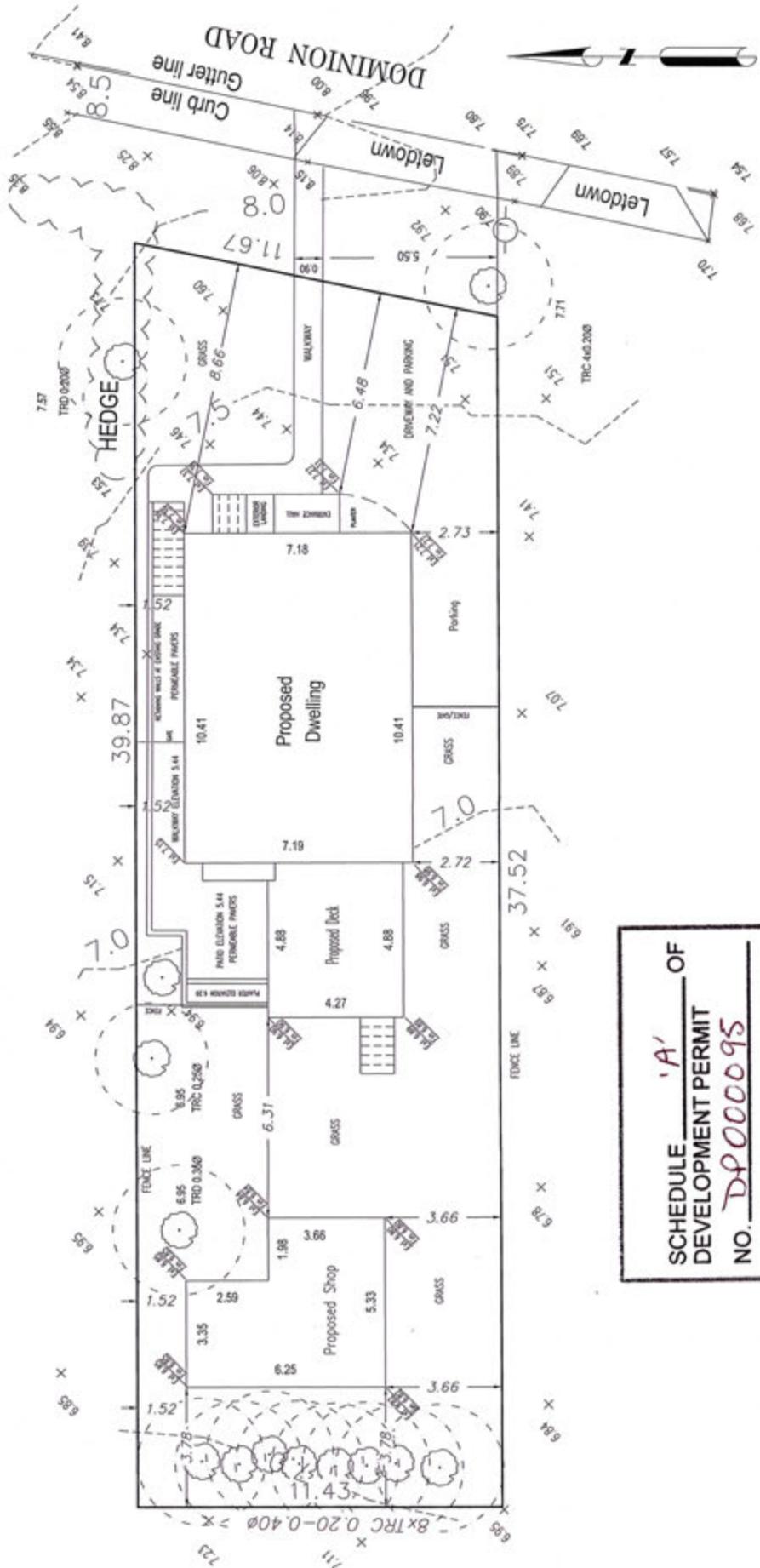
Kenneth Ng, BOLS
Field Survey, 13 January, 2017
Dated this 16th day of June, 2017.

This document is not valid unless originally signed and sealed or digitally signed with Juriscript digital signature.
Info: <http://www.pricert.com>

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DPO0095
CORPORATE OFFICER _____

MONTGOMERY/FRIENDS RESIDENCE
778 DOMINION RD. ESQUIMAULT
LANCE MONTGOMERY 604-883-7906
SITE PLAN
SCALE 1 cm = 0.58m

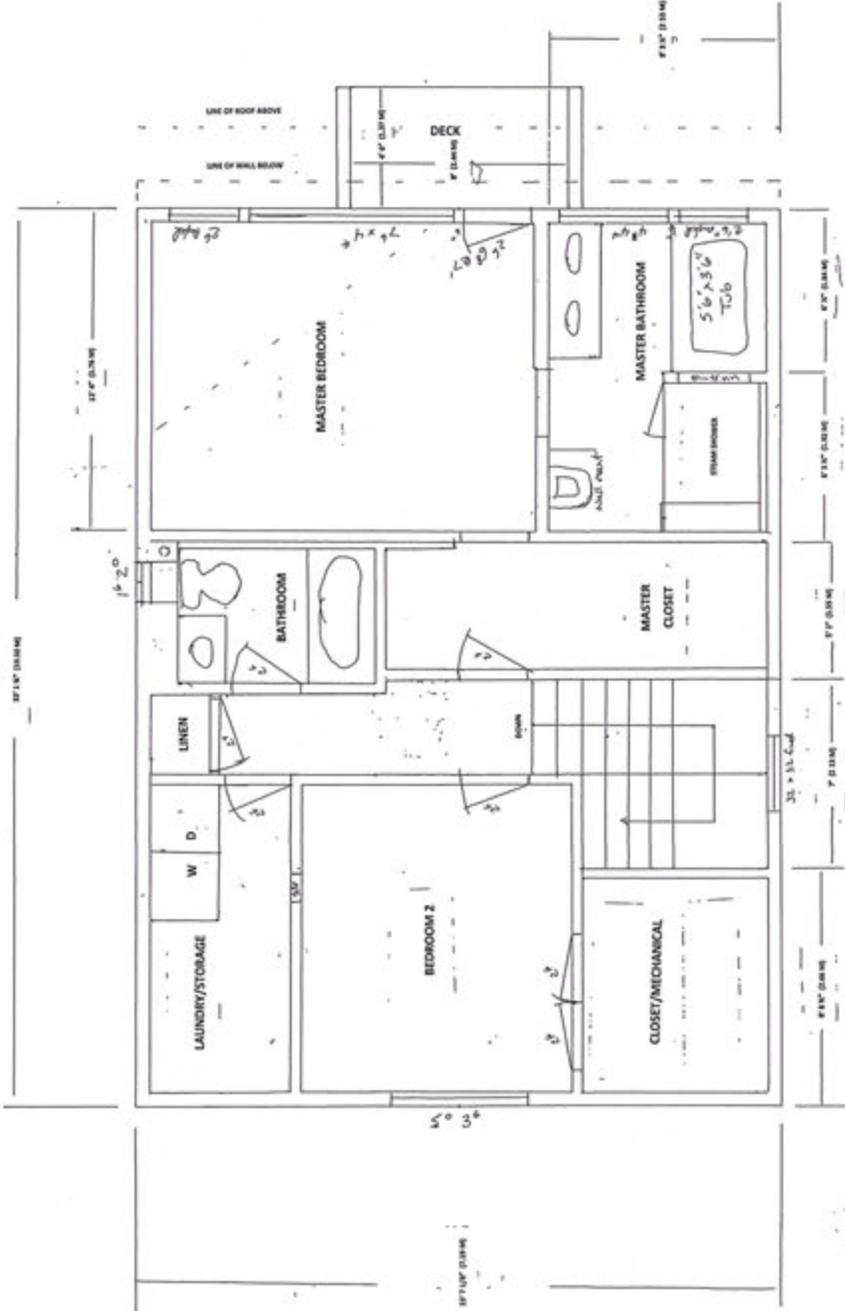
RECEIVED
AUG 01 2017
 CORP OF TOWNSHIP
 OF ESQUIMAULT
 DEVELOPMENT SERVICES



SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. DP00095
 CORPORATE OFFICER

UNINCORPORATED RESIDENT
THE TOWNSHIP OF ESQUIMAULT
LAND INFORMATION SHEET 2014-2015
TOP FLOOR PLAN
SCALE 1/2" = 1' 1/4"

RECEIVED
 AUG 01 2017
 CORP OF TOWNSHIP
 OF ESQUIMAULT
 DEVELOPMENT SERVICES



ALL EXTERIOR WALLS ARE 2" - INTERIOR WALLS ARE 2 1/2" UNLESS NOTED OR STRUCTURALLY REQUIRED
 ALL DIMENSIONS ARE LENGTHENED PVT TO INTERIOR FINISH

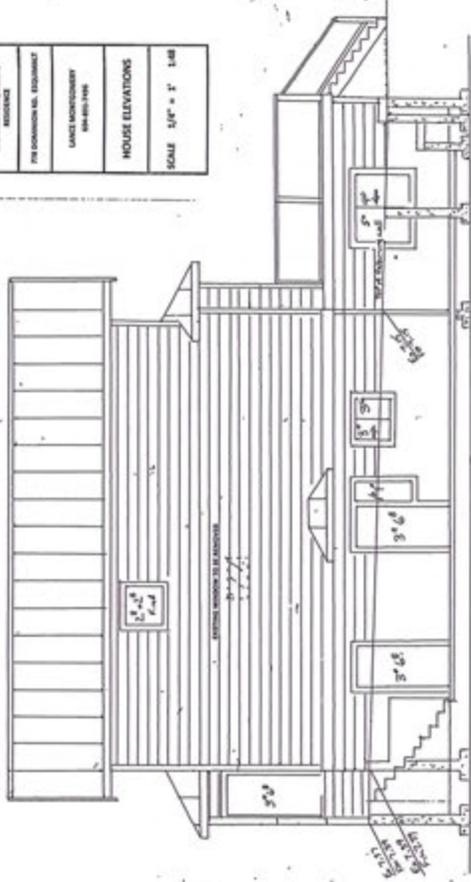
SCHEDULE 'A' OF
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 NO. DP000095

 CORPORATE OFFICER

SCHEDULE 'A' OF
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 NO: DP00095
 CORPORATE OFFICER

RECEIVED
 AUG 01 2017
 CORP OF TOWNSHIP
 OF ESQUIMAULT
 DEVELOPMENT SERVICES

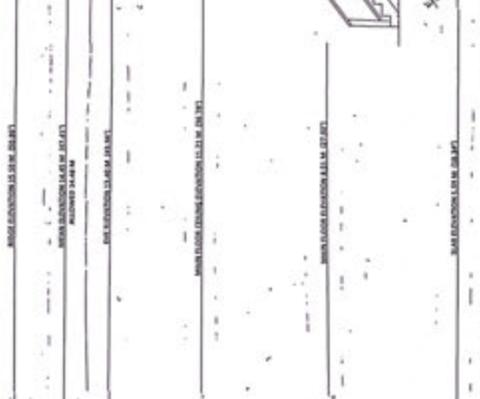
PROFESSIONAL ENGINEER
 REGISTRATION NO. 1234567
 CIVIL ENGINEERING
 123456789
 HOUSE ELEVATIONS
 SCALE 1/8" = 1' 1/8"



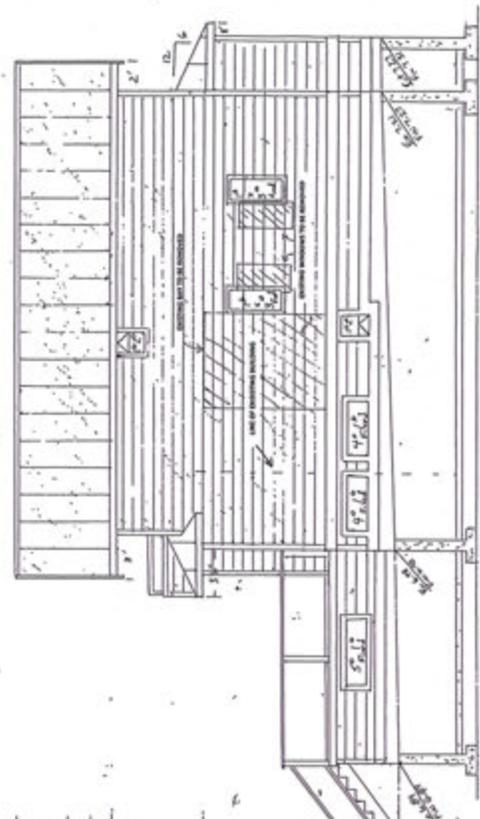
NORTH ELEVATION



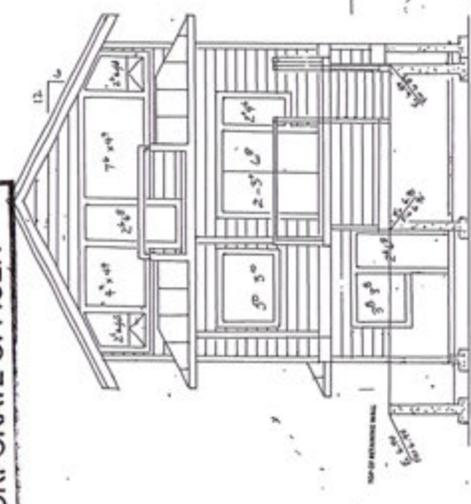
WEST ELEVATION



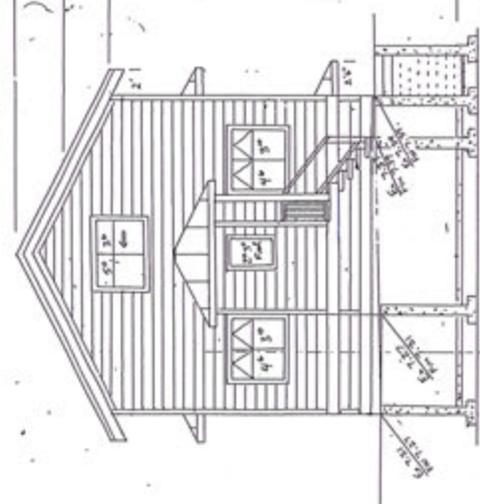
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



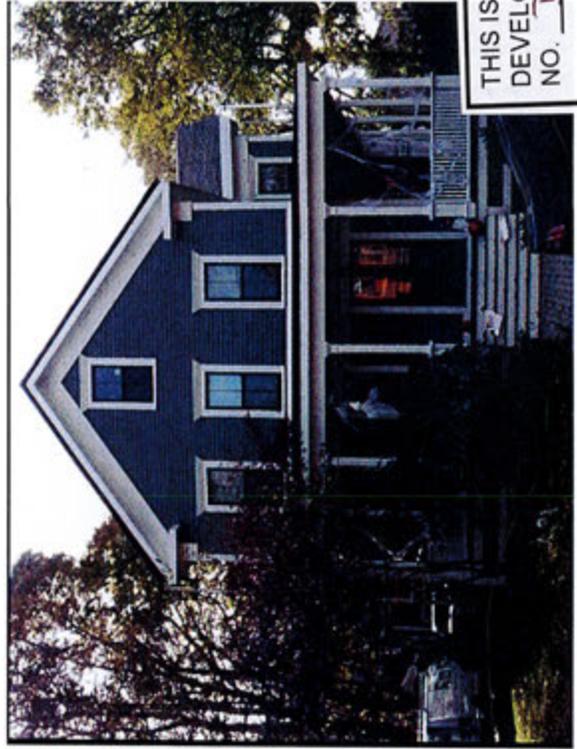
EAST ELEVATION



SIDING TO BE JAMES HARDIE 8.25" SELECT CEDARMILL
HARDIPLANK LAP SIDING IN BOOTHBAY BLUE WITH
ARCTIC WHITE TRIM, AS PICTURED ABOVE AND BELOW.



ROOFING TO BE WESTFORM METALS PROLOCK SHEET
METAL ROOFING IN REGENT GREY IN 24 GAUGE, AS
PICTURED ABOVE.



GARAGE ROOF TO BE PROLOCK REGENT GREY SHEET METAL IN 26 GAUGE, AS
PICTURED ABOVE. GARAGE WALLS TO BE CLAD IN WESTFORM'S DURACLAD 29
GAUGE SHEET METAL IN SLATE BLUE WITH WHITE TRIM, AS PICTURED ON THE
ROOF BELOW.



THIS IS SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000095

CORPORATE OFFICER

MONTGOMERY/RIBEIRO RESIDENCE
778 DOMINION RD. ESQUIMALT
LANCE MONTGOMERY 604-831-7496
COLOUR BOARD

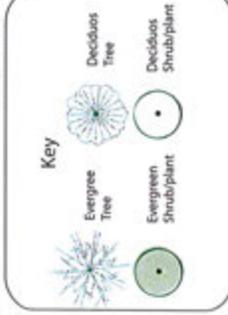


SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP00095

CORPORATE OFFICER

Landscape Plan for
778 Dominion Rd
Esquimalt, B.C.

RECEIVED
AUG 01 2017



Plant List

Plant List	Size	Qty
Af - Aquilegia Formosa	10gal	6
Au - Actinostaphylos (Uva-Ursi)	4"	21
Bs - Blechnum Spicatum	2gal	19
Cc - Cornus Canadensis	4"	4
Dg - Delphinium Grandiflorum (purple)	10gal	4
Dk - Dielisia Spectabilis	3gal	3
Lb - Lonicera Hicoides	2gal	7
Lp - Lonicera Polyphylla (blue)	1gal	2
Mn - Mahonia Nervosa	2gal	4

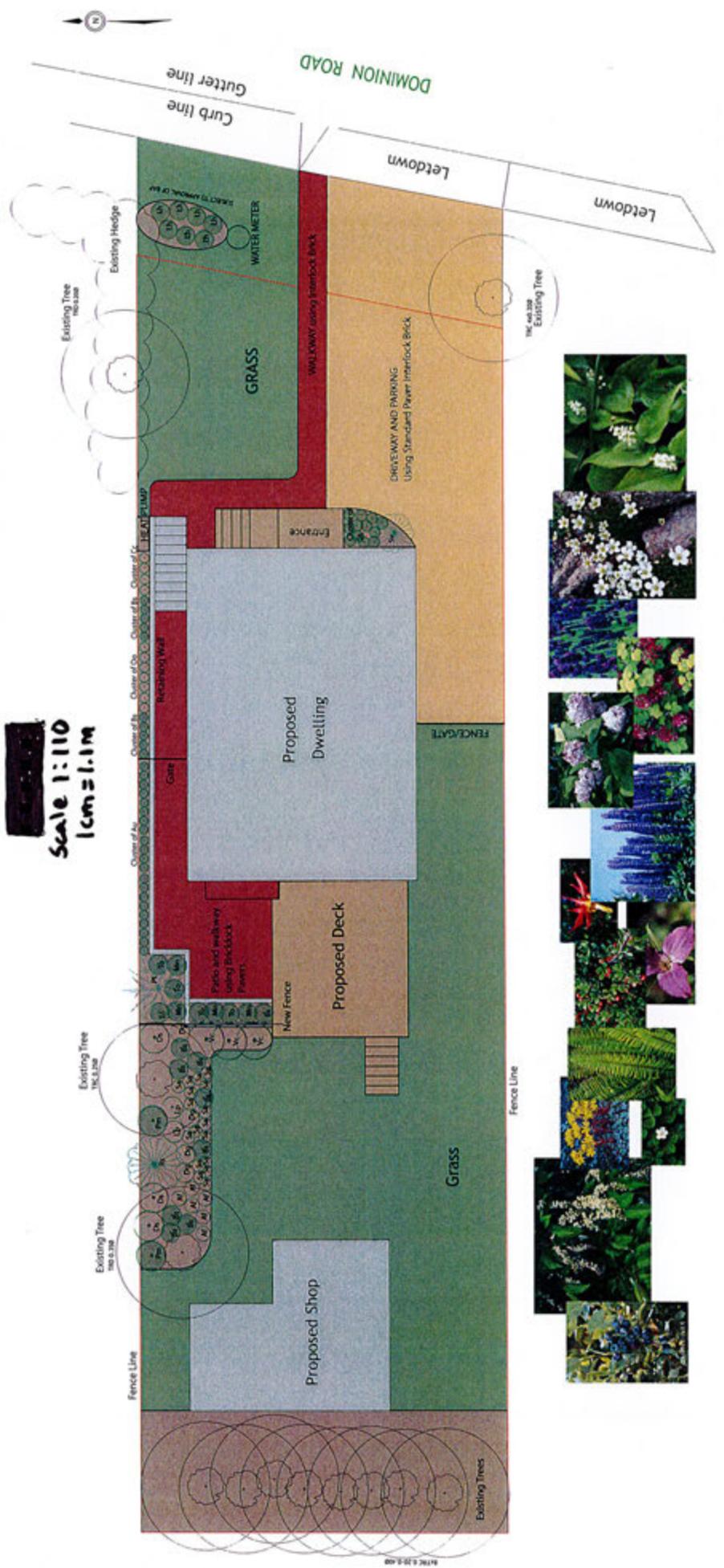
Plant List	Size	Qty
Oo - Oxalis Oregona	10gal	7
Pl - Prunus Lusitanica (small leaf)	12" Bb	1
Pm - Polydichum Muriatum	10gal	2
Rb - Ribes Sanguineum 'King Edward'	3/5gal	1
Sa - Saxifraga x Aemundii (white)	4"	17
Sr - Sedum Spathefolium	4"	13
Sy - Syringa Vulgaris	3gal	1
To - Trollium Ovarium	2gal	5
Vc - Vaccinium 'Hairy blue or Duke'	1gal	3

Notes

- All planting to be done with BC/LMA planting standards
- All Survey information supplied by the homeowner
- This drawing must not be scaled. The General Contractor and/or Owner to verify and photographically review all aspects of plan prior to commencement and setting out of any work
- All errors and omissions must be reported immediately to the Designer. Landscape Designer is not liable for any changes made to plan on site or failure to report any discrepancies
- This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.

David Thompson
Landscape Architect
Esquimalt, B.C.
Designer (in person)
Natural Landscape Solutions
10000 Highway 100
M2S0A0 1S0
0250.330.6274

Scale 1:110
1cm = 1.1m



Landscaping Estimate for Front Yard 778 Dominion

Cost of Materials	\$1,480.69
GST	\$74.03
PST	\$103.65
Total	\$1,658.37

Cost Of Labour \$1,149.00

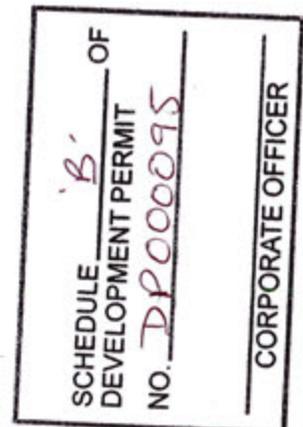
Total Cost Before Nursery Quote \$2,807.37

Break down of costs:

Soft Landscaping

Materials:

<u>Lawn Blend Soil</u>	<u>Sq Yards</u>	<u>Cu Yards</u>
Front lawn @ 6"	36	6
Front angled bed @ 8"	1.7	0.5
Front Boulevard bed @ 8"	2.4	0.5
Total Yards		7
Price Per Yard		\$32
Total		\$224
<u>Alder Mulch</u>	<u>Sq Yards</u>	<u>Cu Yards</u>
Front angled bed @ 2"	1.7	0.125
Front Boulevard bed @ 2"	2.4	0.125
Total Yards		0.25
Price Per Yard		\$36.50
Total		\$9.13
Grass seed	1.4Kg	\$18.98
Starter fertilizer	1.4Kg	\$10.48
Total		\$29.46
Delivery		\$92
Totals		\$354.59
GST		\$17.73
PST		\$24.82
Total Soft Materials Cost		\$397.14



Labour Costs:

Lawns

Spread 6" of soil and roll, spread seed and fertilizer

	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Front Lawn	5	\$18	\$90

Planting Beds

Spread 8" of soil and 2" of Alder Mulch

	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Front Angled Bed	0.5	\$18	\$9
Front Boulevard Bed	0.5	\$18	\$9

Bedding of Plants

	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Front Angled Bed	2	\$25	\$50.00
Front Boulevard Bed	1	\$25	\$25.00
Rear garden bed	6	\$25	\$150.00
Side garden bed	6	\$25	\$150.00
Patio planter	1	\$25	\$25.00

Total Soft Labour Cost \$508.00

Total Soft Landscaping Costs before Nursery Quote \$905.14

Hard Landscaping

Materials:

<u>4" of 3/4 - Clear Crush</u>	<u>Sq Yards</u>	<u>Cu Yards</u>
Front Walkway	17.5	1.9

Total Yards 1.9
Price Per Yard \$50
Total \$95

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CORPORATE OFFICER _____

<u>1" of Bedding Sand</u>	<u>Sq Yards</u>	<u>Cu Yards</u>
Front Walkway	17.5	0.475
Total Yards		0.475
Price Per Yard		\$39
<u>Total</u>		<u>\$19</u>

<u>Interlocking Pavers</u>	<u>Sq Yards</u>
Front Walkway	17.5
Total Yards	17.5
Price Per Yard	\$35
<u>Total</u>	<u>\$618</u>

Fencing

10' Southside with Gate	\$270
5" Northside with Gate	\$75

Total **\$345**

Devilvery **\$50**

Totals	\$1,126.10
GST	\$56.31
PST	\$78.83

Labour Costs:

Spread 4" gravel and 1" sand

	<u>Hours</u>	<u>Rate</u>	<u>Cost</u>
Front Walkway	2	\$18	\$36

Place Pavers

Front Walkway	6	\$25	\$150
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Build Fences

10' Southside with Gate	8	\$35	\$280
5" Northside with Gate	5	\$35	\$175

Total Labour Cost **\$641.00**

SCHEDULE <u>B</u> OF
DEVELOPMENT PERMIT
NO. <u>DP00095</u>
CORPORATE OFFICER



2933 McIntyre Rd
 Saanichton BC V8M 1W3
 (250) 544-4802
 sales@islandviewnursery.net
 www.islandviewnursery.net
 GST Registration No.: 100398510
 PST BC Registration No.: 1001-1955

SCHEDULE 'B' OF DEVELOPMENT PERMIT NO. <u>1000090</u>	CORPORATE OFFICER
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ESTIMATE

ADDRESS

Lance Montgomery

ESTIMATE # 1396

DATE 10-18-2017

SIZE	ITEM	QTY	RATE	AMOUNT
	10-18-2017			
	Not in Stock / Do not Carry	6	10.50	63.00
	Aquilegia formosa 1 gal; can sub 2 gal			
4"	Arctostaphylos uva-ursi	21	2.50	52.50
	Kinnikinnick			
	Not in Stock / Do not Carry	19	6.50	123.50
	Blechnum spicant 2 gal; can sub 1 gal			
	Not in Stock / Do not Carry	4	6.50	26.00
	Cornus canadensis 4"; can sub 1 gal			
	Not in Stock / Do not Carry	4	10.50	42.00
	Delphinium grandiflorum 1 gal; can sub			
	Delphinium cultorum 'Magic Fountains' - 2 gal			
	Not in Stock / Do not Carry	3	8.50	25.50
	Dicentra spectabilis 3 gal; can sub Dicentra			
	formosa 2 gal @ sale price from \$10.50			
	Not in Stock / Do not Carry	7	6.50	45.50
	Lavender 'Hidcote 2 gal; can sub 1 gal			
	Not in Stock / Do not Carry	2	6.50	13.00
	Lupinus polyphyllus 1 gal; can sub another			
	perennial or native shrub			
	Not in Stock / Do not Carry	4	8.50	34.00
	Mahonia nervosa 2 gal; can sub 1 gal			
	Not in Stock / Do not Carry	7	3.50	24.50
	Oxalis oregana 1 gal; can order in 4"			
	Not in Stock / Do not Carry	1	225.00	225.00
	Prunus lusitanica 12' B&B; can sub 8' B&B			
#1	Polystichum munitum	2	6.50	13.00
	Swordfern			
	Not in Stock / Do not Carry	1	10.50	10.50
	Ribes sanguineum 3 gal; can sub 2 gal			
	Not in Stock / Do not Carry	17	6.50	110.50
	Saxifraga x arendsii 4"; can sub Saxifraga			
	paniculata 1 gal			
4"	Sedum spathulifolium 'Cape Blanco'	13	2.50	32.50
	Cape Blanco Spoon-leaved Stonecrop			
#3	Syringa vulgaris (purple)	1	18.50	18.50
	Syringa vulgaris (Purple) - #3			
	Not in Stock / Do not Carry	5	10.50	52.50
	Trillium ovatum 2 gal; can sub another perennial			
	or native shrub/perennial 2 gal			
#1	Vaccinium corymbosum 'Duke'	3	6.50	19.50
	Duke Highbush Blueberry			
			Front Yard	\$96.50
			GST	\$4.82
			PST	\$6.75
			Total	\$108.07