

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000109

Owners: Deborah Douez & Elizabeth Corcoran

Lands: PID: 002-376-059, Lot A, Section 11, Esquimalt District, Plan 26678

Address: 485 Head Street

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 an accessory building on a commercial property which is within the following Development Permit Areas:
 - Development Permit Area No.1 - Natural Environment
 - Development Permit Area No. 2 - Protection of Development From Hazardous Conditions
 - Development Permit Area No. 4 - Commercial
 - Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
 - Development Permit Area No. 8 - Water Conservation
 - Development Permit Area No. 11 - West Bay
2. Approval of this Development Permit is issued in accordance with architectural drawings prepared by James Kerr Architect stamped "Received August 24, 2018" and as sited on Certified B.C. Land Survey prepared by Glen Mitchell Land Surveying Inc. stamped "Received August 30, 2018", all 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 _____, 2018.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2018.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000109

CORPORATE OFFICER

GENERAL NOTES

- 1. Existing site information including property lines, easements, buildings, paving, trees and grades is based on survey by Glen Mitchell Land Surveying Inc. dated May 14, 2018.
- 2. The project consists of construction of new accessory building for an art studio related to existing single family dwelling as well as associated services and landscaping.
- 3. All new construction to meet current edition of BC Building Code 2012, related regulations and municipal by-laws. Note new accessory building to be constructed as conditioned space.
- 4. All existing trees and vegetation in close proximity to building are to be protected from damage at all times during construction.

PROJECT INFORMATION

- 1. Street Address: 485 Head Street, Victoria BC
- 2. Legal Description: Lot A, Section 11, Esquimalt District, Plan 26678
- 3. Existing Zoning: C-7A West Bay Commercial 2
- 4. Lot Area: 584.7m2
- 5. New Accessory Building & Site Zoning Data as follows:

	C-7A Requirement	Proposed
Setbacks		
Front	None	34.0m
Side (south)	None	0.6m
Side (north)	None	2.7m
Rear	None	25.0 m

	C-7A Requirement	Proposed
Existing Grade:	As per Zoning definition	6.29m geodetic
Building Height:	11.7m (38.4') max	4.0m (13'-1 1/2")
Gross Floor Area:	None	18.6m2 (200sf)
Lot Coverage:	40% max	25.9%
Principal Building		133.0m2
Accessory Building		18.6m2
Total		151.6m2 or 25.9%

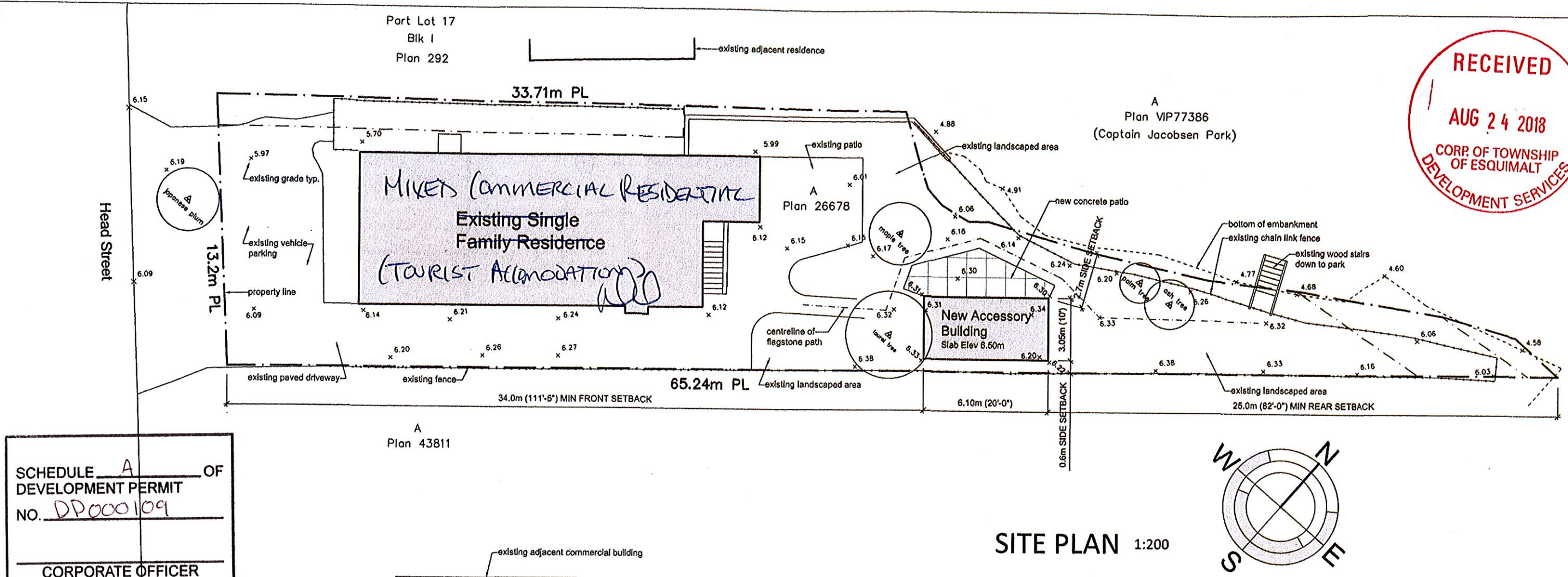
James Kerr Architect
1423 Haultain Street, Victoria, BC 778-432-2996

New Art Studio Accessory Building
485 Head Street, Victoria, BC

24Aug2018	DP Application

Site Plan & Notes

A1

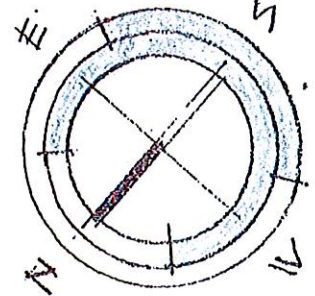


SCHEDULE A
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 NO. DP000109
 CORPORATE OFFICER:

full ht. storage
shelves.

sea view window
24x30" painting
cabinet on
wheels

2'-6" ht.
counter w/
storage above
+ below



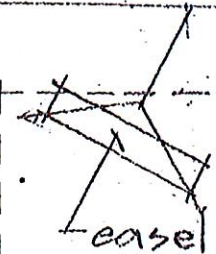
10'-0" (3.048m)

5' window

20'-0" (6.096m)

elect bb htr.

2'x4' skylight x 2



3'-0" ht.
counter
w/ storage
above/below



rolls
storage
above

30"φ table + chairs

roof over

nana wall 13'-10" +/- 5 panels @ 32" +/-

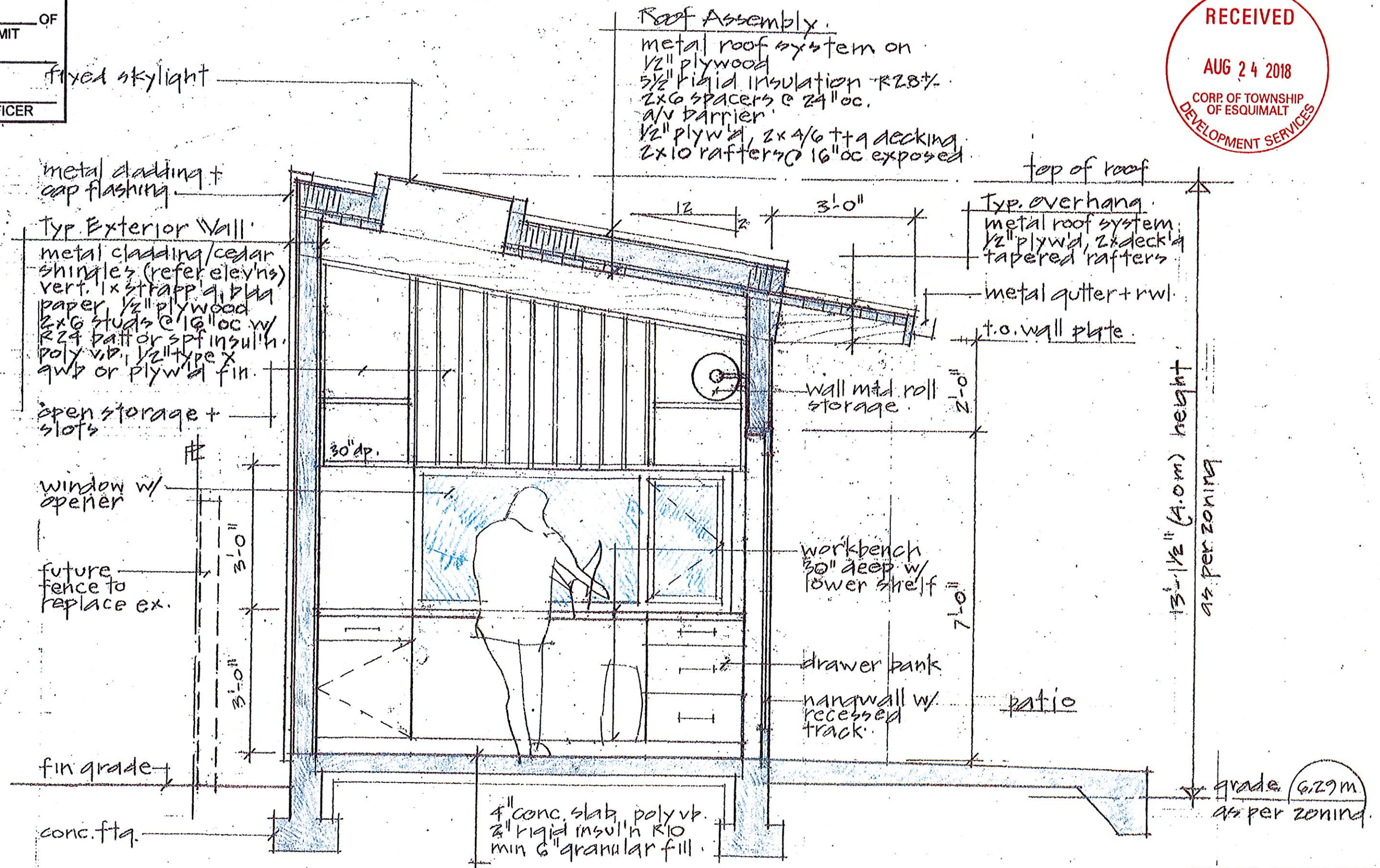
rain
barrel +
rock pit
below

concrete
pit 10'

FLOOR PLAN

1/2"=1'-0"

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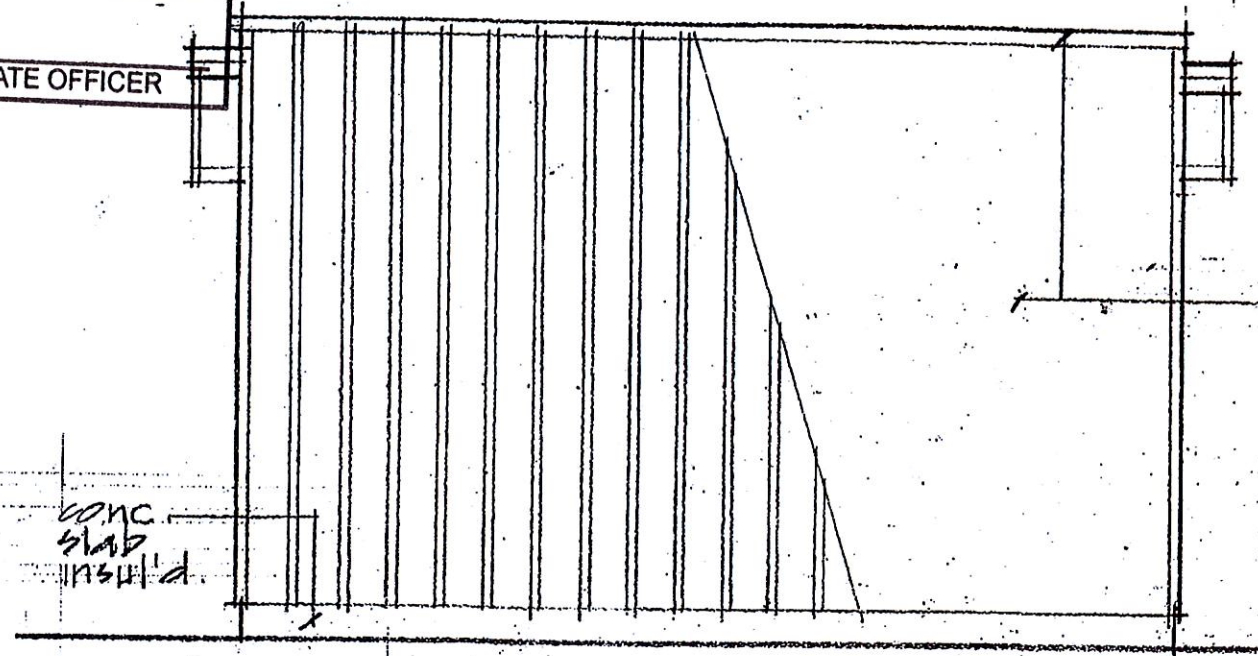


CROSS-SECTION

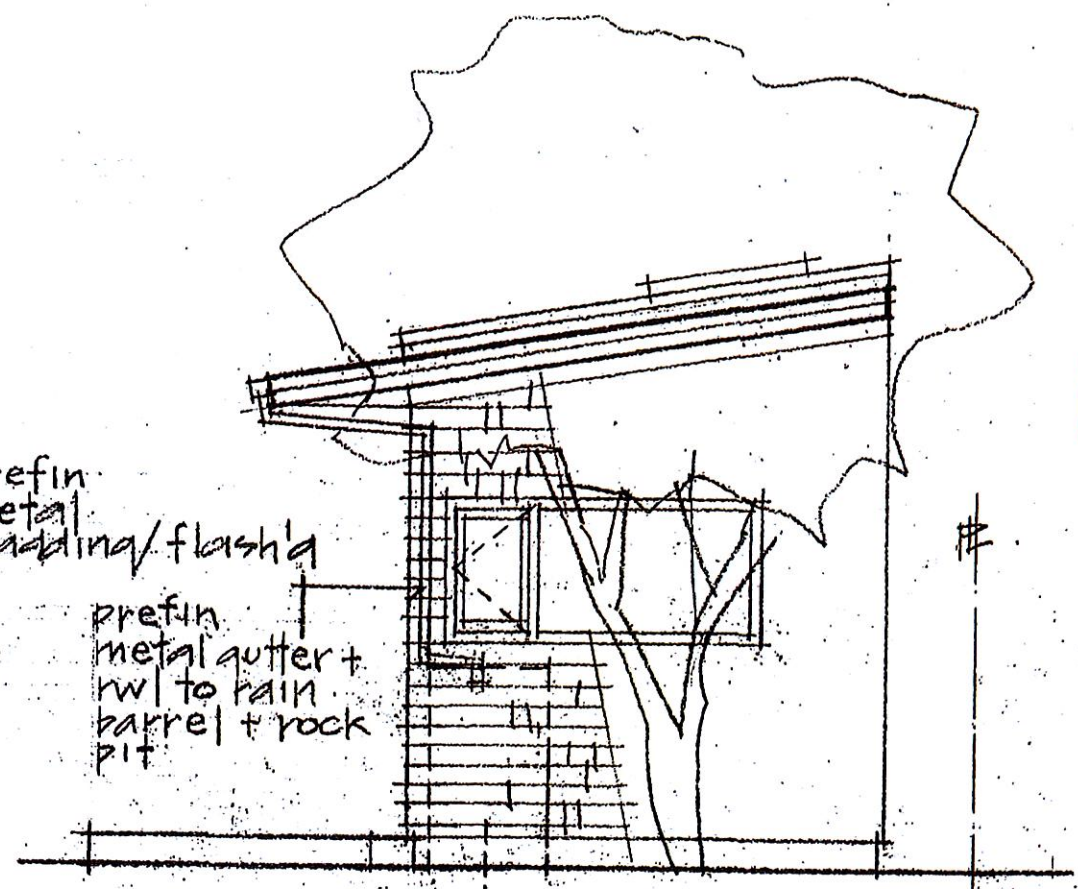
1/2"=1'-0"

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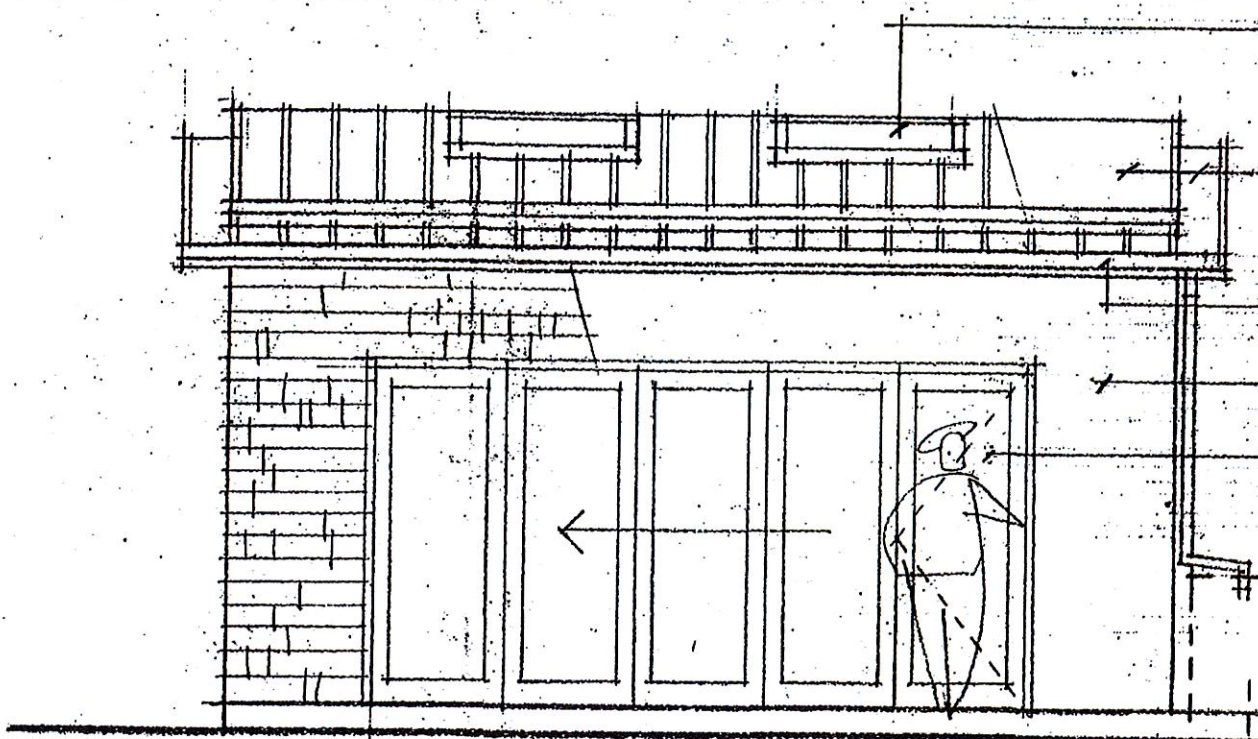
RECEIVED
AUG 24 2018
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



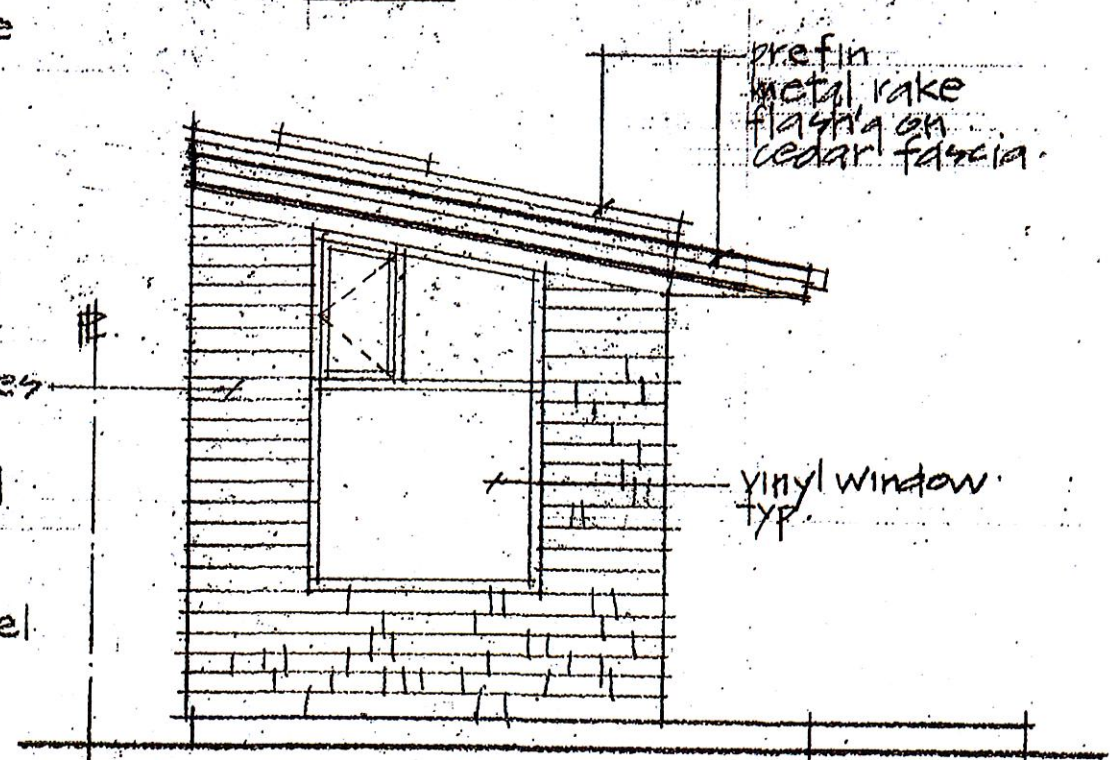
SOUTH



WEST



NORTH ELEV'N



EAST

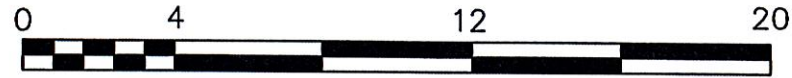
ELEVATIONS

1/4"=1'-0"

B.C. Land Surveyor's

Sketch Plan of proposed building on:

Lot A, Section 11, Esquimalt
District, Plan 26678



Scale 1: 200
All distances are in metres

Civic address: 485 Head Street
Victoria, B.C.

Parcel Identifier Number 002-376-059

Charged against the title:
easement B49427
statutory right of way R77598

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NO. DP000009
CORPORATE OFFICER

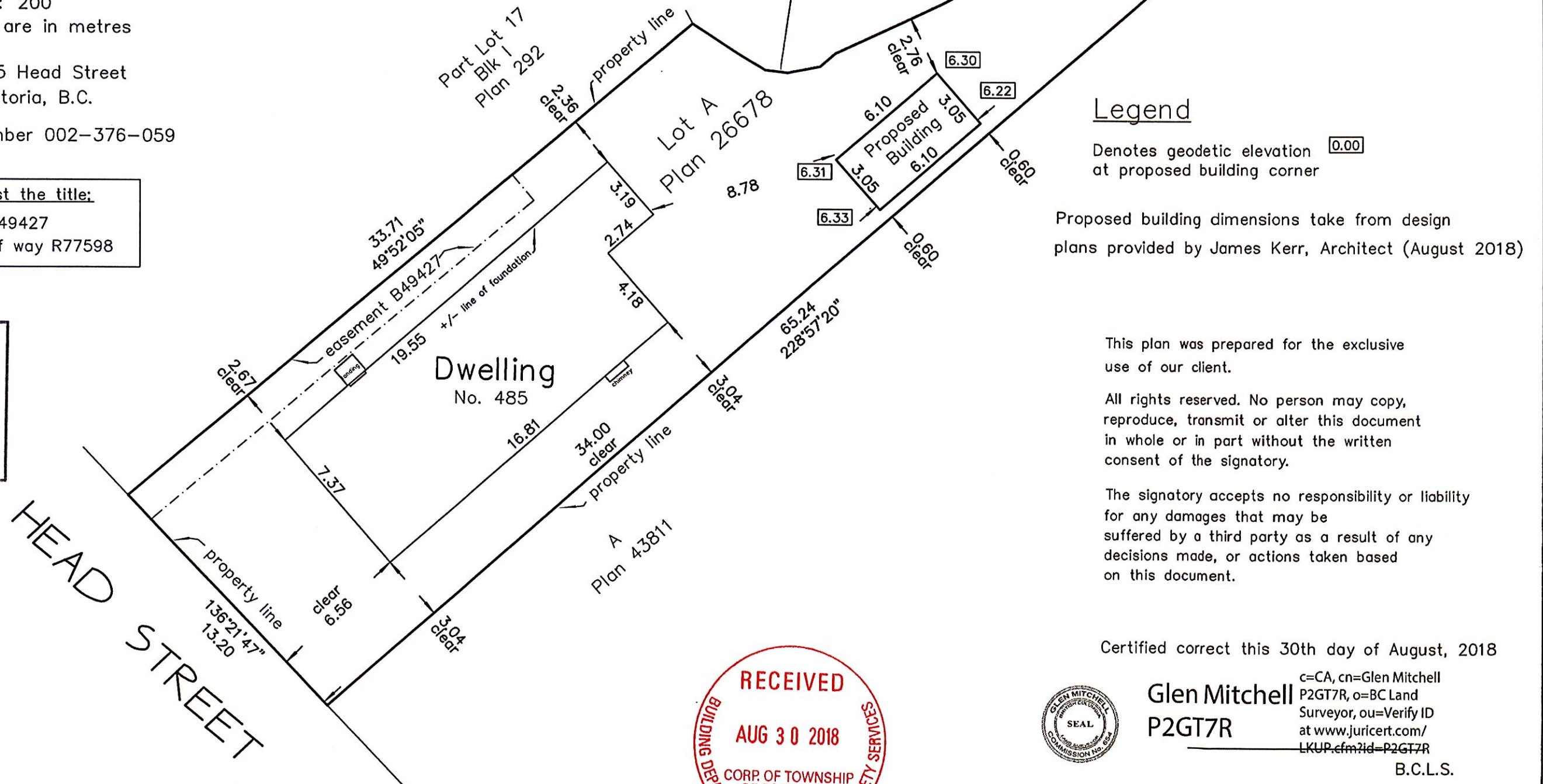
Property dimensions are
derived from Land Title Plans
and field survey.

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen @ mitchellsurvey.ca

fb 289 file 18-18-4183 A

PREPARED TO ACCOMPANY
BUILDING PERMIT APPLICATION

site area =
584.7 square metres



Legend

Denotes geodetic elevation 0.00
at proposed building corner

Proposed building dimensions take from design
plans provided by James Kerr, Architect (August 2018)

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use of our client.

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Certified correct this 30th day of August, 2018



Glen Mitchell
P2GT7R

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P2GT7R, o=BC Land
Surveyor, ou=Verify ID
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