

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000151

Owners: Paul Christopher Dixon
Dalyce Dean Dixon

Land: PID 002-705-141
Lot 3, Suburban Lot 47, Esquimalt District, Plan 25909

Address: 445 Foster Street, Esquimalt, BC

Conditions:

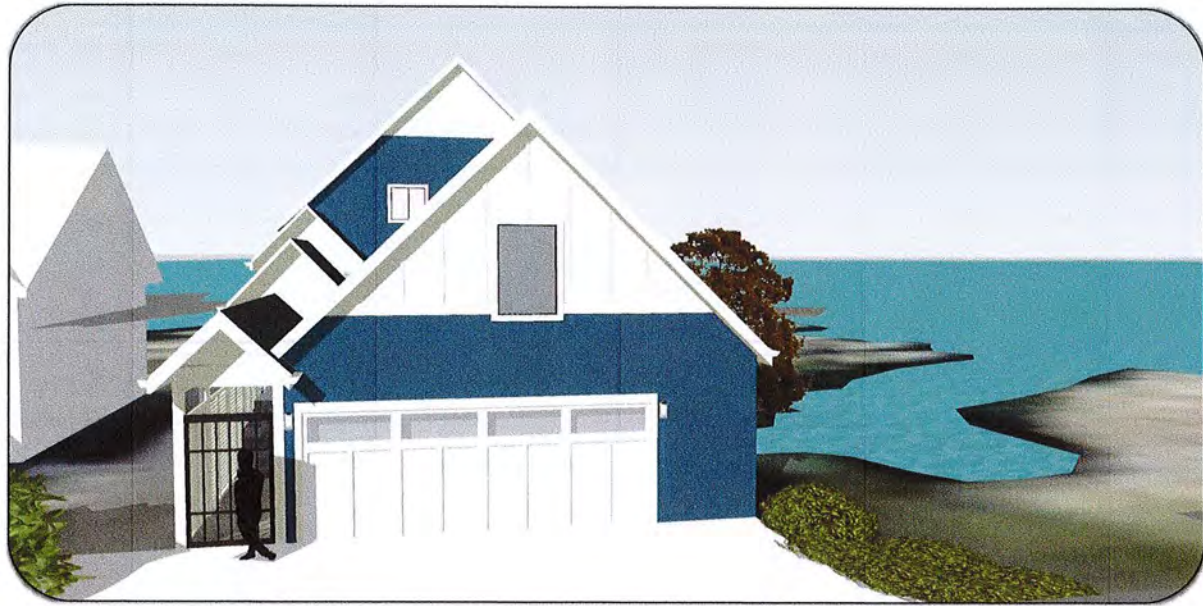
1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by Development Variance Permit No. DVP00111, for the purpose of protection of development from hazardous conditions, as governed by Development Permit Area No. 2.
2. Approval of this Development Permit is issued in accordance with the drawings prepared by Samantha Weeks Design Group, stamped "Received, October 19, 2020", 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
NOVEMBER, 2020

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THIS _____ DAY
OF NOVEMBER, 2020.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



SAMANTHA WEEKS
DESIGN GROUP

SAMANTHA WEEKS Design Group Inc.
545 HERALD STREET
VICTORIA BC V8W 1S5
250.388.0578
STUDIO@SWDESIGNGROUP.CA
WWW.SAMANTHAWEEKSDESIGNGROUP.CA

Project ID
19.113

Client Name
19.113-FOSTER

Site Address
**PAUL DIXON
DALYCE DIXON**

445 FOSTER STREET

- COPYRIGHT RESERVED. THIS DRAWING/DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF SAMANTHA WEEKS DESIGN GROUP AND MAY NOT BE USED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT.

- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTES HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNERS FOR ADJUSTMENTS.

- THIS DRAWING IS DIAGNOSTIC ONLY AND IS TO BE USED FOR THE PURPOSE OF BIDDING. SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW BY THE DESIGNERS PRIOR TO COMMENCING CONSTRUCTION.

- WHILST THE DESIGNER UNDERTAKES TO USE ITS BEST DILIGENCE TO ADHERE TO THE CLIENT PROVIDED ESTIMATE/BUDGET, IT IS UNABLE TO GUARANTEE THAT TENDERS WILL NOT EXCEED THE ESTIMATE/BUDGET AND ACCEPTS NO LIABILITY IN THIS REGARD.

No.	Date	Revision Notes
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THIS IS SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000151

CORPORATE OFFICER

Drawn By
S.W.I.K.S.

Date
20.10.19

Scale
NOT TO SCALE

Sheet Title

Renderings

A0.0

A horizontal scale bar labeled "Metres" with markings at 2.5, 0, 2.5, 5, 7.5, 10, and 12.5.

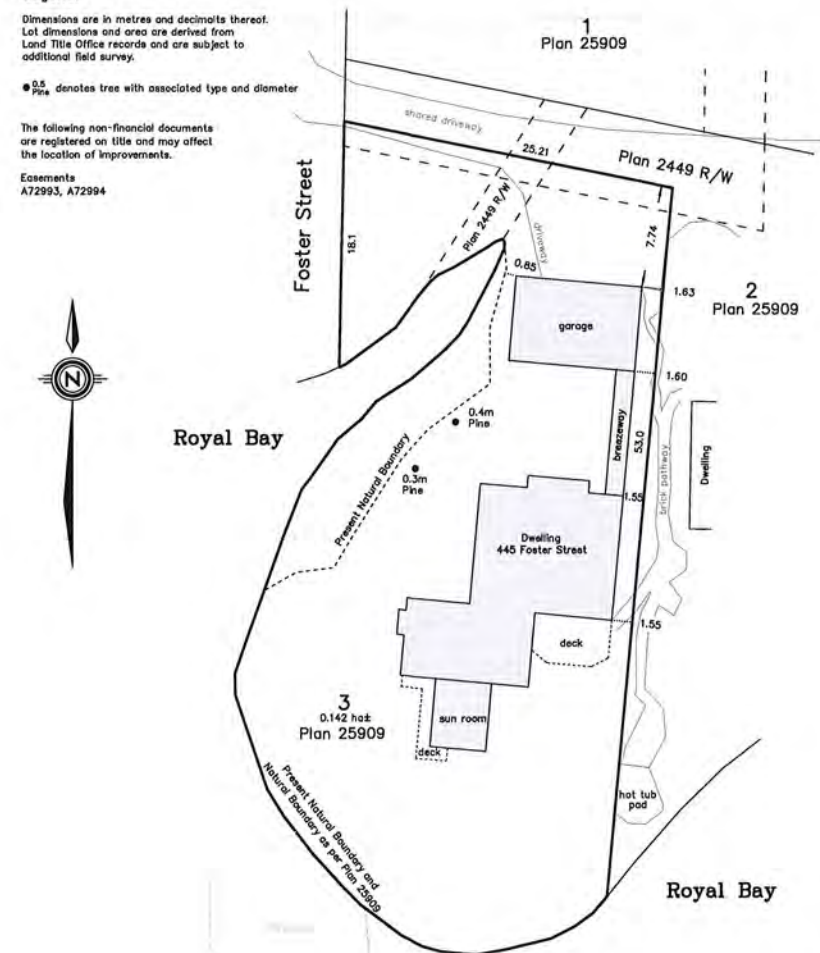
The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:250

Dimensions are in metres and decimals thereof.
Lot dimensions and area are derived from
Land Title Office records and are subject to
additional field survey.

●_{0.5 Pine} denotes tree with associated type and diameter

The following non-financial documents are registered on title and may affect the location of improvements.

Easements
A72993, A72994



McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.ca
File: 6277SITE

This document shows the relative location of surveyed features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

McIlvane Riley 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.

LEGAL
LOT 3, SUBURBAN LOT 47,
ESQUIMALT DISTRICT
PID # 25909

RS-3, SINGLE FAMILY WATERFRONT RESIDENTIAL

1480 SM

MAXIMUM ALLOWED - 444 SM (30.0%)
EXISTING COVERAGE - 237.8 SM (6.22%)
PROPOSED COVERAGE - 237.8 SM (6.22%)
(VARIANCE ON GARAGE HEIGHT REQUESTED)

MAIN FLOOR*	N/A SF
2ND FLOOR	N/A SF
TOTAL	N/A SF
EXISTING GARAGE	515.00 SF
PROPOSED GARAGE	152.95 SF
TOTAL GARGAGE	667.95 SF

MAX. ACCESS, BLDG. HEIGHT ALLOWED	3.60M
EXISTING BLDG. HEIGHT	4.30M
PROPOSED BLDG. HEIGHT	7.46M
(VARIANCE REQUESTED)	

WEST - N/A
NORTH - N/A
EAST - N/A
SOUTH - N/A

DRIVEWAY AND GARAGE

TITLE SEARCH FROM 2019, NOVEMBER, 21.

1. SITE PLAN IS BASED ON SURVEY PLAN BY MCILVAEY
RILEY LAND SURVEYING INC. DATED: JUNE 27, 2019

2. ALL GRADES OR ELEVATIONS SHOWN ARE IN METERS
(GEODETIC).

CORPORATE OFFICER

[illegible]

20.10.19

NOT TO SCALE

SITE PLAN

A1.1

SAMANTHA WEEKS Design Group Inc.
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S.W. | K. S.

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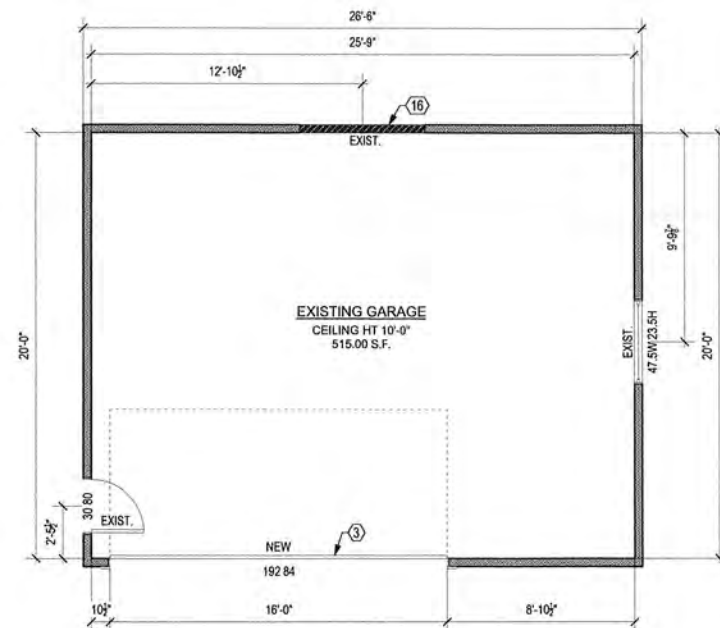
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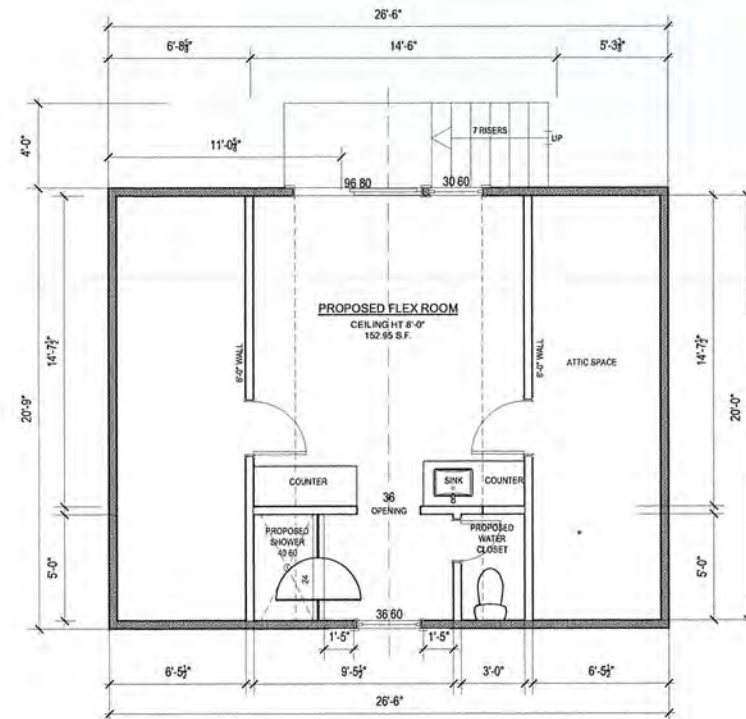
GARAGE PLANS

Sheet Number:

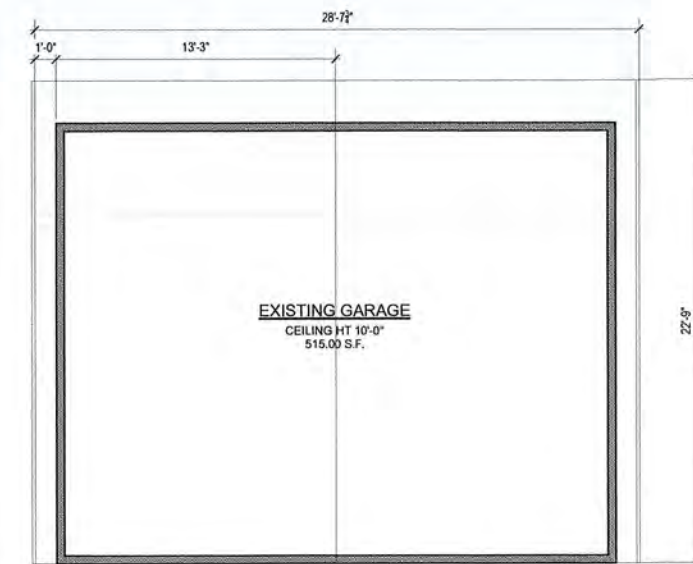
A2.1



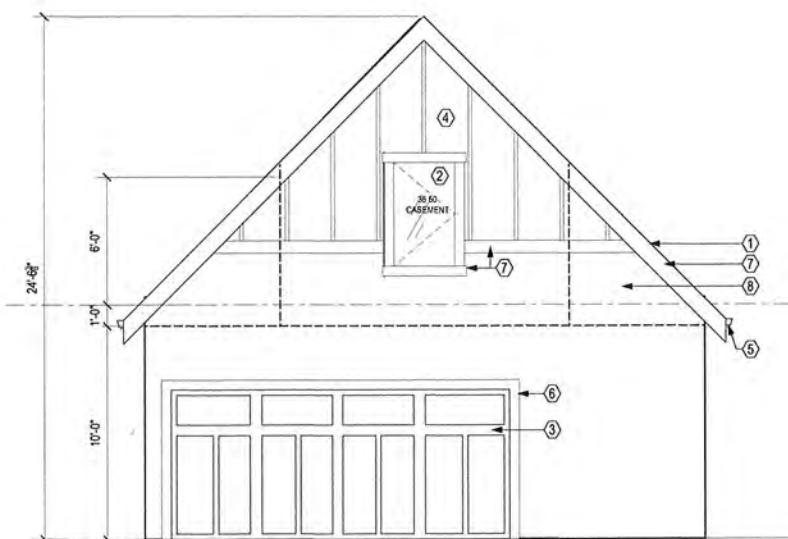
MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



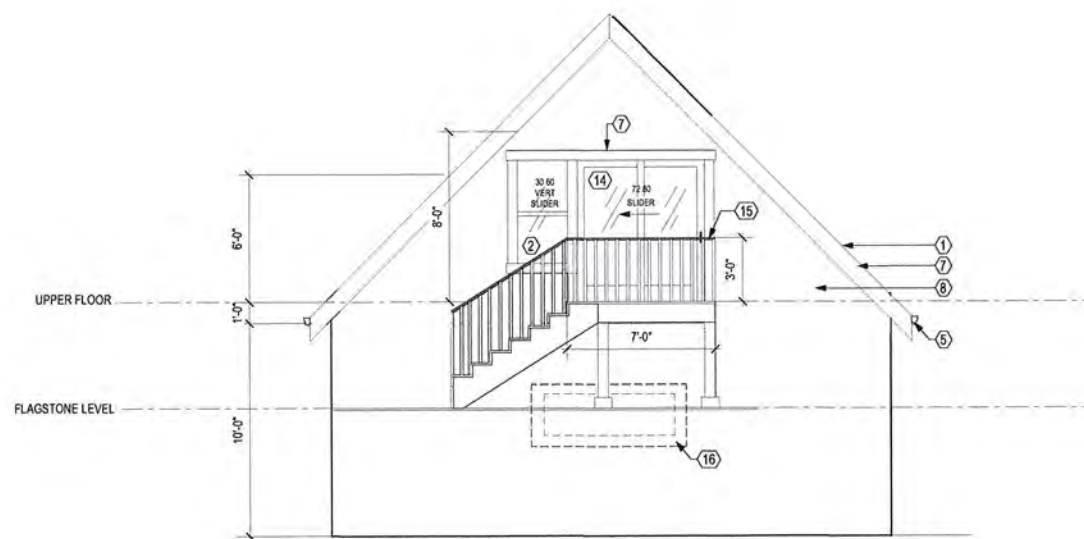
OPT 1 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"



ROOF PLAN
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"

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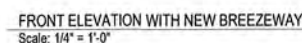
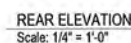
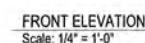
KEYNOTES EXTERIOR

1. ROOFING-METAL-COLOUR: CHARCOAL
2. WINDOW- PELLA-IRON ORE
3. PROPOSED NEW GARAGE DOOR STYLE IN EXISTING OPENING- COLOUR TO BE WHITE TO MATCH TRIM COLOUR- AMAAR CARRIAGE COURT, PINETOP
4. SIDING- BOARD & BATTEN- IN GABLE ONLY PAINTED: SHERWIN WILLIAMS WESTHIGHLAND WHITE SW7566
5. GUTTERS & DOWNSPOUTS-ALUMINUM-TAUPE
6. GARAGE DOOR TRIM-TO MATCH WINDOW TRIM
7. FASCIA/TRIMS/MOULDINGS/POSTS-TEXTURE TO MATCH EXISTING-PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS WEST HIGHLAND WHITE SW 7566
8. SIDING- STUCCO-EXISTING TO REMAIN - PATCH/REPAIR AS BEST AS POSSIBLE WHERE NEEDED. PREP FOR NEW PAINT COLOUR: SHERWIN WILLIAMS-SALTY DOG SW9177
9. NEW BREEZEWAY FLUSH WITH FRONT FACE OF GARAGE WALL- MATERIAL: COMB FACE PAINTED TRIM COLOUR (WHITE)
10. SURFACE-PATIO-PAVERS-FLAGSTONE STYLE (NYD) TO MATCH AS BEST AS POSSIBLE TO EXISTING IN COMMON AREA
11. NEW METAL SECURITY GATE FLUSH WITH FRONT OF BREEZEWAY COLOUR: IRON ORE TO MATCH WINDOWS- CUSTOM DOOR DESIGN WITH HARBOUR DOORS
12. NEW SMART SECURITY SYSTEM - DOOR BELL, KEY PAD, CAMERA HEIGHTS TO BE CONFIRMED
13. EXTERIOR ELECTRICAL PANEL MOUNTED TO SIDE OF BREEZEWAY
14. 6'-0" PATIO SLIDER DOOR
15. RAILINGS AND STEPS PRIMED CEDAR PAINT GRADE PAINTED TRIM COLOUR
16. DEMO EXISTING WINDOW AND FRAME IN PREPARATION OF STUCCO

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OCT 19 2020

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



CORPORATE OFFICER

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S.W | K. S

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ELEVATIONS

A3.1

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CORP. OF TOWNSHIP
OF ESQUIMALT 49

DEVELOPMENT SERVICE