

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00109

Owners: Amanda Jane Burk Sutton Tarling
Graham Antony Tarling

Lands: PID 031-023-908, Strata Lot B, 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 show on Form V

Address: 455 Sturdee Street, 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, 36 (6)(a) – Building Height: to increase the maximum allowed height from 7.3 metres to 7.6 metres;

Zoning Bylaw, 1992, No. 2050, 36 (8)(a) – Lot Coverage: to increase the maximum allowed lot coverage from 30% of the Area of the Parcel to 31.6% of the Area of the Parcel.

3. 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.
4. 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.

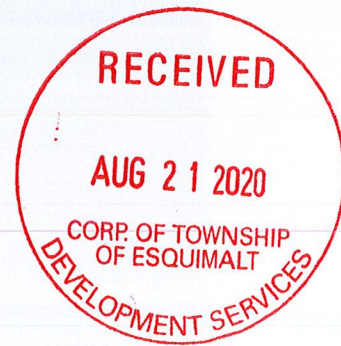
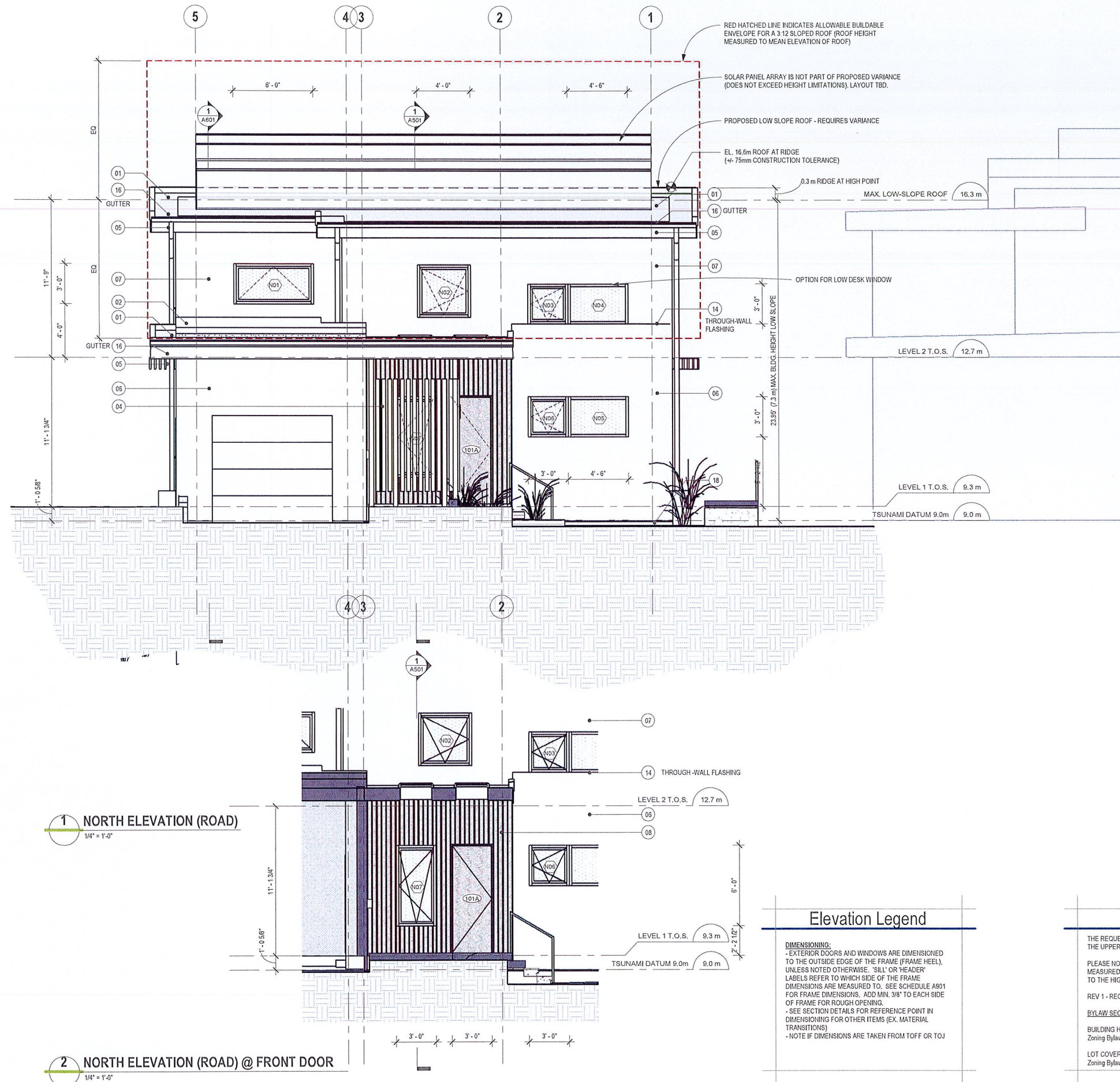
5. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

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



Exterior Finish Legend

- 01 ROOFING - LOW PITCH TORCH-ON
- 02 ROOFING - GREEN
- 03 SOFFIT - WOOD
- 04 WOOD EXPOSED
- 05 FASCIA
- 06 CLADDING TYPE 1
- 07 CLADDING TYPE 2
- 08 CLADDING TYPE 3
- 09 CLADDING - PROTECTION BOARD
- 10 MISC. METAL POWDER COATED
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- 16 GUTTERS, SCUPPERS AND RWL's
- 17 GUARDRAIL - CABLE RAILING
- 18 CONCRETE EXPOSED
- 19 DECKING - COMPOSITE
- 20 PAVERS
- 21 DECORATIVE HARDWARE

Elevation Legend

DIMENSIONING:

- EXTERIOR DOORS AND WINDOWS ARE DIMENSIONED TO THE OUTSIDE EDGE OF THE FRAME (FRAME HEEL), UNLESS NOTED OTHERWISE. 'SILL' OR 'HEADER' LABELS REFER TO WHICH SIDE OF THE FRAME DIMENSIONS ARE MEASURED TO. SEE SCHEDULE A601 FOR FRAME DIMENSIONS. ADD MIN. 3/8" TO EACH SIDE OF FRAME FOR ROUGH OPENING.
- SEE SECTION DETAILS FOR REFERENCE POINT IN DIMENSIONING FOR OTHER ITEMS (EX. MATERIAL TRANSITIONS)
- NOTE IF DIMENSIONS ARE TAKEN FROM TOFF OR TOJ

Board of Variance Note

THE REQUESTED VARIANCE IS FOR AN INCREASE IN BUILDING HEIGHT AT THE RIDGE OF THE UPPER ROOF ONLY. OTHER ASPECTS OF DESIGN ARE SUBJECT TO CHANGE.

PLEASE NOTE, FOR A LOW SLOPED ROOF (PITCH LESS THAN 3:12), HEIGHT IS MEASURED FROM THE 9.0m GEODETIC ELEVATION (TSUNAMI HAZARD ZONE DVP 00094) TO THE HIGHEST POINT OF THE LOW SLOPED ROOF (ZONING BYLAW 2050 15.1(1)).

REV 1 - REQUESTED VARIANCE FOR AN INCREASE IN LOT COVERAGE.

BYLAW SECTION + REQUIREMENT	PERMITTED	PROPOSED	DIFFERENCE
BUILDING HEIGHT Zoning Bylaw Section RS-3 36.6.(a)	7.3m	7.6m	0.3 metres
LOT COVERAGE Zoning Bylaw Section RS-3 36.8.(a)	30% (2218.4 SF)	31.6% (2339.7 SF)	1.6% (121.3 SF)

General Notes:

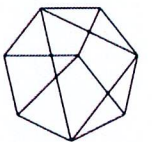
Contractor and all sub-trades shall verify dimensions on site. Do not scale these drawings. Any discrepancies to be reported immediately to the architect.

Contractor shall be responsible for all conditions on the job. All work completed on site is to conform to current applicable bylaws and codes (British Columbia Building Code, Vancouver Building Bylaw).

This set of drawings and the design as shown remain the property of the architect.

PRELIMINARY:
NOT FOR PERMIT
OR CONSTRUCTION

Issued For B.O.V. Rev. 1 - Lot Coverage added to B.O.V. application	20-08-11
Issued for Client Mtg. (DD04)	20-08-07
Issued for Consultant Coord	20-07-20
Issued For B.O.V.	20-07-19
Issued for Client Mtg. DD03	20-07-17
Issued for Client - Builder Mtg. DD02	20-06-11
Issued For (Client Mtg. PD01)	20-03-13
no. issue / revision	date (yy-mm-dd)



ONE SEED
ARCHITECTURE + INTERIORS

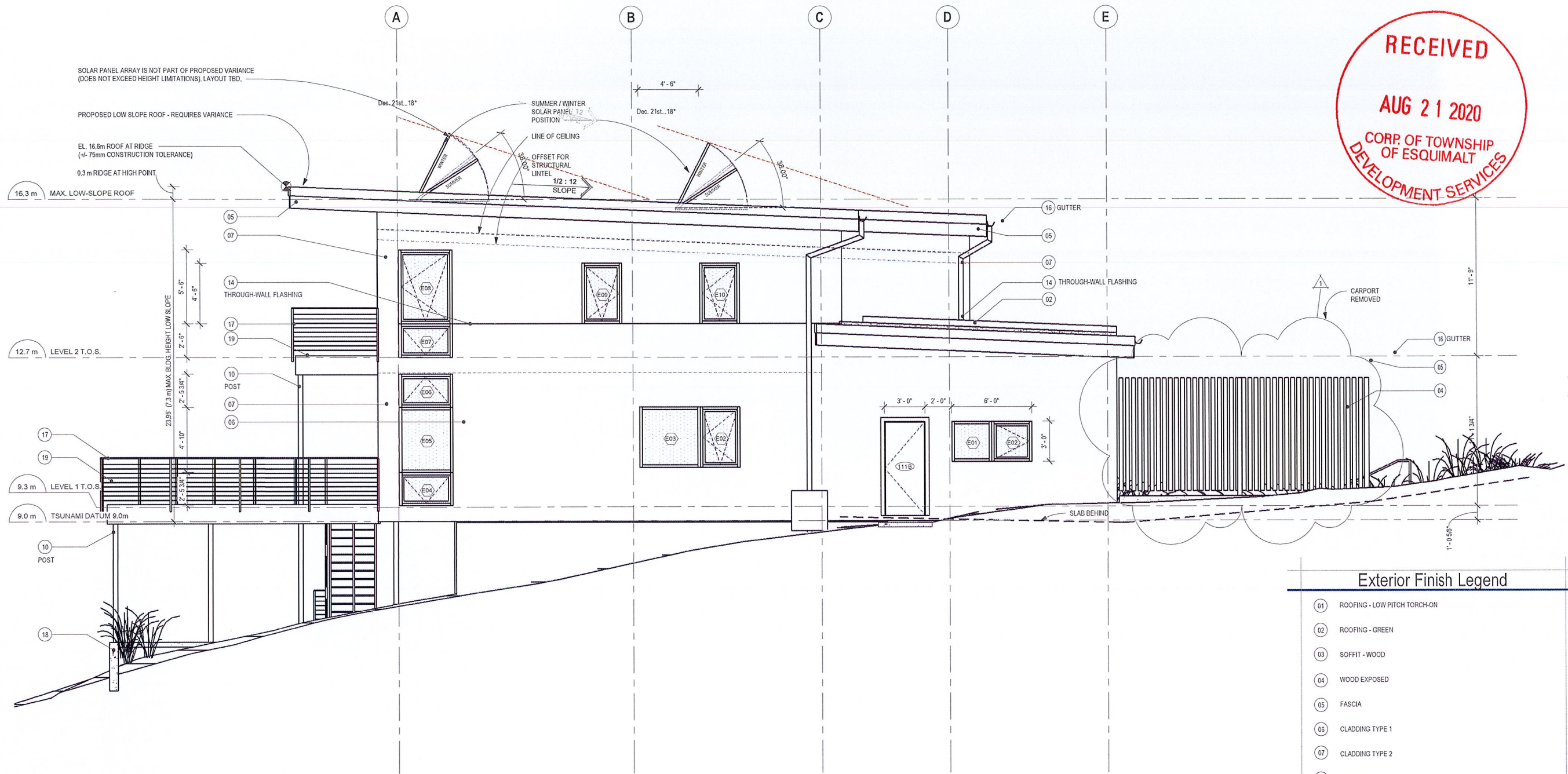
611 - 525 Seymour Street, Vancouver, BC, V6B 3H7
o: 604.566.9208 oneseed.ca

TARLING
ECO HOUSE

Strata Lot B Suburban Lot
48, 455 Sturdee Street

NORTH ELEVATION
(ROAD)

Project Phase: B.P.	Project Number: 200214
Drawn: HG	Designed: AHP / HG
Date: AUG. 11, 2020	Checked: AHP
Scale full size (27"x34") As indicated	A401



1 EAST ELEVATION (SIDE)
1/4" = 1'-0"

Elevation Legend

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REV 1 - REQUESTED VARIANCE FOR AN INCREASE IN LOT COVERAGE.

BYLAW SECTION + REQUIREMENT	PERMITTED	PROPOSED	DIFFERENCE
BUILDING HEIGHT Zoning Bylaw Section RS-3 36.6.(a)	7.3m	7.6m	0.3 metres
LOT COVERAGE Zoning Bylaw Section RS-3 36.8.(a)	30% (2218.4 SF)	31.6% (2339.7 SF)	1.6% (121.3 SF)

Exterior Finish Legend

- 01 ROOFING - LOW PITCH TORCH-ON
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- 05 FASCIA
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General Notes:

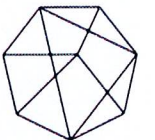
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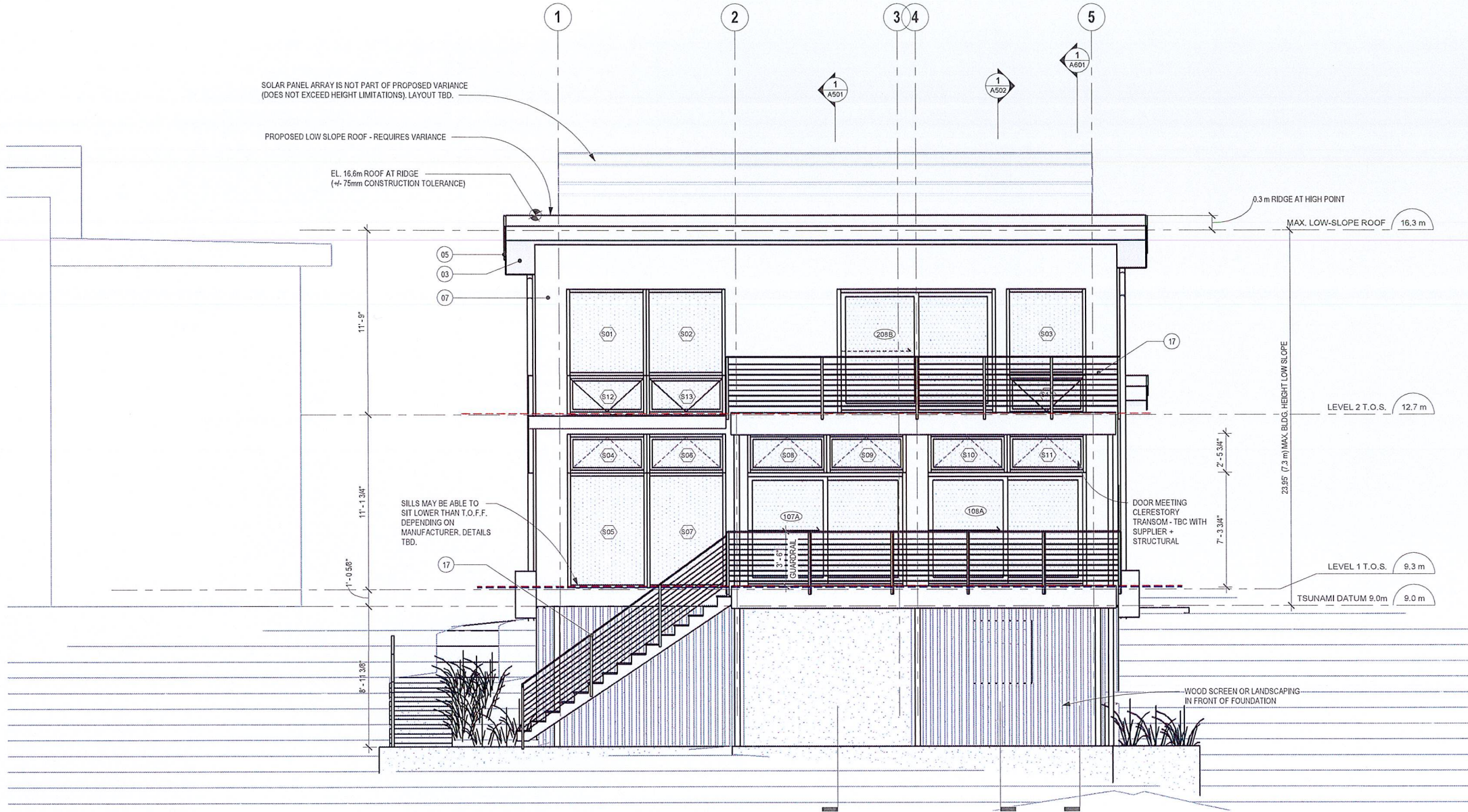
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TARLING
ECO HOUSE

Strata Lot B Suburban Lot
48, 455 Sturdee Street

EAST ELEVATION
(SIDE)

Project Phase: B.P.	Project Number: 200214
Drawn: HG	Designed: AHP / HG
Date: AUG. 11, 2020	Checked: AHP
Scale full size (22"x34") As indicated	A402



1 SOUTH ELEVATION (OCEAN FRONT)
1/4" = 1'-0"

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ECO HOUSE

Strata Lot B Suburban Lot
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SOUTH ELEVATION
(OCEAN FRONT)

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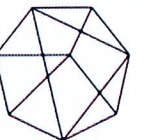
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trata Lot B Suburban Lot
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Drawn: HG	Designed: AHP / HG	Checked: AHP
Date: AUG. 11, 2020		
Scale full size (22"x34") As indicated	A404	

A404

BC LAND SURVEYORS SITE PLAN OF:

Civic: 455 Sturdee Street

Legal Strata Lot B, Suburban Lot 48,
Esquimalt District, Strata Plan EPS5951

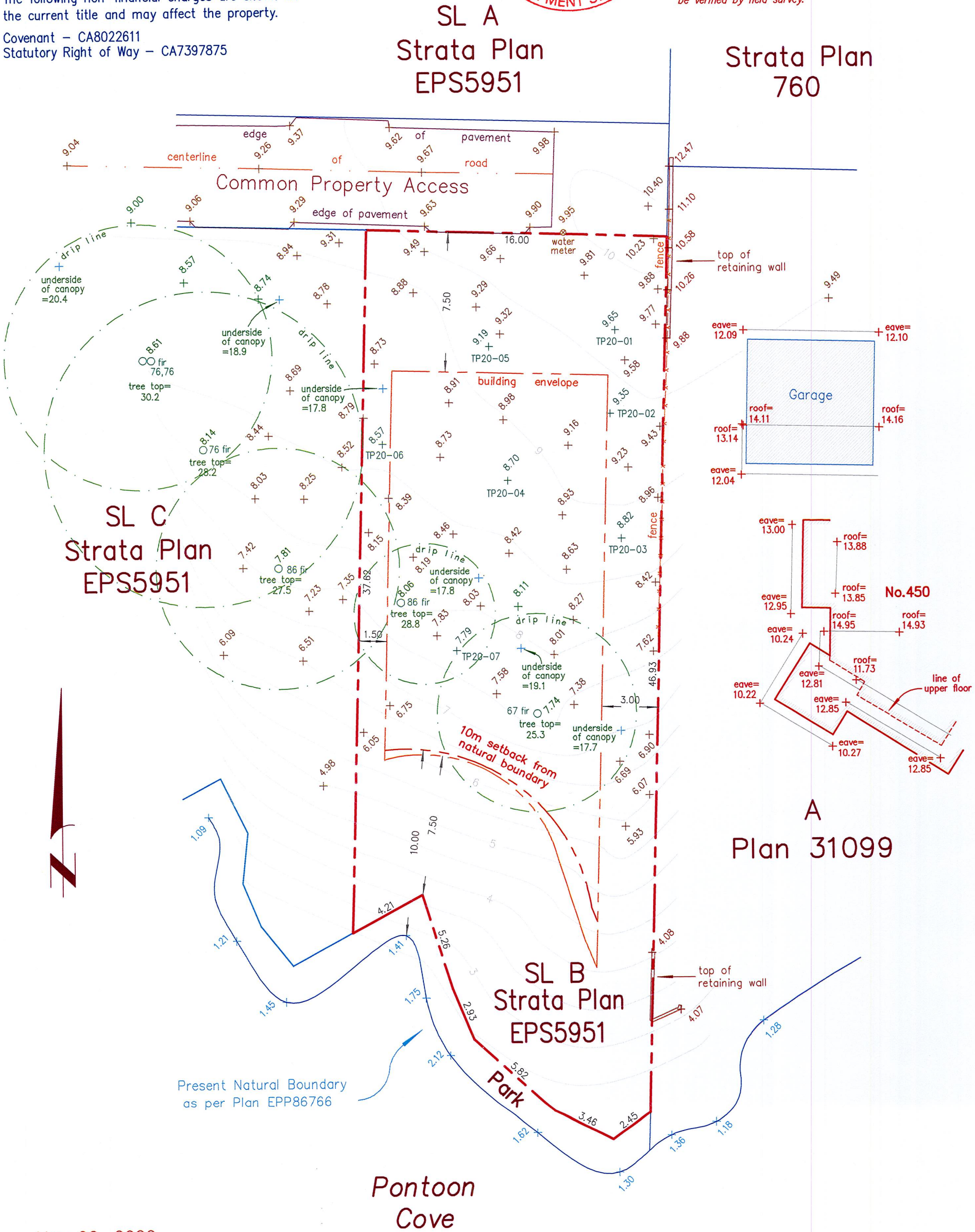
Parcel Identifier: 031-023-908
in the Township of Esquimalt

The following non-financial charges are shown on
the current title and may affect the property.

Covenant - CA8022611
Statutory Right of Way - CA7397875

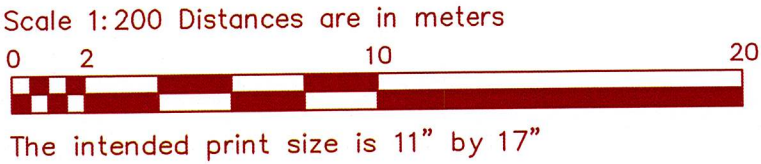


LEGEND
Elevations are to geodetic datum.
TP + - denotes - test pit stake
+ - denotes - existing elevation
Tree diameters are in centimetres.
Lot Area = 687 m2
Contour Interval = 0.50 metres
Contours have been derived by digital terrain
modelling and any critical elevations must
be verified by field survey.



May 22, 2020

File : 11,098-19
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855



Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.