

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00157**

**Owner:** Jordan John Arthur Noble  
Joanne Ena Mai  
805 Hutchinson Avenue  
Esquimalt, BC  
V9A 6K2

**Lands:** PID 005-946-689  
Lot 8, Block 6, Section 10, Esquimalt District, Plan 5240

**Address:** 805 Hutchinson Avenue, 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 provisions of Zoning Bylaw, 1992, No. 2050 as follows:

**Zoning Bylaw, 1992, No. 2050, 37.2 (9) (b) (ii)- Siting Requirements:**  
**Detached Accessory Dwelling Unit: Side Setback:** A 1.2-metre decrease to the requirement that no Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line [i.e. from 1.5 metres to 0.3 metres]

**Zoning Bylaw, 1992, No. 2050, 37.2 (9) (b) (iv)- Siting Requirements:**  
**Detached Accessory Dwelling Unit: Building Separation:** A 1.2-metre decrease to the requirement that no Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building [i.e. from 2.5 metres to 1.3 metres]

3. Approval of this Development Variance Permit has been issued in general accordance with the BCLS site plan provided by Underhill Geomatics Ltd., attached hereto as Schedule 'A'.

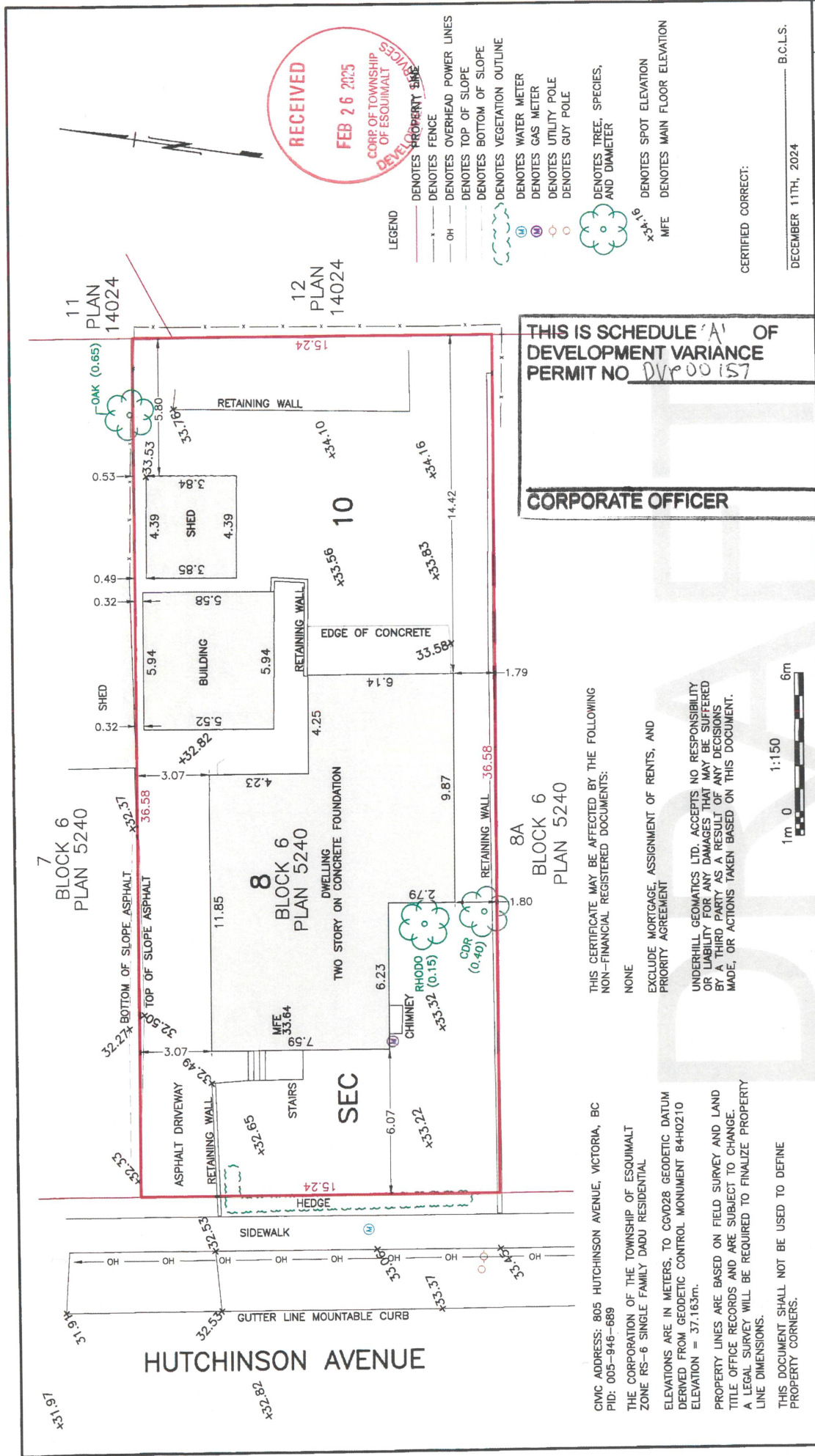
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. 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 \_\_\_\_\_, 2025.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

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



DRAWING NO. LCV-2024-142			REV. 0	
TITLE SITE PLAN OF: LOT 8, BLOCK 6, SECTION 10, ESQUIMALT DISTRICT, PLAN 5240			SHEET 1 OF 1	
DRAWN BY TG			JOB NO. V24CV142	
SCALE 1:150			DATE OF SURVEY DEC. 5, 2024	
CLIENT JORDAN NOBLE				

UNDERHILL GEOMATICS LTD.  
ENGINEERS AND SURVEYORS  
VICTORIA, BC  
TEL (250) 871-4599

CIVIC ADDRESS: 805 HUTCHINSON AVENUE, VICTORIA, BC  
PID: 005-948-689  
THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
ZONE RS-6 SINGLE FAMILY DADU RESIDENTIAL  
ELEVATIONS ARE IN METERS, TO CGVD28 GEODETIC DATUM  
DERIVED FROM GEODETIC CONTROL MONUMENT 84H0210  
ELEVATION = 37.163m.  
PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND  
TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE.  
A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY  
LINE DIMENSIONS.  
THIS DOCUMENT SHALL NOT BE USED TO DEFINE  
PROPERTY CORNERS.

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING  
NON-FINANCIAL REGISTERED DOCUMENTS:  
NONE  
EXCLUDE MORTGAGE, ASSIGNMENT OF RENTS, AND  
PRIORITY AGREEMENT  
UNDERHILL GEOMATICS LTD. 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.

CERTIFIED CORRECT:  
DECEMBER 11TH, 2024  
B.C.L.S.

LEGEND  
DENOTES PROPERTY LINE  
DENOTES FENCE  
OH DENOTES OVERHEAD POWER LINES  
DENOTES TOP OF SLOPE  
DENOTES BOTTOM OF SLOPE  
DENOTES VEGETATION OUTLINE  
DENOTES WATER METER  
DENOTES GAS METER  
DENOTES UTILITY POLE  
DENOTES GUY POLE  
DENOTES TREE, SPECIES,  
AND DIAMETER  
x34.16 DENOTES SPOT ELEVATION  
MFE DENOTES MAIN FLOOR ELEVATION