

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00103

Owners: Neil Ravendra Ramcharitar

Lands: PID 005-146-194 Lot 1 Block 1 Section 10 Esquimalt District Plan
11214
PID 005-916-445, Lot 40, Section 10, Esquimalt District, Plan 5726

Address: 1085 Gosper Crescent
1093 Gosper Crescent

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 specifically for the proposed Lot 'B' as delineated in the BC Land Surveyor's site plan provided by James Worton, stamped "Received May 26, 2020", attached hereto as Schedule 'A' as follows:

Zoning Bylaw, 1992, No. 2050, 30 (1) - Area, Shape and Dimension of Lots: Exemption from the prohibition that no subdivision shall be created in any Zone so that any Parcel created by the subdivision has an area or dimension less than that set out for the Zone in which it is located as specified by this bylaw.

Zoning Bylaw, 1992, No. 2050, 34 (2) - Parcel Size: Reduction for the minimum Parcel Size for Parcels created by subdivision from 530.0 square metres to 472.0 square metres.

Zoning Bylaw, 1992, No. 2050, 34 (9)(a)(iii) - Rear Setback: A 3.5 metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line. [i.e. from 7.5 metres to 4.0 metres]

3. This Development Variance Permit regulates the development of lands by varying the provisions of Parking Bylaw, 1992, No. 2011 specifically for the proposed Lot 'B' as delineated in the BC Land Surveyor's site plan provided by James Worton, stamped "Received May 26, 2020", attached hereto as Schedule 'A' as follows:

Parking Bylaw, 1992, No. 2011, (9)(4) - Exemption from the requirement that Parking Spaces in Residential zones shall be located no closer to the front lot line than the front face of the Principal Building.

Parking Bylaw, 1992, No. 2011, 13 (1)(i) - Number of Off-Street Parking Spaces: a reduction of required parking spaces from 1 space per dwelling unit to 1 space for a single family dwelling and its corresponding secondary suite.

4. Approval of this Development Variance Permit has been issued in general accordance with the BC Land Surveyor's site plan provided by James Worton, stamped "Received May 26, 2020", attached hereto as Schedule 'A'.
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 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 Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____
DAY OF _____, 2020.

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

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1085 Gosper Crescent

Legal – Lot 1, Block 1, Section 10, Esquimalt District, Plan 11214

Parcel Identifier: 005-146-194 in the Township of Esquimalt

Civic: 1093 Gosper Crescent

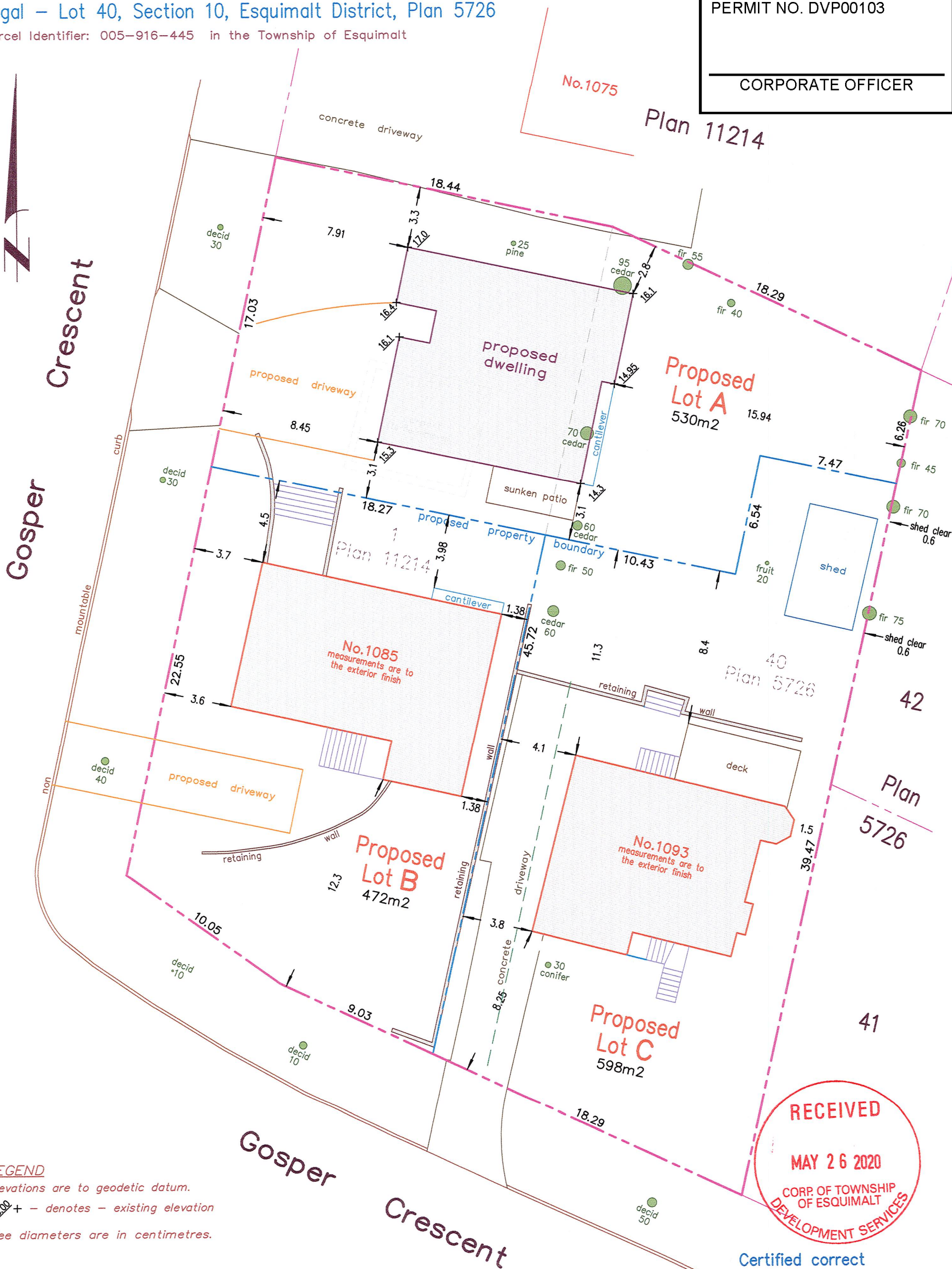
Legal – Lot 40, Section 10, Esquimalt District, Plan 5726

Parcel Identifier: 005-916-445 in the Township of Esquimalt

File : 13,068 – 35
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP00103

CORPORATE OFFICER



LEGEND
Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.

Scale - 1 : 200 Distances are in metres.
0 2 10 20
The intended print size is 11" by 17".

Received
MAY 26 2020
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

Certified correct
this 5th day of May, 2020

James Worton
JXBJ19

James Worton, B.C.L.S.

