

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00082

Owner: Jeffrey A. Duffield & Uta Gewald

Land: PID 026-958-376, Lot 2, Section 11, Esquimalt District, Plan
VIP82523

Address: 1129 Munro 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 following bylaws:

Zoning Bylaw, 1992 No.2050, Section 34 (9)(b)(i)- Siting Requirements- Accessory Building- Front Setback: Exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building

Parking Bylaw. 1992, No. 2011, Part 4 (9)(4) – Provisions and Maintenance of Off-Street Parking and Loading Areas: Exemption to the requirement that Parking Spaces in Residential zones be located no closer to the Front Lot Line than the front face of the Principal Building [i.e. the one required parking space will be located in the new accessory building].

3. Approval of this Development Variance Permit is issued in accordance with the architectural drawings provided by Jeffrey A. Duffield, stamped "Received April 8, 2019", sited as detailed on the survey plan prepared by Ryan Hourston BCLS, stamped "Received April 8, 2019" 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. 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 _____, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY
DAY OF _____, 2019.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

150mm

3.660 (12')



89x89 Corner Stud with 28x89 studs 305 o/c

(A)

22.3 m² (240 ft²)

OVERHEAD GARAGE DOOR
2134 H 2438 W
HEADER FRAMING PER
MANUFACTURERS INSTRUCTIONS
OR CODE REQUIREMENTS.



CT: 1
duplex receptacle in ceiling.

dbl stud at window jamb (typ)

(B)

6.710 (22')

ROOF TRUSSES BY VICTORIA TRUSS

THIS IS SCHEDULE A OF
DEVELOPMENT VARIANCE
PERMIT NO. 00082
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(D)

water line run from house for R/I
of sprinkler system control & Cedar
tree line watering

80 amp electrical panel
- lighting & garage door & receptacles
- (2) future electric car charging

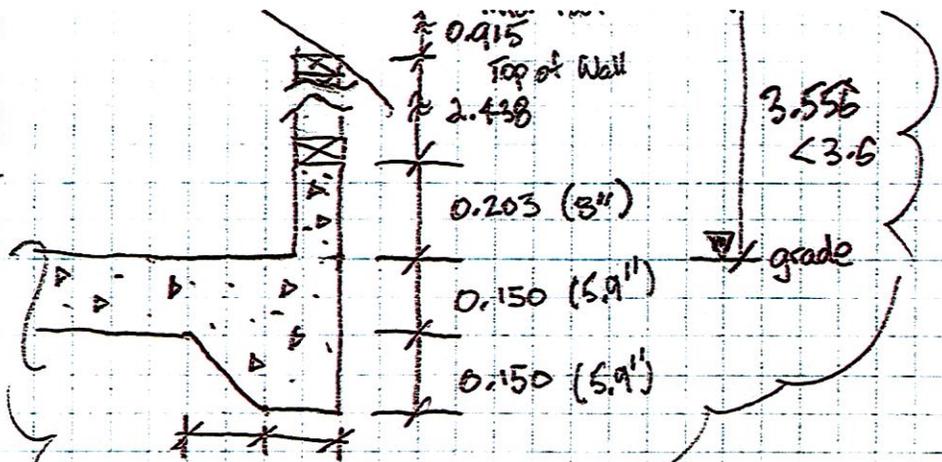
RD SEPT 26, 2018

(C)

1129 MUNRO ST
ACCESSORY BUILDING
PLAN

R1 - April 6, 2019
Roof line changed to
12-12 pitch.

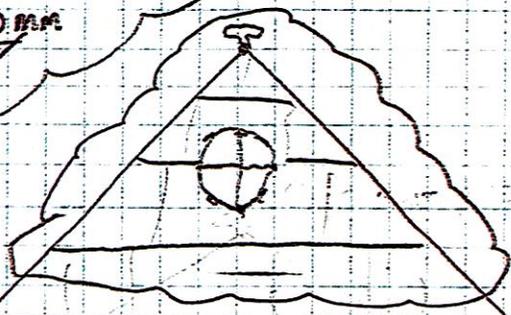
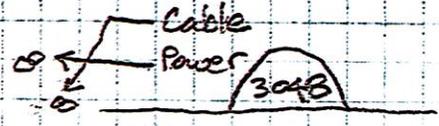
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A-1

150mm

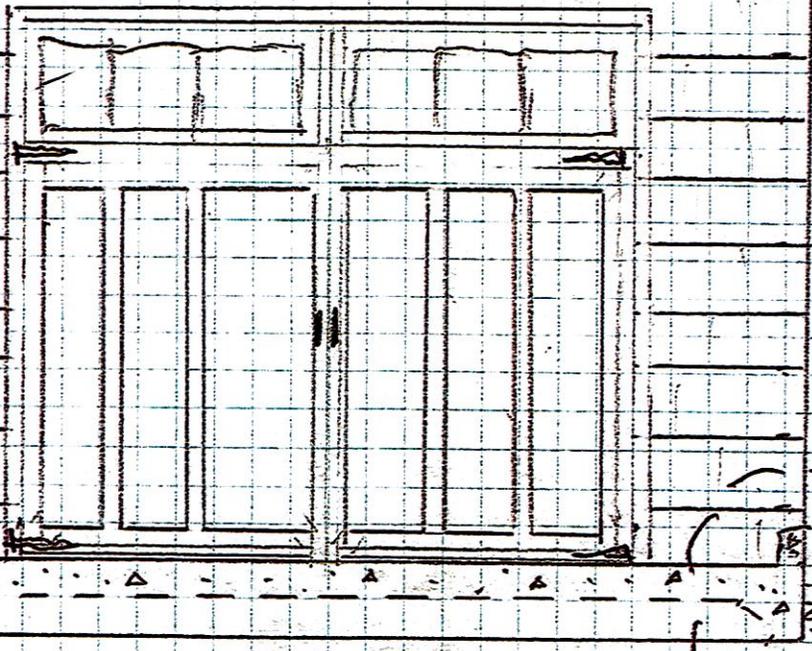
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150mm

2134 (7')

150mm



A-1

typical
EXISTING GRADE

5438 (8')

15mm
EXISTING
per
gravel
50mm
added per
gravel

A

RI - April 6, 2019
Roof line changed to 12-12 pitch

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150mm

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©

8'3" (32")

RA April 6, 2019
roof line changed to 12-12 pitch.

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18" CEDAR BOXED
SIDING SILLINGS
TO MATCH 80 YR OLD
PRIMARY BUILDING WITH
MYPARED CORNERS.

single windows
to match
primary building

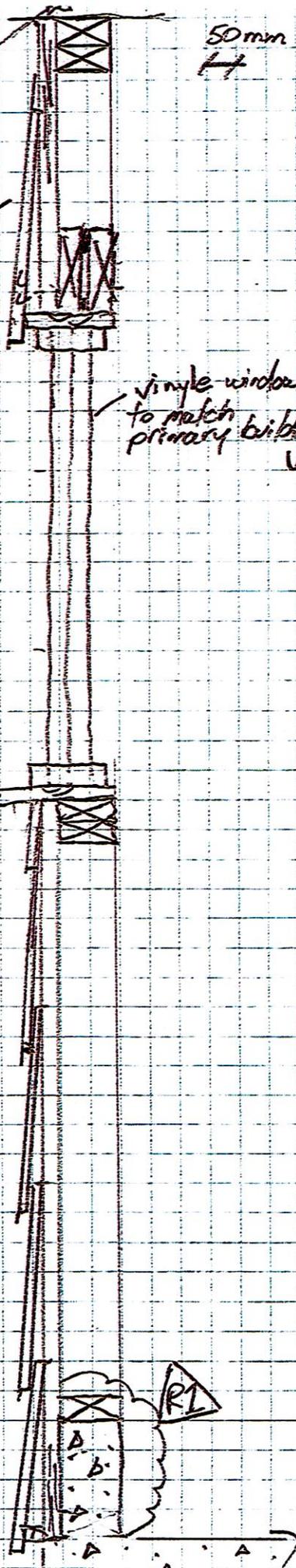
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RA
2438

1219 (4') to window sill
may vary to suit window or horizontal siding line architecture

cedar sill
& sides (typ)

(D)





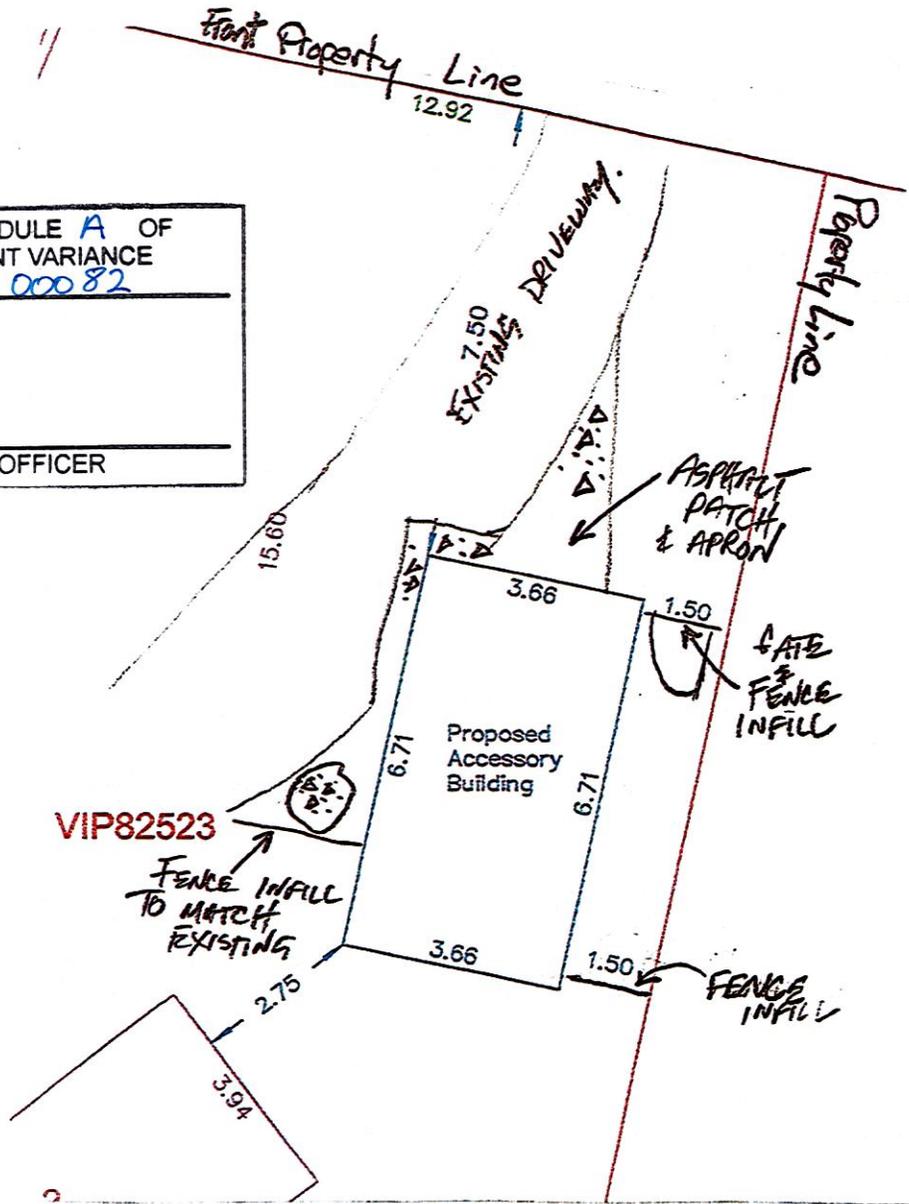
1129 Munro St - Plan VIP82523
 PROPOSED ACCESSORY BUILDING
 EXISTING
 LANDSCAPE PLAN L-1

APR 8, 19
 2006, 18

1129 Munro St. Plan VIP82523

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RO Oct 16, 18

1129 Munro St. - Plan VIP82523
PROPOSED ACCESSORY BUILDING
CHANGES TO EXISTING
LANDSCAPE PLAN L-2

Sketch Plan of Lot 2, Section 11, Esquimalt District, Plan VIP82523

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BUILDING SUMMARY

● Lot Coverage

a) = $\frac{(76.8 + 24.6)}{567.9}$
 a) = 17.9% < 30% ✓
 b) = $\frac{24.6}{567.9}$
 b) = 4.3% < 10% ✓

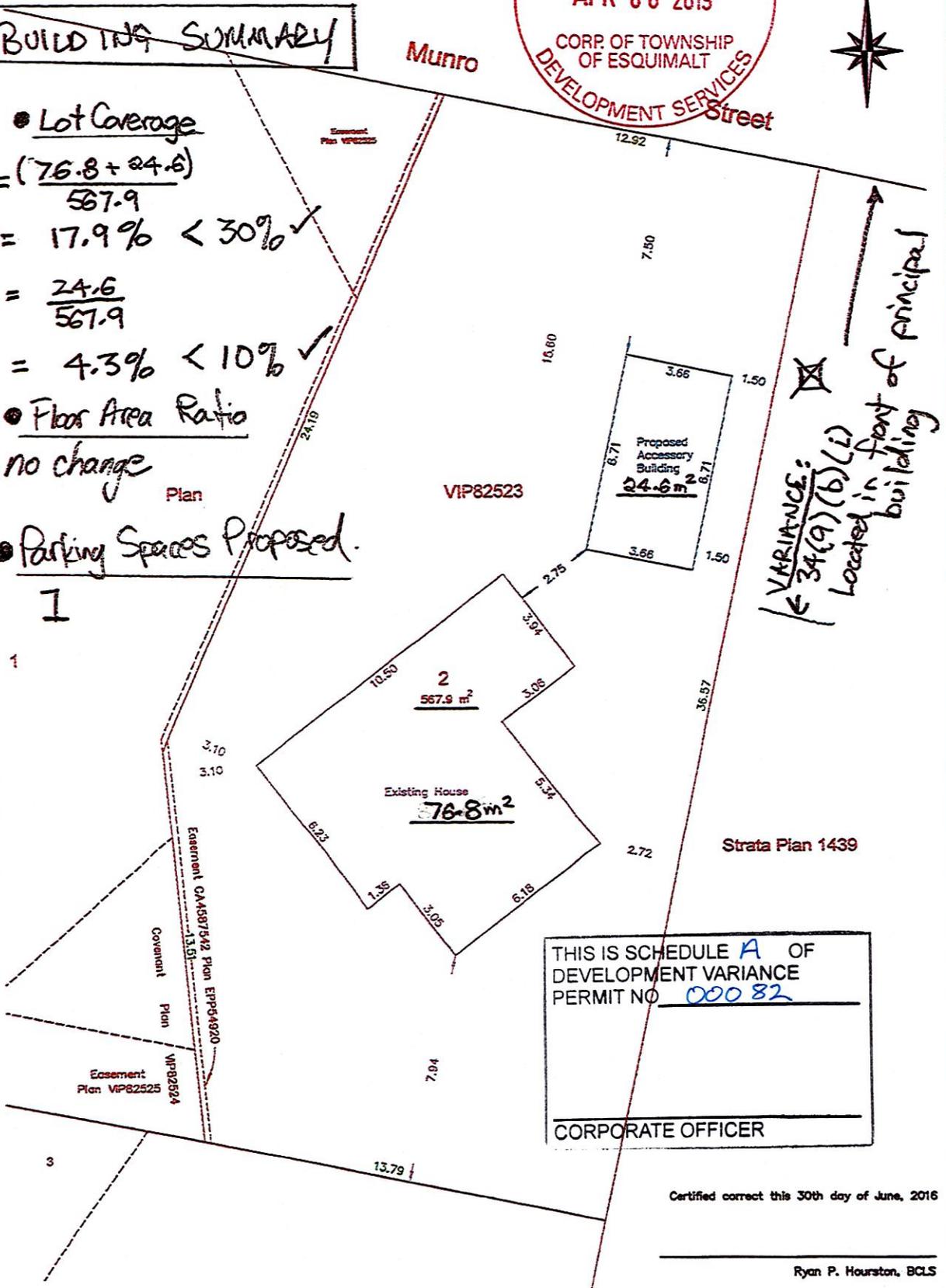
● Floor Area Ratio

no change

● Parking Spaces Proposed

1

1



THIS IS SCHEDULE A OF DEVELOPMENT VARIANCE PERMIT NO. 00082
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Certified correct this 30th day of June, 2016

Ryan P. Hourston, BCLS

Distances are in metres

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any manner which would assume same.

Scale 1:125 File:29728

