

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000154

Owners: Laylee Rohani
Dustin Delain

Land: PID 031-023-916, Strata Lot C, Suburban Lot 48, Esquimalt District, Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Address: 457 Sturdee Street, 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, for the purpose of:
 - Protection of development from hazardous conditions, as governed by Development Permit Area No. 2.
2. Approval of this Development Permit is issued in accordance with the drawings prepared by Victoria Design Group, stamped "Received, December 24, 2020", 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 JUNE, 2021

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THIS _____ DAY OF JUNE, 2021.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

**SKETCH PLAN OF STRATA LOT C,
SUBURBAN LOT 48,
ESQUIMALT DISTRICT,
STRATA PLAN EPS5951**

SITE DATA	RS-3	RS-3
REQUIREMENTS	REQUIREMENTS	PROPOSED
LOT AREA	550.00 sqm	742.14 sqm
HEIGHT TO TOP OF PLATE	7.30 m	6.62 m
HEIGHT MODULO 9%	30 %	24.44 %
LOT COVERAGES		
SEMPACKS		
- WEST	7.50 m	8.61 m
- EAST	1.50 m	1.51 m
- NORTH	3.60 m	3.61 m
- SOUTH	7.80 m	8.10 m
PROPOSED FLOOR AREA		
UPPER	68.00 sqm	122.16 sqm
LOWER (88 sqm Max)	68.00 sqm	122.20 sqm
LOWER	141.94 sqm	141.94 sqm
GARAGE ELEVATION	-42.78 sqm	-42.78 sqm
STAIRS ELEVATION	-11.39 sqm	-11.39 sqm
LOWER ELEVATION	-11.39 sqm	-11.39 sqm
TOTAL FLOOR AREA	248.50 MAX	248.41 sqm
F.A.R.	0.35	0.35

GEODETIC DATUM FOR HEIGHT CALCULATION SET AT 9m AS PER SUBDIVISION COVENANT

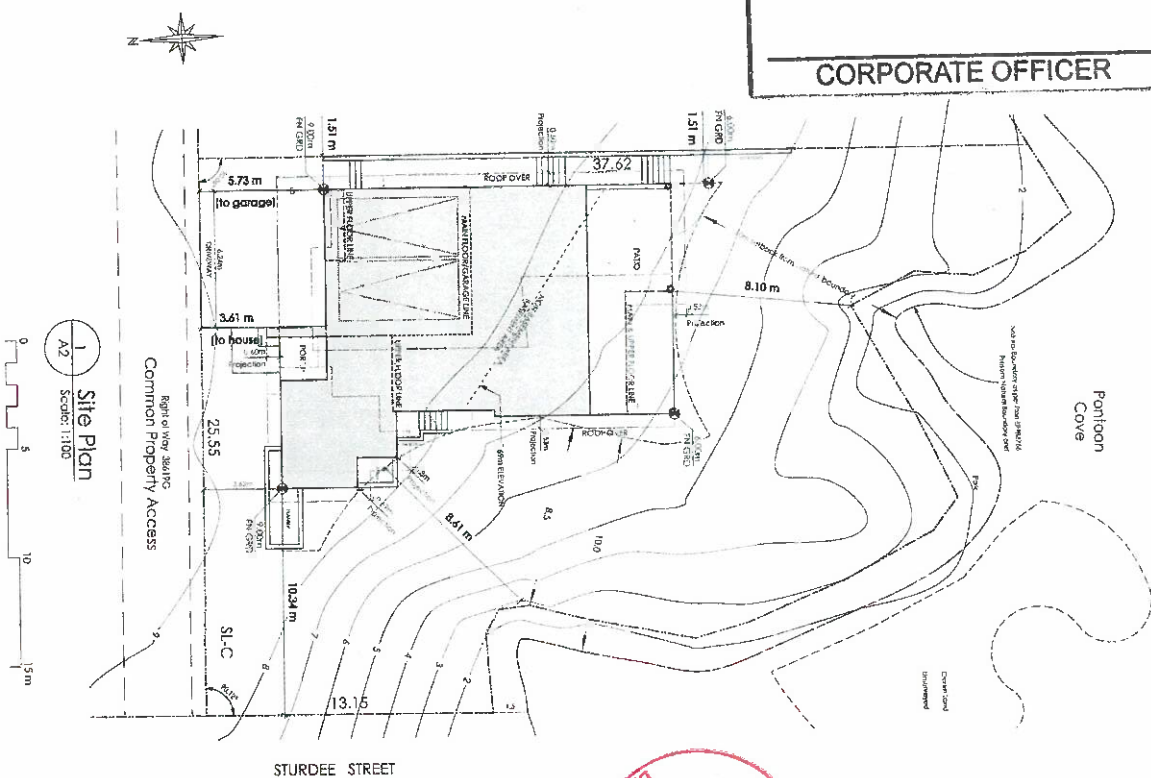
REINFORCING WALLS SHALL NOT EXCEED 1.2m IN HEIGHT FROM NATURAL GRADE AND ARE TO BE CERTIFIED BY AN ENGINEER AND MEET BEC REQUIREMENTS FOR PARADOXIAL DESIGN (REFER TO STRUCTURAL DRAWINGS) (VERIFY EXTENT OF RETAINING ON SITE)

U.F.E = 12.59m
M.F.E = 9.00m
G.F.E = 9.00m
L.F.E = 6.12m (see notes)
GRADE DATUM = 9.00m

- NOTES:
- DOUBLE BOTTOM PLATE AT LOWER FLOOR TO ALLOW FOR 1 1/2" CONCRETE TOPPING W/ HYDRONIC FLOOR HEATING
 - TOP OF PLATE TO 0.91 WINDOW HEIGHT DIMENSIONS AND FLOOR ELEVATIONS ARE FROM TOP OF CONCRETE TOPPING AND/OR TOP OF STEERING.
 - STRUCTURE AND STRUCTURAL ELEMENTS TO BE DESIGNED BY A STRUCTURAL ENGINEER AND TO BE IN ACCORDANCE WITH PRECEDENCE OVER NOTATIONS ON THESE PLANS.

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
No. DP000154

CORPORATE OFFICER



LIST OF EXEMPTIONS	
1.1	General public & 10% of residents
A1	Site Plan
A2	Proposed Building
A3	Proposed Building
A4	Proposed Building
A5	Proposed Building
A6	Proposed Building
A7	Proposed Building
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A100	Proposed Building

103-891 Alton Avenue
Victoria, B.C. V8N 1A1
Tel: 250-382-1234
Fax: 250-382-1235
www.victoriagroup.com

Oct 27, 2020
NCT
MDK
AS SHOWN
AS OF A2 OF A10

DESIGNED BY: DUSTY DALTON & LAYLEE ROHRER
DUSTY DALTON & LAYLEE ROHRER
SLC, 455 Sturdee Street,
Esquimalt

LIST OF DRAWINGS		VICTORIA design group	
A1	General Notes - A - 80 Conclusions	DATE	1992-09-03
A2	Site Plan	BY	John A. Dwyer, Registered Professional Engineer
A3	Section 1 - Foundation	DATE	1992-09-03
A4	Section 2 - Foundation	BY	John A. Dwyer, Registered Professional Engineer
A5	Section 3 - Foundation	DATE	1992-09-03
A6	Section 4 - Foundation	BY	John A. Dwyer, Registered Professional Engineer
A7	Section 5 - Foundation	DATE	1992-09-03
A8	Section 6 - Foundation	BY	John A. Dwyer, Registered Professional Engineer
A9	Section 7 - Foundation	DATE	1992-09-03
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A280	Section 27		

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CORPORATE OFFICER

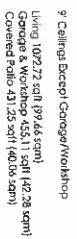


Foundation Floor Plan

RECEIVED
DEC 24 2020
CORP OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT SERVICES

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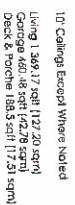
CORPORATE OFFICER



CORP. OF TOWNSHIP
OF ESQUIMALT

PROPOSED REVISION FOR:
Dusty Delain & Laylee Rohani
SL-C, 455 Sturdee Street.
Esquimalt

CORPORATE OFFICER



NOTES:
- DOSSAGE BOTTOM PLATE AT LOWER FLOOR
- TO ALLOW FOR 1.12Z CONCRETE TOPPING
- W/ INTERIOR FLOOR HEATING
- TOP OF PLATE (R.O.P.) WINDOW HEIGHT
- DIMENSIONS AND FLOOR ELEVATIONS ARE
- FROM TOP OF CONCRETE TOPPING
- AND/OR TOP OF STEERING.

- STRUCTURE AND STRUCTURAL ELEMENTS
- TO BE DESIGNED BY A STRUCTURAL
- ENGINEER. STRUCTURAL PLANS TAKE
- PRECEDENCE OVER NOTATIONS ON THEIR
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CORPORATE OFFICER

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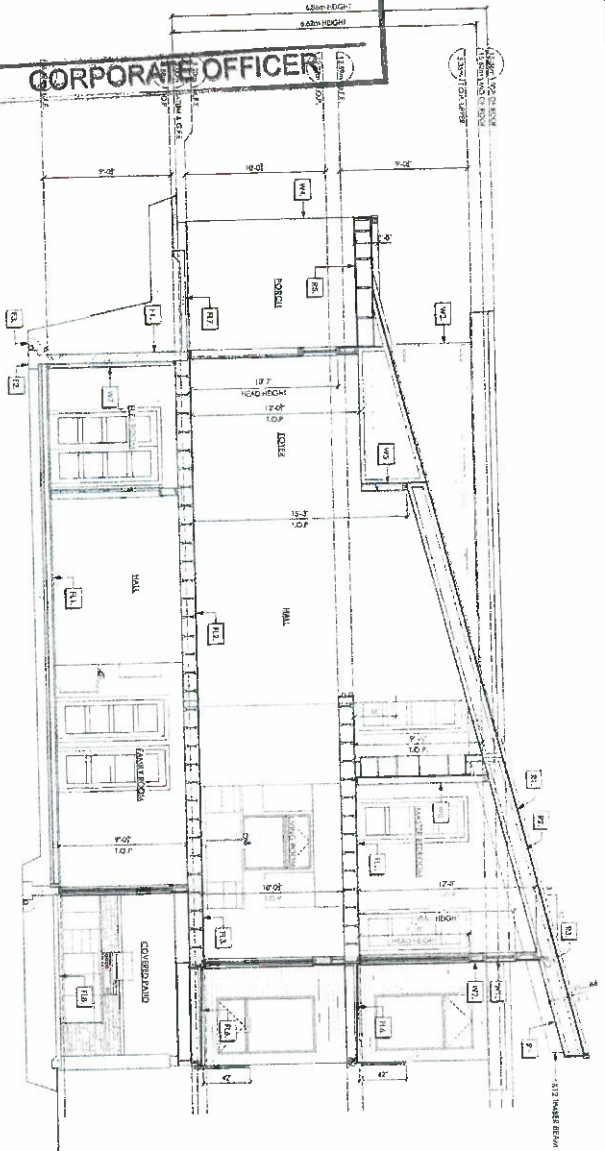
SCHEDULE 1A OF DEVELOPMENT PERMIT NO. DP000154

CORPORATE OFFICER

Section Notes

1. SEE A10 FOR SECTION A-A
2. SEE A10 FOR SECTION B-B
3. SEE A10 FOR SECTION C-C
4. SEE A10 FOR SECTION D-D
5. SEE A10 FOR SECTION E-E
6. SEE A10 FOR SECTION F-F
7. SEE A10 FOR SECTION G-G
8. SEE A10 FOR SECTION H-H
9. SEE A10 FOR SECTION I-I
10. SEE A10 FOR SECTION J-J
11. SEE A10 FOR SECTION K-K
12. SEE A10 FOR SECTION L-L
13. SEE A10 FOR SECTION M-M
14. SEE A10 FOR SECTION N-N
15. SEE A10 FOR SECTION O-O
16. SEE A10 FOR SECTION P-P
17. SEE A10 FOR SECTION Q-Q
18. SEE A10 FOR SECTION R-R
19. SEE A10 FOR SECTION S-S
20. SEE A10 FOR SECTION T-T
21. SEE A10 FOR SECTION U-U
22. SEE A10 FOR SECTION V-V
23. SEE A10 FOR SECTION W-W
24. SEE A10 FOR SECTION X-X
25. SEE A10 FOR SECTION Y-Y
26. SEE A10 FOR SECTION Z-Z

1 A10 Cross Section A-A Scale: 1/4" = 1'-0"



- 1. SEE A10 FOR SECTION A-A
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25. SEE A10 FOR SECTION Y-Y
26. SEE A10 FOR SECTION Z-Z

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