

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000173

Owner: Vijay Kumar Bhangu, Neelam Bhangu, and Taran Kamal Bhangu
1221 Rockcrest Place
Victoria BC V9A 4W5

PID: 000-001-732

Land: LOT 17, SECTION 10, ESQUIMALT DISTRICT, PLAN 12875

Address: 1221 Rockcrest Place

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 Development Permit DP000173, 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 of a new duplex, 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 is issued in accordance with the building siting as detailed on the BCLS Site Plan prepared by Michael Claxton Land Surveying stamped "Received January 17, 2022" and attached hereto as Schedule 'A', is consistent with the architectural plans, prepared by Adapt Design stamped "Received February 23, 2022" and attached hereto as Schedule 'B', and landscape plan prepared by Adapt Design, stamped "Received March 8, 2022" and attached hereto as Schedule 'C'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Koi Dragon Enterprises, stamped "Received March 8, 2022"; attached hereto as Schedule 'D'. Security, in an amount

representing 120% of the estimate (120% of \$18,152 = \$21,782.40) 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 _____, 2022.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____
DAY OF _____, 2022.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

- EXTERIOR CLADDING LEGEND**
- 1 CEMENT BOARD PANEL CW
 - 2 1X12 OSB BATTENS - PAINTED
 - 3 ASPHALT ROOFING SHINGLES

ADAPT DESIGN

1100 Sheppard Ave. East, Toronto, ON Canada
 416-491-9127
 www.adaptmty.ca

**LOT 17
 ROCKCREST
 GARDEN**

ADAPT DESIGN is a registered professional engineering firm in the Province of Ontario. The design of this project is the responsibility of ADAPT DESIGN and shall remain the property of ADAPT DESIGN. No part of this project or any of its contents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADAPT DESIGN. The design of this project is the responsibility of ADAPT DESIGN and shall remain the property of ADAPT DESIGN. No part of this project or any of its contents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADAPT DESIGN.



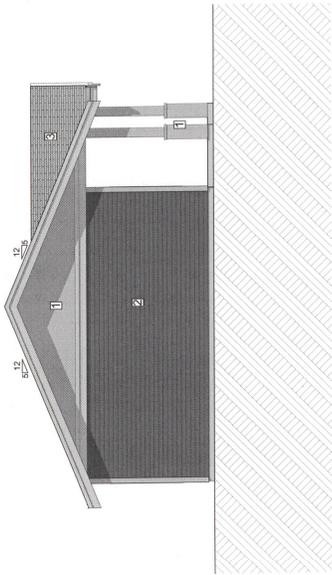
ISSUED FOR
 REVIEW

ISSUED:

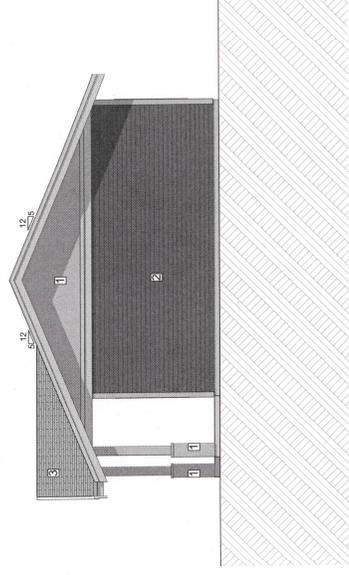
ELEVATIONS

A-201

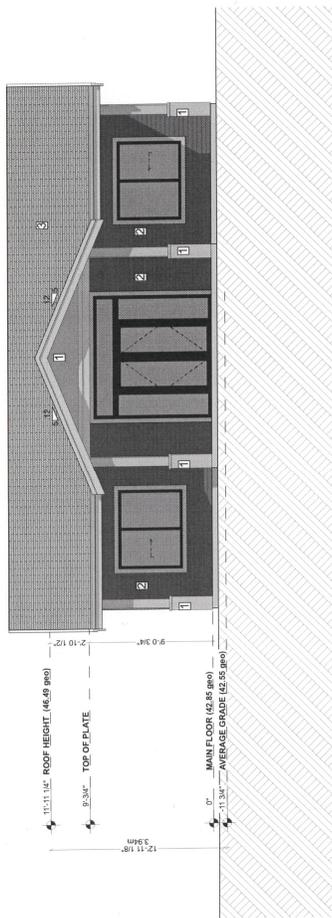
Project: 2022-0023



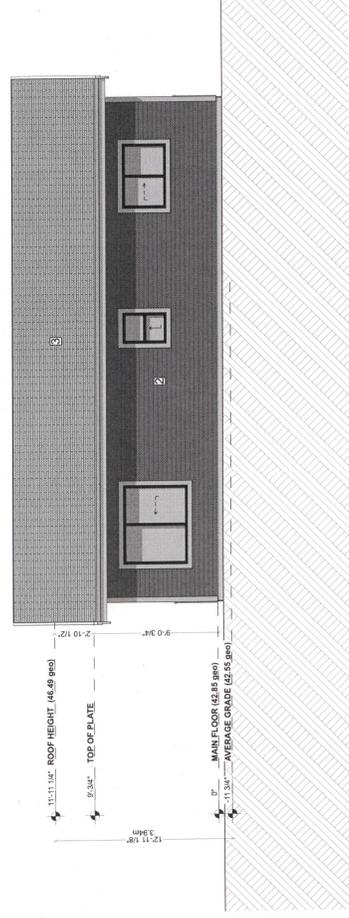
2 LEFT ELEVATION
 SCALE 1/4" = 1'-0"



4 RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"



3 REAR ELEVATION
 SCALE 1/4" = 1'-0"

Koi Dragon Enterprises Ltd.

924 Mesher place
Victoria BC V9A6Z1

Phone 250-704-8338
Fax 250-383-0285

Attn: Ramtar Developments

February 28, 2022

Re: Lot 17 Rockcrest garden suite

As requested, here is a breakdown of estimated costs on softscape, and hardscape landscaping for the above noted property.

Softscape

Includes - topsoil, plants, mulch, sod, labour, trucking, and machine work

\$11,645.00

Hardscape

Includes – paverstone sidewalk and patio, supply and install

\$6507.00

Please Note:

All prices are based on measurements, and planting plan, off of drawing provided by Adapt Design

Pricing is for budget purposes only, and is not a proposed set price quote.

If you have any questions, or concerns, please contact me at the number above.

Bill Lewis

Koi Dragon Enterprises Ltd.

