

# **CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

## **DEVELOPMENT PERMIT**

**NO. DP000213**

**Owners:** Andrea and Anthony Boardman  
1124 Norma Court  
Esquimalt, BC  
V9A5A3

**Lands:** PID 003-843-017  
Lot 7, Section 11, Esquimalt District, Plan 11619

**Address:** 1124 Norma Court, Esquimalt, BC

### **Conditions:**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except where specifically varied by this permit, for the purpose of:
  - the protection of the natural environment, as governed by Development Permit Area No. 1: Natural Environment;
  - authorizing the form and character of the proposed development, as governed by Development Permit Area No. 3 Enhanced Design Control Residential.
  - energy conservation and greenhouse gas reduction, as governed by Development Permit Area No. 7: Energy Conservation & Greenhouse Gas Reduction; and
  - water conservation, as governed by Development Permit Area No. 8: Water Conservation.
2. Approval of this Development Permit has been issued in general accordance with the architectural plans provided by Villamar Design, stamped "Received April 19, 2023", attached hereto as Schedule 'A'.
3. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
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 Development Permit is not a Building Permit.

6. 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.
7. 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 \_\_\_\_\_, 2023.

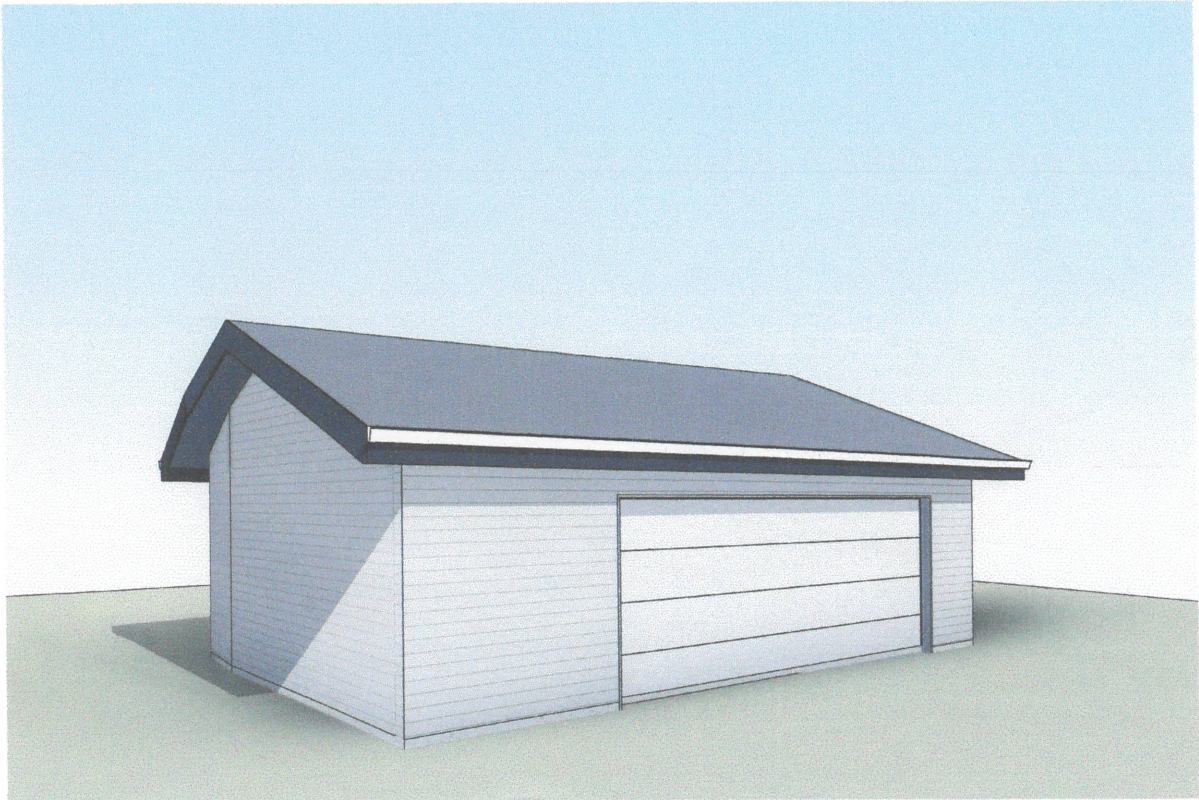
ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_  
DAY OF \_\_\_\_\_, 2023.

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

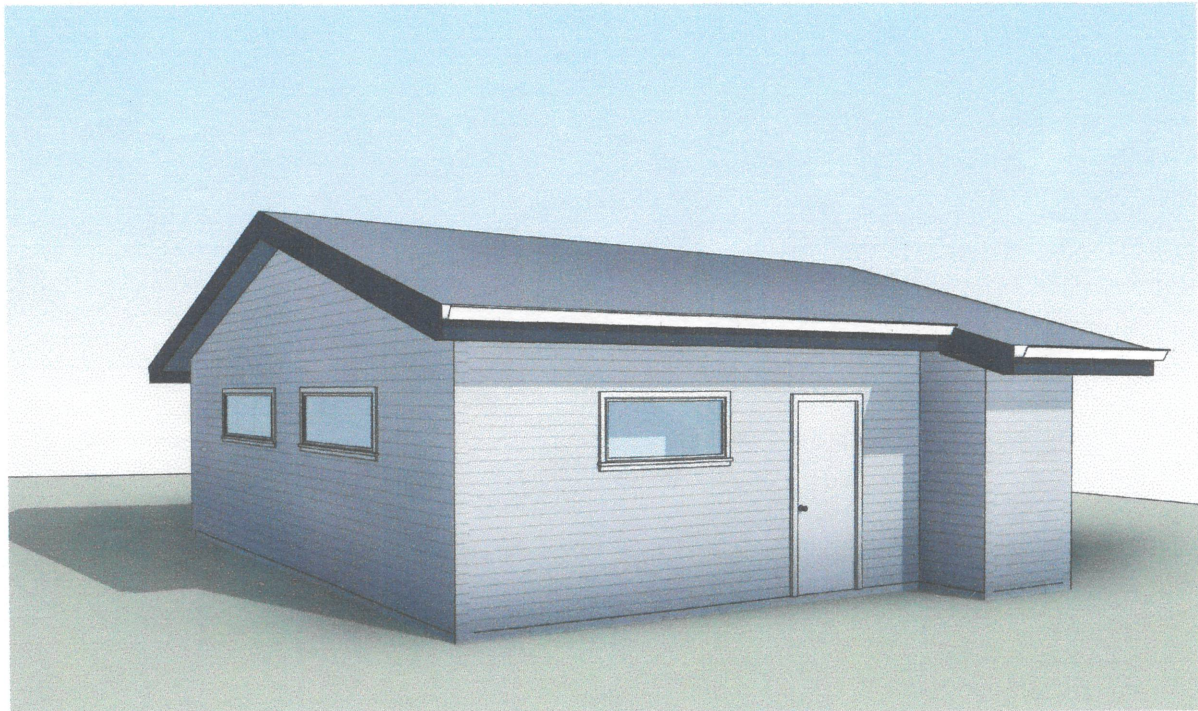
\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt



C:\Users\Denny Dillon\Google Drive\DESIGN ONLY\BP DP or on HOLD\1124 NORMA COURTA - Design\99 - REVIT models\lower floor\1124 NORMA COURT BPL - first option.rvt



1 3D VIEW 1



2 3D VIEW 2

PROJECT DATA  
PROPERTY OWNERS: ANDREA BOARDMAN  
CIVIC ADDRESS: 1124 NORMA COURT, VICTORIA, BC V9A 5A3  
LEGAL DESCRIPTION: LOT 7, SECTION 11, ESQUIMALT DISTRICT, PLAN VIP 11619  
PID#: 003-843-017  
ZONE: RD-4  
PROJECT DESCRIPTION: NEW GARAGE ADDITION

SCOPE OF WORK: NEW GARAGE ADDITION

SITE DATA  
SITE AREA: 726.7m<sup>2</sup>  
AVERAGE GRADE: 36.2m  
PRINCIPAL RESIDENCE AREA (EXISTING): 105.1m<sup>2</sup>

NEW GARAGE HEIGHT:	Allowed: 3.6m	Existing: -	Proposed: 3.60m
GARAGE LOT COVERAGE:	10%	-	6.30%
TOTAL LOT COVERAGE: (INCL. DECKS)	30%	-	24.94%
FLOOR AREA RATIO: (THE GARAGE AREA IS EXCLUDED BASED ON SECTION 14, BYLAW NO. 2498)	35%	19.77%	-
REAR YARD COVERAGE:	25%	-	11.85%

FLOOR AREAS			
Level	Name	Area m2	Area SF
GARAGE FLOOR	Area	41.5	446.7

SETBACKS:	MINIMUM:	PROPOSED:	MEETS CRITERIA?
FRONT (SOUTH):	-	15.30m	Y
REAR (NORTH):	7.5m	9.0m	Y
SIDE (EAST):	1.5m	1.51m	Y
SIDE (WEST):	1.5m	14.05m	Y
MIN. GARAGE SEPARATION: (FROM PRINCIPAL RESIDENCE)	2.5m	1.89m	N**
MIN. GARAGE SEPARATION: (FROM NEW EXTERIOR STAIRS)	2.5m	1.89m	N**
** VARIANCE IS REQUIRED			

Sheet List	
Sheet Number	Sheet Name
A1	COVER
A2	SITE
A3	GARAGE FLOOR PLAN
A4	ELEVATIONS

VICINITY MAP - COURTESY OF ESQUIMALT GIS



VillamarDESIGN

6825A  
WESTANESS ROAD  
VICTORIA, BC  
V8M 2A7  
778-951-4088

1124 NORMA COURT

ANDREA BOARDMAN

BOARD OF VARIANCE/ DEVELOPMENT PERMIT

DATE	ISSUED FOR
2023-04-05	BOV/DP

COVER

SHEET ISSUE DATE	
2023-04-05	
PROJECT NUMBER	2225
DRAWN BY	SV/DD
CHECKED BY	DE

A1

SCALE As Indicated





6825A  
VICTORIA RD  
VICTORIA, BC  
V8M 2A7  
778-351-4088

1124 NORMA  
COURT

ANDREA  
BOARDMAN

BOARD OF  
VARIANCE/  
DEVELOPMENT  
PERMIT

DATE	ISSUED FOR
2023-04-05	BOV/DP

SITE

SHEET ISSUE DATE  
2023-04-05

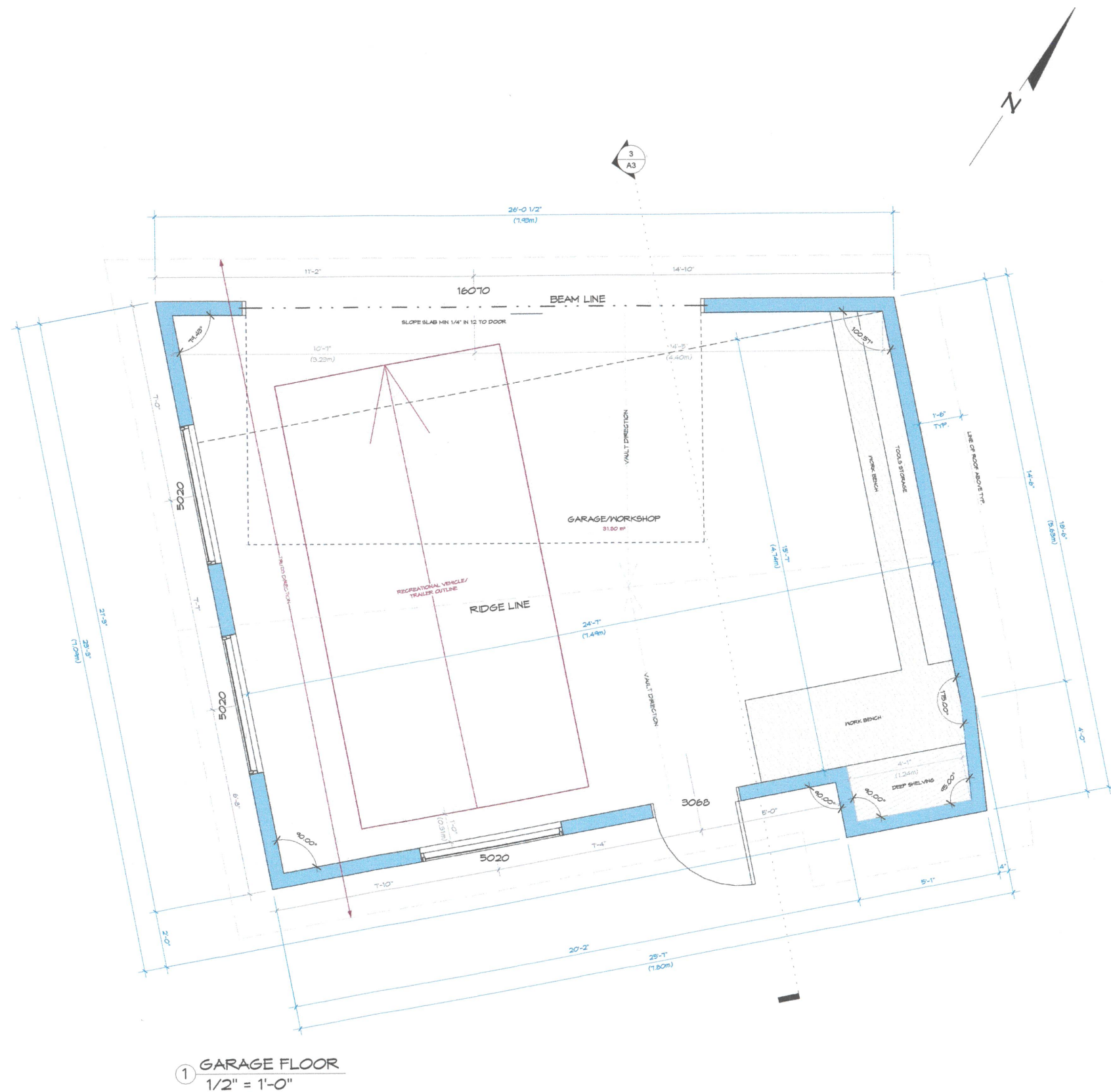
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CHECKED BY DE

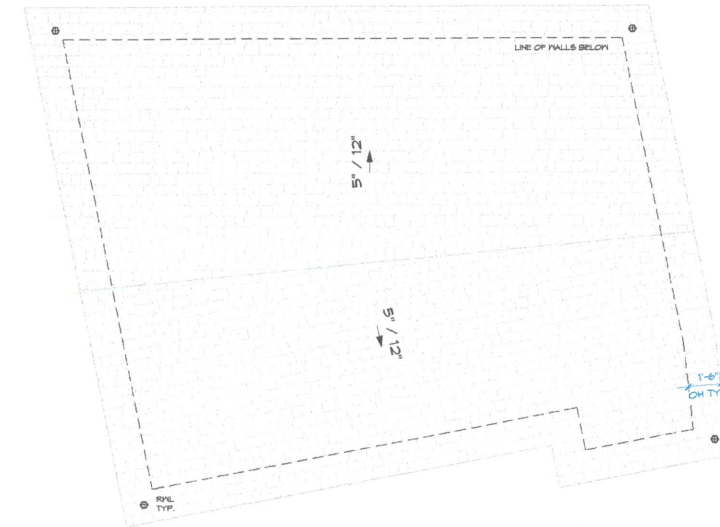
A2

SCALE As indicated

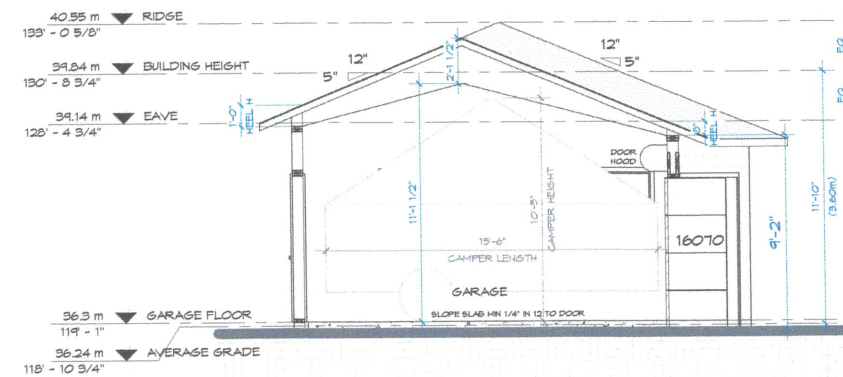


① GARAGE FLOOR  
1/2" = 1'-0"

<u>SCOPE OF WORK:</u>		NEW GARAGE ADDITION	
<u>FLOOR AREAS</u>			
Level	Name	Area m2	Area SF
GARAGE FLOOR	Area	41.5	446.7



② ROOF PLAN  
1/4" = 1'-0"



③ SECTION 1  
1/4" = 1'-0"



1124 NORMA COURT

ANDREA BOARDMAN

BOARD OF VARIANCE/ DEVELOPMENT PERMIT

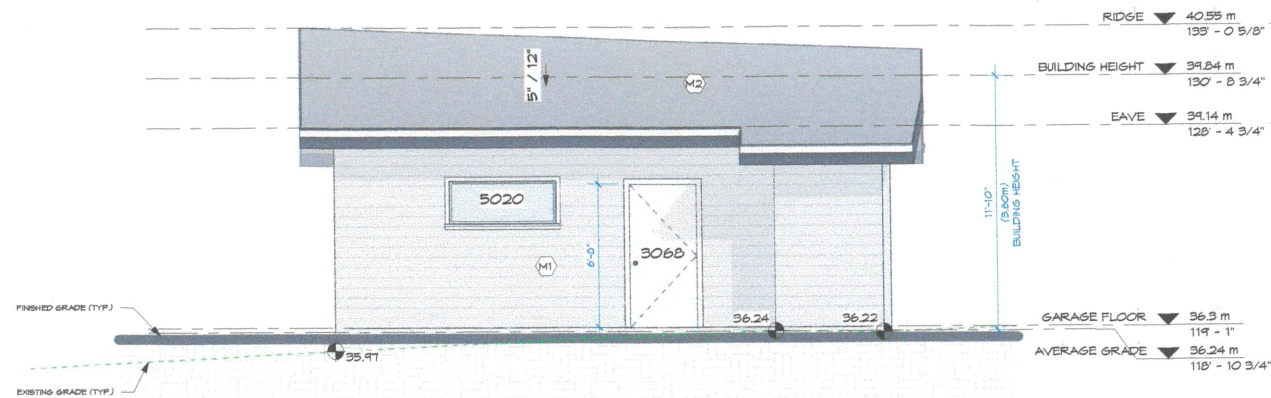
DATE	ISSUED FOR
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GARAGE FLOOR PLAN

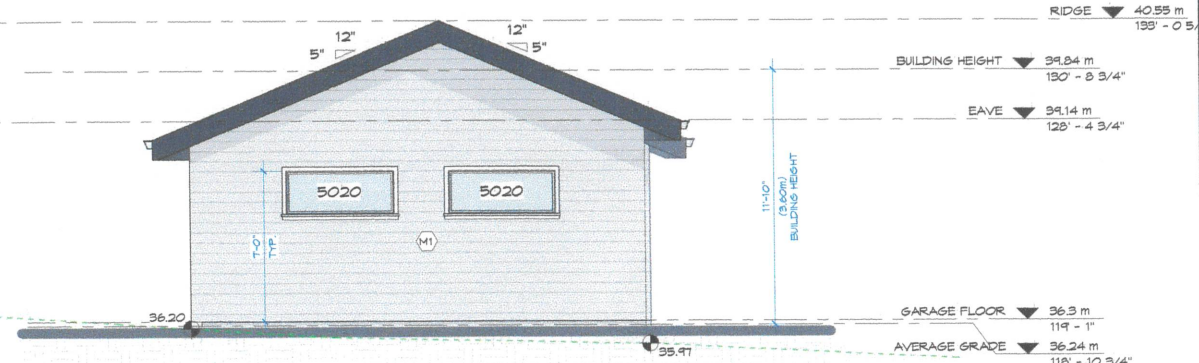
SHEET ISSUE DATE	
2023-04-05	
PROJECT NUMBER	2225
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CHECKED BY	DE

A3  
SCALE As Indicated

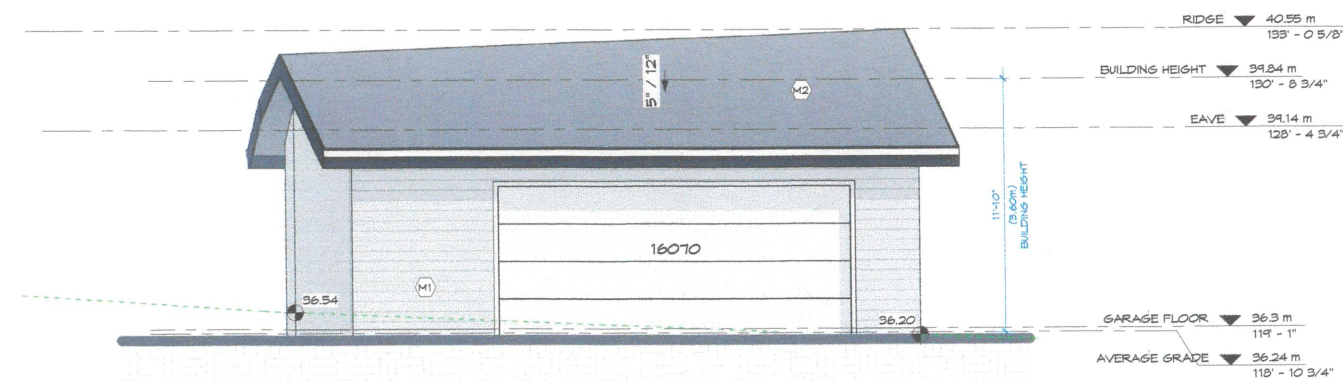




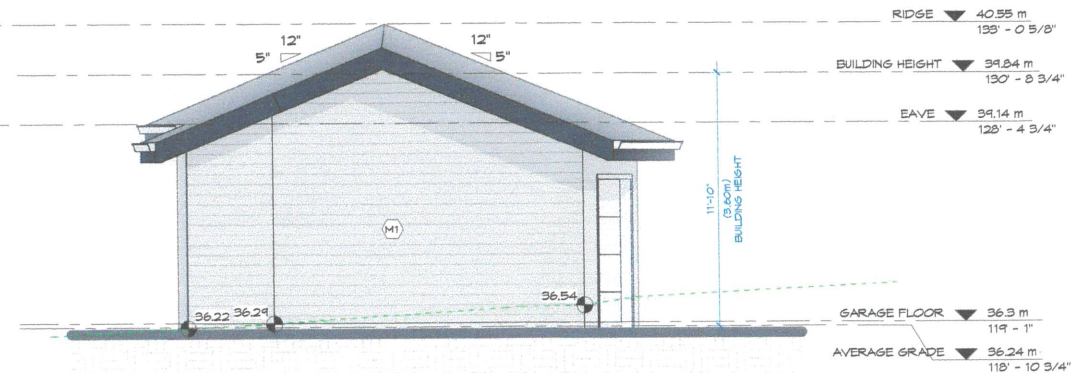
① SOUTH/EAST ELEVATION  
1/4" = 1'-0"



② SOUTH/WEST ELEVATION  
1/4" = 1'-0"



③ NORTH/WEST ELEVATION  
1/4" = 1'-0"



④ NORTH/EAST ELEVATION  
1/4" = 1'-0"

MATERIAL KEY	
M1	EXTERIOR FINISH - LIGHT GRAY FIBER CEMENT HARDIE BOARD LAP SIDING (COLOR TO MATCH MAIN HOUSE EXISTING EXTERIOR FINISH)
M2	ROOFING - CHARCOAL ARASPHALT ROOFING SHINGLES (COLOR TO MATCH EXISTING ROOF OF THE MAIN HOUSE)



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BOARD OF  
VARIANCE/  
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ELEVATIONS

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SCALE	1/4" = 1'-0"