

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Permit

NO. DP000096

Owner: McDermott, Dorothy Anne Mary

Lands: PID 000-150-037, Lot J, Section 11, Esquimalt District, Plan 307

Address: 832 Old Esquimalt Road, 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 this permit for the purpose of authorizing the form and character of a two family infill dwelling within Development Permit Area No. 5 – Enhanced Design Control Residential.
2. Approval of this Development Permit is issued in accordance with the architectural drawings prepared by Hartmann's Drafting & Design, stamped "Received November 28, 2017", the landscape plan prepared by Hartmann's Drafting & Design, stamped "Received January 16, 2018", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received January 12, 2018" and attached hereto as Schedule 'A'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Erin Renwick, stamped "Received January 16, 2018", attached hereto as Schedule 'A'. Security, in an amount representing 120% of the estimate (120% of \$23,200.00 = \$27,840.00) 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.

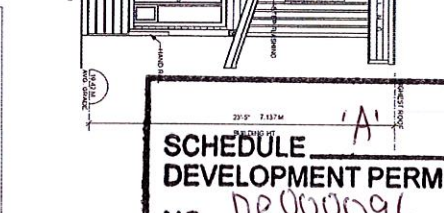
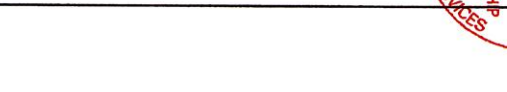
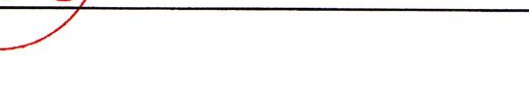
7. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

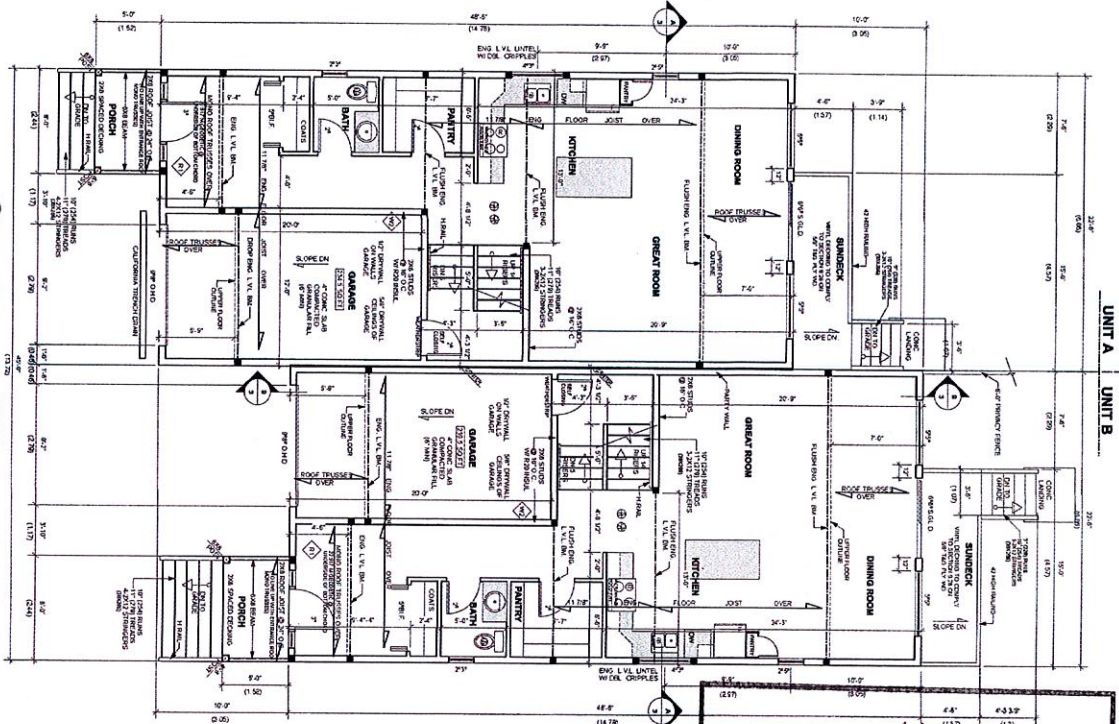
APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2018.

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

Director of Development Services

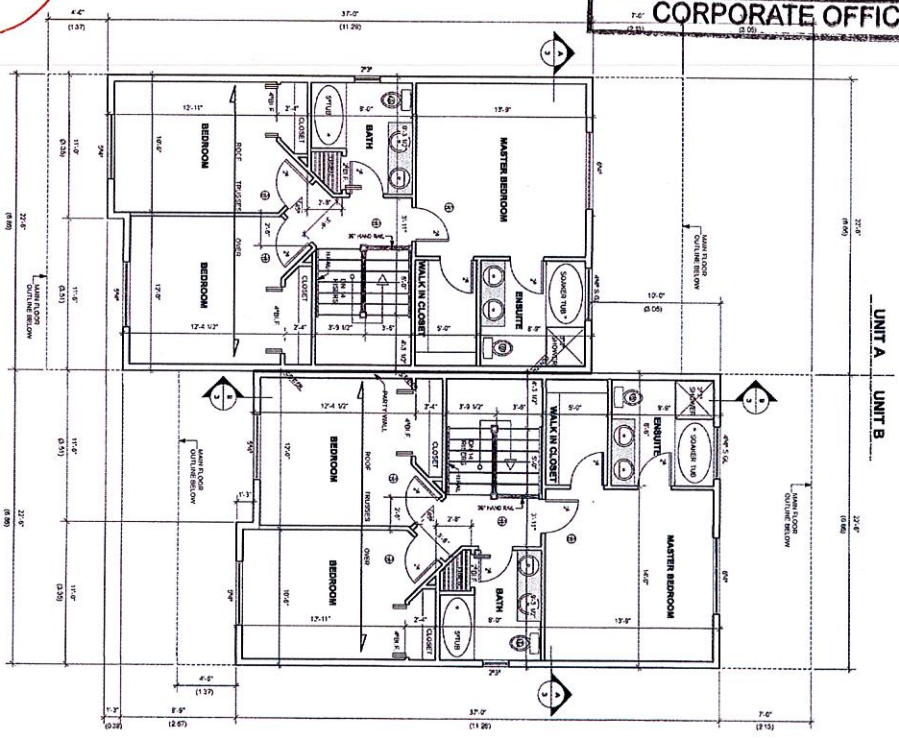
Corporate Officer
Corporation of the Township
of Esquimalt

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SCHEDULE A OF
DEVELOPMENT PERMIT
NO. DP000096
CORPORATE OFFICER

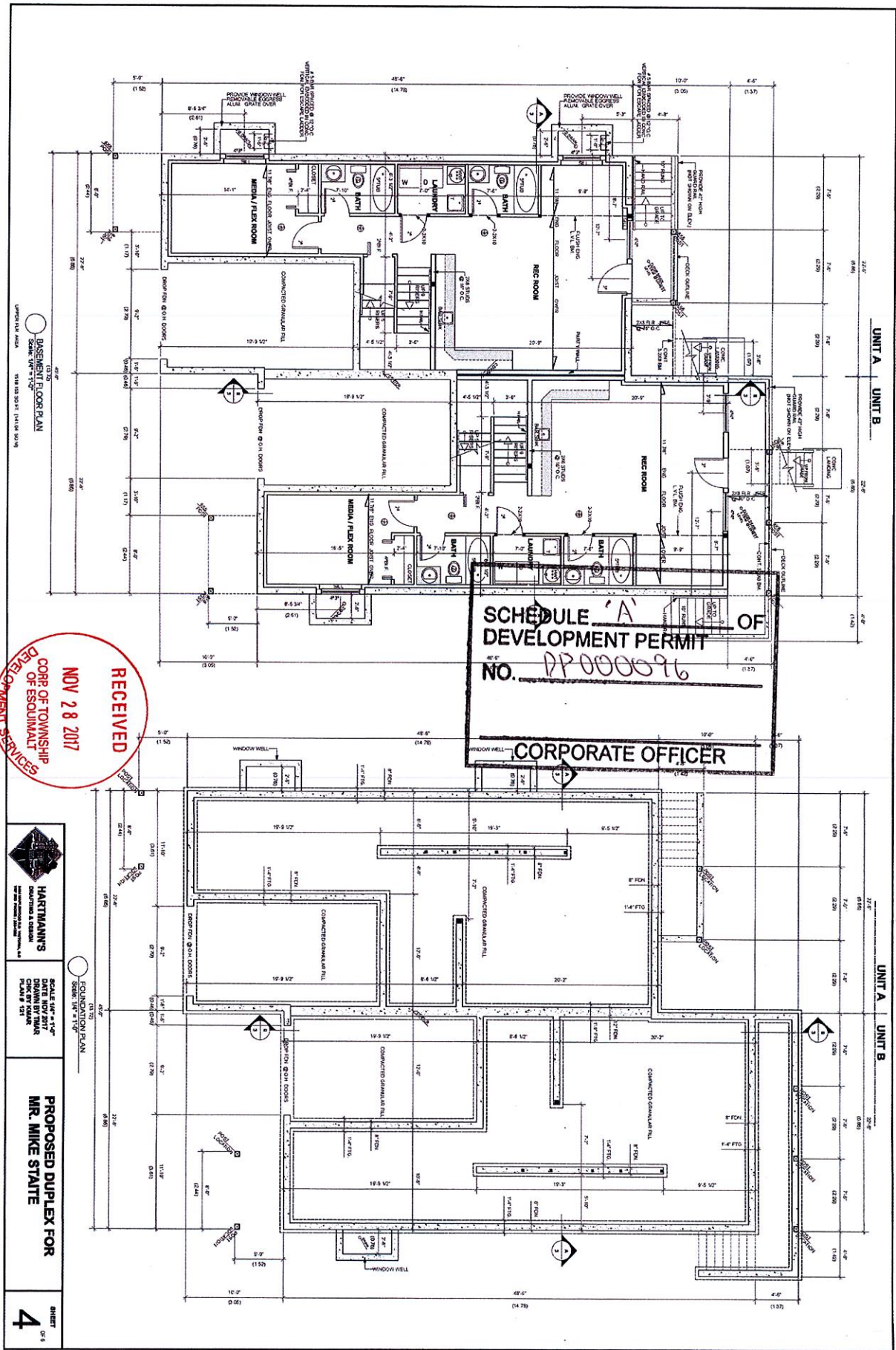
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CORP OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES



HARTMANN'S
ARCHITECTURE & DESIGN
1111 10th Street, Suite 100
Esquimalt, BC V8Y 1A1
Tel: 250.860.1234
Fax: 250.860.1235
www.hartmanns.ca

PROPOSED DUPLEX FOR
MR. MIKE STANTE

SHEET
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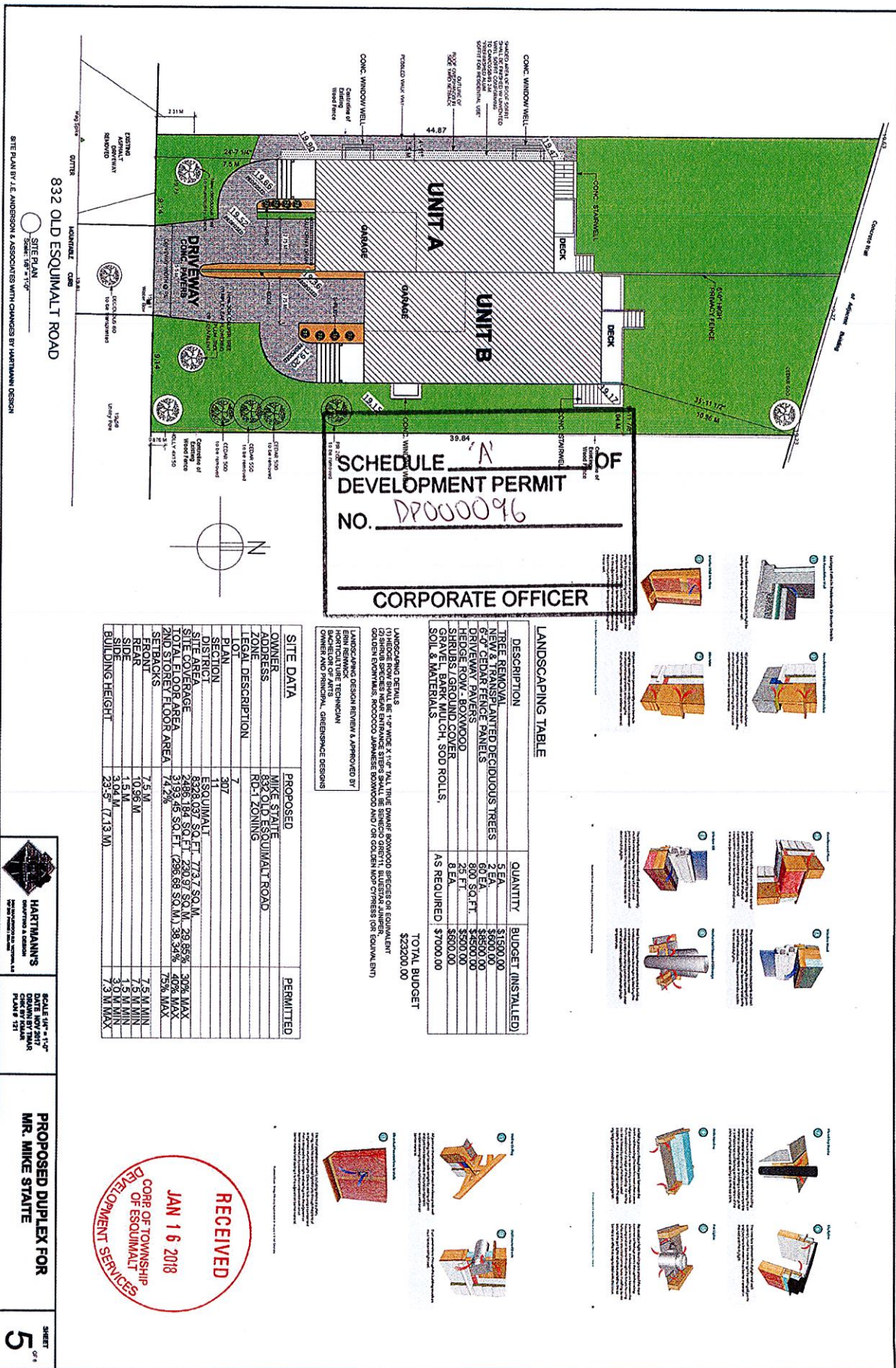


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 OF ESCUMALT
 DEVELOPMENT SERVICES



HARTMANN'S
 CORP OF TOWNSHIP
 OF ESCUMALT
 DEVELOPMENT SERVICES

PROPOSED DUPLEX FOR
 MR. MIKE STAYTE



SCHEDULE OF DEVELOPMENT PERMIT NO. DP000096

CORPORATE OFFICER

LANDSCAPING TABLE

DESCRIPTION	QUANTITY	BUDGET (INSTALLED)
TREE REMOVAL	5 EA	\$1500.00
NEW & TRANSPLANTED DECIDUOUS TREES	2 EA	\$600.00
6" GDBAN FENCE PANELS	60 EA	\$600.00
6" GDBAN FENCE POSTS	60 EA	\$600.00
6" GDBAN FENCE RAILS	25 FT	\$500.00
SHRUBS, GROUND COVER	8 EA	\$800.00
GRAVEL, BARK MULCH, SOD ROLLS, SOIL & MATERIALS	AS REQUIRED	\$7000.00
TOTAL BUDGET		\$23200.00

LANDSCAPING DETAILS

1. ALL TREES SHALL BE 1" DBH X 1" DBH TALL. TREES SHALL BE 100% GROWN OFFSHORE OR EQUIVALENT.

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SITE DATA	PROPOSED	PERMITTED
OWNER	MIKE STAYTE	
ADDRESS	832 OLD ESQUIMALT ROAD	
LOT	RD1 ZONING	
LOT DESCRIPTION	7	
PLAN	307	
SECTION	11	
DISTRICT	ESQUIMALT	
SITE COVERAGE	773.7 SQ. M.	
TOTAL FLOOR AREA	2486.84 SQ. FT. (230.97 SQ. M.)	28.85%
2ND STOREY FLOOR AREA	3193.45 SQ. FT. (296.89 SQ. M.)	38.34%
SETBACKS		
FRONT	7.5 M	7.5 M MIN
REAR	10.96 M	10.96 M MIN
SIDE	1.5 M	1.5 M MIN
BUILDING HEIGHT	23.5' (7.13 M)	30 M MAX



PROPOSED DUPLEX FOR MR. MIKE STAYTE



A
PLAN 26389

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DP000096

CORPORATE OFFICER



As to physical information and elevation shown
Certified correct, this 12th day of January, 2018.

Ryan P. Hourston, BCLS

NOTE : ELEVATIONS ARE TO GEODETIC DATUM
THE DECIMAL POINT OF THE ELEVATION
DENOTES THE LOCATION OF THE SHOT
TAKEN UNLESS OTHERWISE SPECIFIED
PROPERTY LINES HAVE BEEN CALCULATED
FROM CURRENT SURVEY
TREE INFORMATION MUST BE CONFIRMED
BY AN ARBORIST
TREE DIAMETER IS SHOWN IN mm
GND DENOTES EXISTING GROUND

Scale 1:125



0 1.25 2.5 5 7.5 10 12.5

J. E. Anderson and Associates

SURVEYORS	ENGINEERS
VICTORIA	NANAIMO

SITE PLAN - DUPLEX OPTION

AT 832 OLD ESQUIMALT ROAD PID 000-150-037

LEGAL : LOT 7, SECTION 11,
ESQUIMALT DISTRICT, PLAN 307

DRAWN BY : DBL	PROJECT SURVEYOR : RYAN HOURSTON
SCALE : 1 : 125	DATE : JAN. 12, 2018.

CLIENT : CANENG DEVELOPMENTS
MR. MIKE STAITE

OUR FILE : 30892	REVISION :
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