

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00066

Owners: Royal Falcon Developments Ltd., Inc. No. BC0682591

Lands: PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153

Address: 651 Grenville Avenue, Esquimalt, B.C.

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, Section 34. (5) – Floor Area - A 15.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 73.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 34. (7) – Building Width - A 0.5 metre reduction to the requirement that no single family dwelling shall be less than 7.0 metres in width [ie. from 7.0 metres to 6.5 metres]; and

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback - A 1.1 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, for lots not served by a rear lane [ie. from 3.0 metres to 1.9 metres], with the total setback of all side yards not to be less than 3.4 metres [ie. from 4.5 metres to 3.4 metres total].

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural drawings prepared by Ryan Hoyt

Designs Inc., stamped "Received May 17, 2017", and sited as detailed on the survey plan prepared by David E. Storback, B.C.L.S., of J.E. Anderson & Associates stamped "Received May 17, 2017", 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 JULY, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF JULY, 2017.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

SKETCH PLAN OF LOT 8 and LOT 9, BLOCK 6, SUBURBAN LOT 42, ESQUIMALT DISTRICT, PLAN 1153.

Address: 649 & 651 Grenville Avenue, Esquimalt
Date: May 15, 2017

For Variance Purposes



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00066

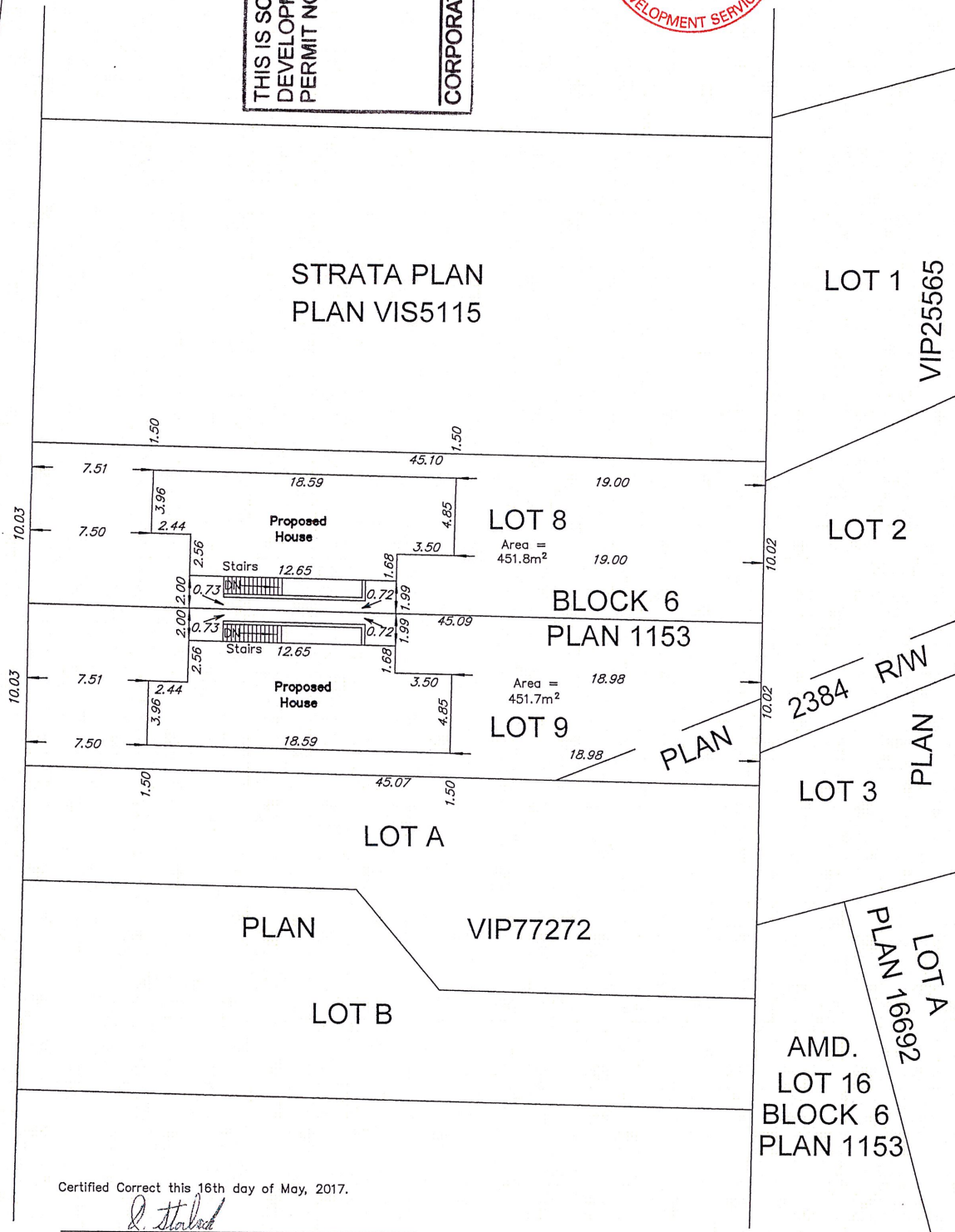
CORPORATE OFFICER

Scale 1:250

0 2.5 5 10 15 20 25
The intended plot size of this plan is 280mm in width by 432mm in height (B Size) when plotted at a scale of 1:250



GRENVILLE AVENUE



Certified Correct this 16th day of May, 2017.

D. Storbak

David E. Storbak, BCLS, CLS

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria, Nanaimo & Parksville, B.C.
Phone 250-727-2214 Web: www.jeanderson.com
File : 30476

V: \Projects\30476...08...\30476.dwg (Var) DS

6511 Grenville Ave.

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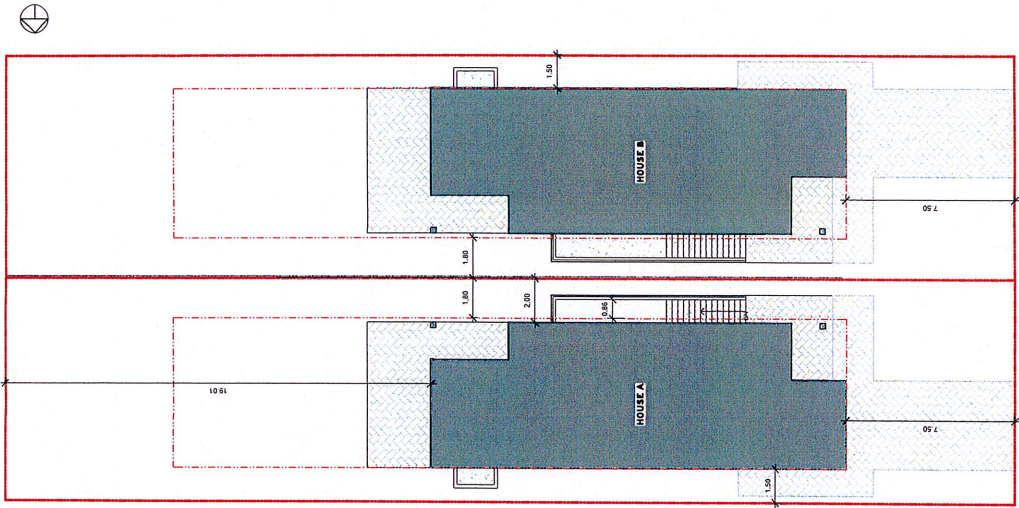
Project: 651 Grenville Ave.	Sheet Title: Cover Sheet
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Project No.: 17029

Sheet: A0.0 

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00066

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① Site Plan
1:100

GRENVILLE STREET

Project: 651 Grenville Ave. Sheet Title: Site Plan		Project No.: 17029 Sheet: A1.1
Ryan Hoyt Designs Inc. 250, 999 883 info@ryanhoytdesigns.com Victoria, BC V8Z 6L6 Suite 207, 4475 Viewmont Ave. RYAN HOYT DESIGN		
Date: 17May10	Description: Issue for Variance	By: RH
		No.: 6
Comments:		

GENERAL NOTES

1. The owner is responsible for obtaining all necessary permits from the appropriate authorities.
2. The owner is responsible for obtaining all necessary approvals from the appropriate authorities.
3. The owner is responsible for obtaining all necessary approvals from the appropriate authorities.
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Ryan Hoyt Designs Inc.
Suite 207, 4475 Viewmont Ave.,
Victoria, BC V8Z 6L8
250.999.9893
info@ryanhoytdesigns.com
www.ryanhoytdesigns.com

Project: 651 Greenville Ave.
Sheet Title: Floor Plans

Project No.: 17029

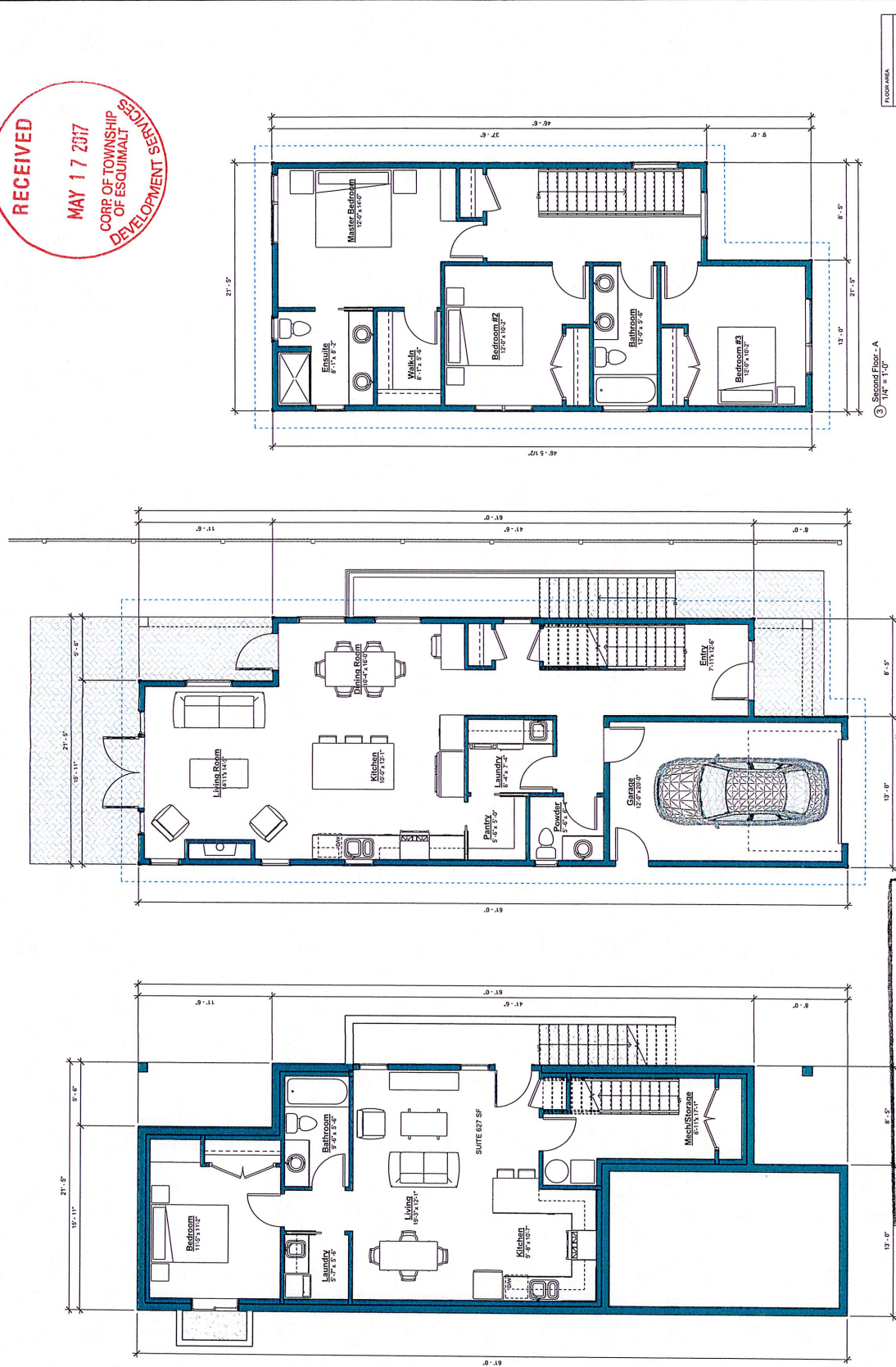
Sheet: A2.1 

FLOOR AREA	
MAIN	841 SF
UPPER	853 SF
BASEMENT	133 SF
SUITE	637 SF
TOTAL LIVING SPACE	2464 SF
GARAGE	240 SF
TOTAL BUILDING SF.	2694 SF

DRAWING SCALE: 1/4" = 1' - 0" ALL MEASUREMENTS ARE IN FEET

5	4	3	2	1	0	5	10	15
0	1	0	1	0	1	0	1	0

RECEIVED
MAY 17 2017
CORR OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



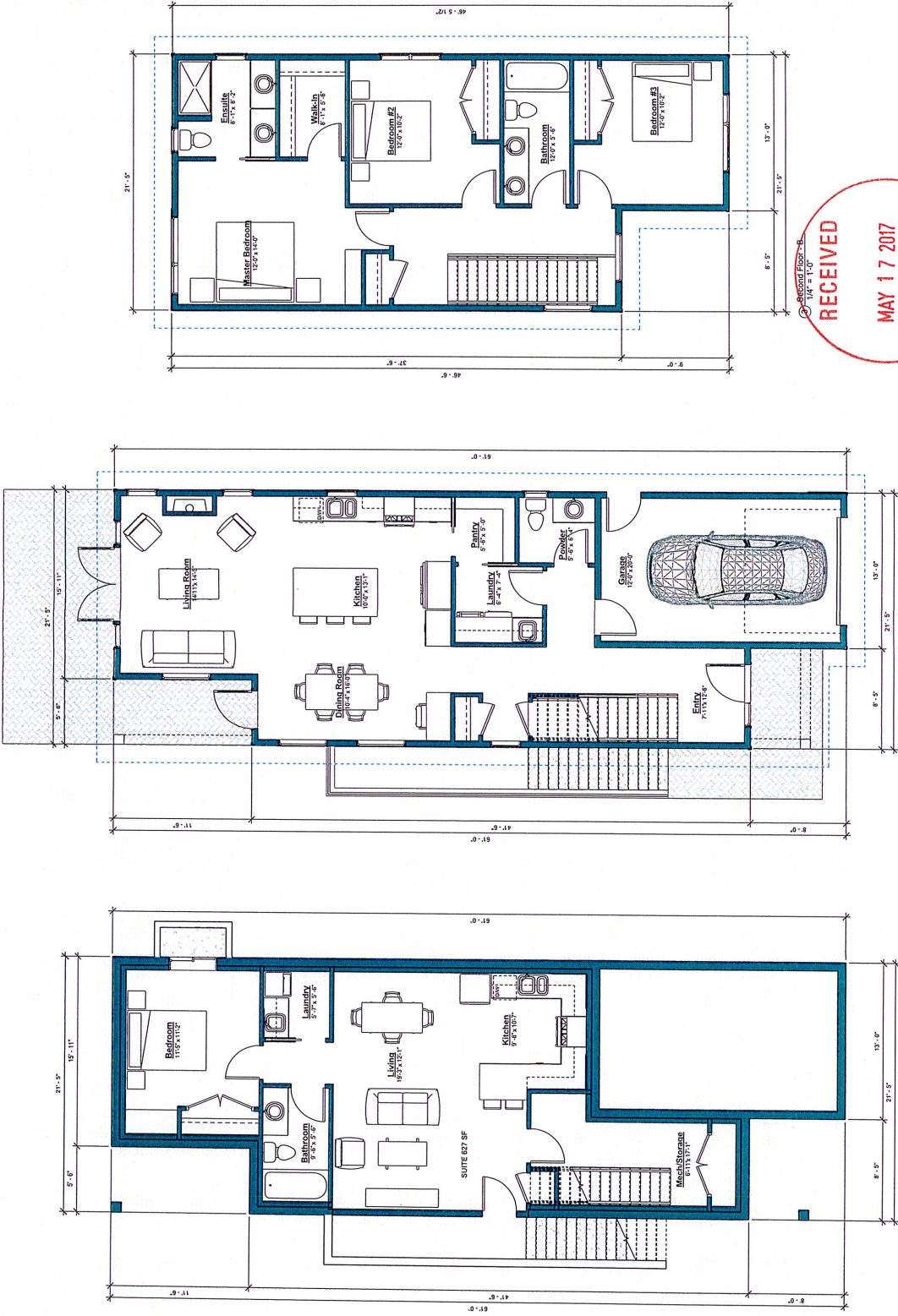
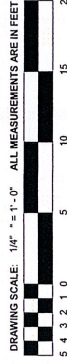
THIS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00666

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Project 651 Greenville Ave. Sheet Title:		Floor Plans Sheet Title:	
Project No. 17029		Sheet A2.2	
Date: 17 May 10		By: RH	
Description: Issue for Variance		Comments:	

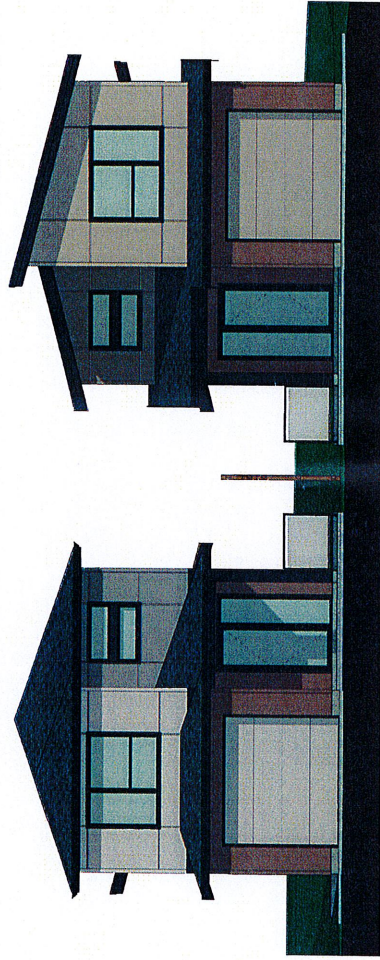


FLOOR AREA	AREA
UPPER	1411 SF
BASEMENT	133 SF
TOTAL BUILDING SPACE	1544 SF
TOTAL LIVING SPACE	244 SF
GARAGE	204 SF



THIS IS SCHEDULE 'A' OF
 DEVELOPMENT VARIANCE
 PERMIT NO. **DVP00066**

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① West - Front
1 1/4" = 1'-0"



$$\textcircled{2} \frac{\text{East - Rear}}{6' 4" - 4' 0"}$$

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DV900066

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICE

FLOOR AREA	
MAIN	841 SF
UPPER	853 SF
BASEMENT	133 SF
SUITE	627 SF
TOTAL LIVING SPACE	2,454 SF
GARAGE	240 SF
TOTAL BUILDING SF	2,694 SF

DRAWING SCALE: 1/4" = 1' - 0"

ALL MEASUREMENTS ARE IN FEET

5 4 3 2 1 0 5 10 15 20

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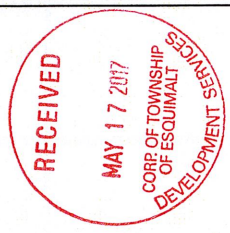


DRAWING SCALE: 1/4" = 1'-0" ALL MEASUREMENTS ARE IN FEET

FLOOR AREA	
MAIN	841 SF
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TOTAL LIVING SPACE	2,454 SF
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TOTAL BUILDING SF	2,694 SF

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CORPORATE OFFICER



ryan hoyt
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Project: 651 Grenville Ave.
Sheet Title: Perspectives

Project No.: 17029

Sheet: A5.1 

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