



October 26, 2023

DEVELOPMENT VARIANCE PERMIT NOTICE

Dear Resident,

The owners of **904 Admirals** have applied for a Development Variance Permit to accommodate a subdivision and duplex development.

What does this mean?

As part of the application, the public has an opportunity to provide input to Council regarding the proposed variance. All variances to the Township's Zoning Bylaw must be considered by Council. The Zoning Bylaw can be found on the Township's website at: <https://www.esquimalt.ca/government-bylaws/bylaws-enforcement/bylaws/zoning-bylaw-2050-consolidated>

Site Location



Description of land:

Address: 904 Admirals **Parcel Identifier (PID):** 000-409-880 **Legal description:** Lot 2, Section 2, Esquimalt District Plan 7539, Except that part thereof lying to the north east of a straight boundary joining points on the north westerly and south easterly boundaries of said lot distant 140 feet respectively from the most westerly and most southerly concerns of said lot.

Purpose of the application:

The applicant is proposing a subdivision and subsequent new duplex dwelling. The applicant is requesting the following variance to Zoning Bylaw, 1992, No. 2050 to accommodate the subdivision:

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

- Vary **Section 67.143 Comprehensive Development District No. 156 [CD No. 156], (3) Minimum Lot Width** – to decrease the allowed minimum lot width by 1 metre (from 21.8 metres to 20.8 metres)

Input opportunities:

The Municipal Council will consider this application on **November 6, 2023 at 7:00 p.m.** in the COUNCIL CHAMBERS, ESQUIMALT MUNICIPAL HALL, 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1.

All persons believing their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard and may indicate their support or opposition for the proposed bylaw changes in one of the following ways:

1. Written submissions must be received by **12:00 p.m. on November 6, 2023**. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Comments may be submitted by:
 - Emailing comments to council@esquimalt.ca
 - Mailing or delivering comments to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1
 - Placing written comments in the drop box by the main door to Municipal Hall, 1229 Esquimalt Road
2. Speak to the requested variances in person at the public input opportunity during the Regular Meeting of Council.
3. Electronic participation may be arranged by contacting Corporate Services prior to 4:30 p.m. on the day of the meeting at 250-414-7177.

A copy of the development variance permit can be reviewed on the Township's website from October 26, 2023 until November 6, 2023 by viewing the Development Tracker at <https://www.esquimalt.ca/business-development/development-tracker/development-variance-permit-applications>. Alternatively, it may be viewed at the Municipal Hall, at the Development Services counter between 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding statutory holidays, from October 26, 2023 until November 6, 2023.

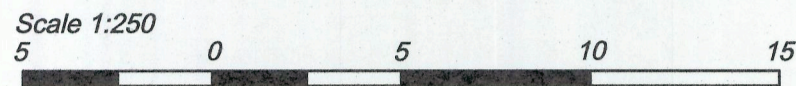
Personal information contained in communications to Council on this matter is collected under the authority of section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Comments expressed orally during the meeting will be webcast live and recorded to form part of the public record. Written submissions will form part of the Township's public record and may be included in a public agenda and posted on our website. Your phone number and email address will not be disclosed; however, your address is considered relevant to this proposal and will be disclosed to inform Council of your opinion in relation the proposed variances. Questions regarding the collection of personal information may be referred to the privacy team at foi@esquimalt.ca or 250-414-7177.

More information about the project: Mikaila Montgomery, Development Services; 250-414-7114

Thank you,
Debra Hopkins, Corporate Officer

B.C. Land Surveyor's Proposed Subdivision Plan of
Lot 2, Section 2, Esquimalt District, Plan 7539,
Except that part Thereof Lying to the North East
of a Straight Boundary Joining Points on the North
Westerly and South Easterly Boundaries of Said
Lot Distant 140 Feet Respectively from the
Most Westerly and Most Southerly Corners of Said Lot.

DRAFT



All distances are in metres.
 Lot dimensions derived from registered plans.

CIVIC ADDRESS: 904 Admirals Road, Victoria B.C.

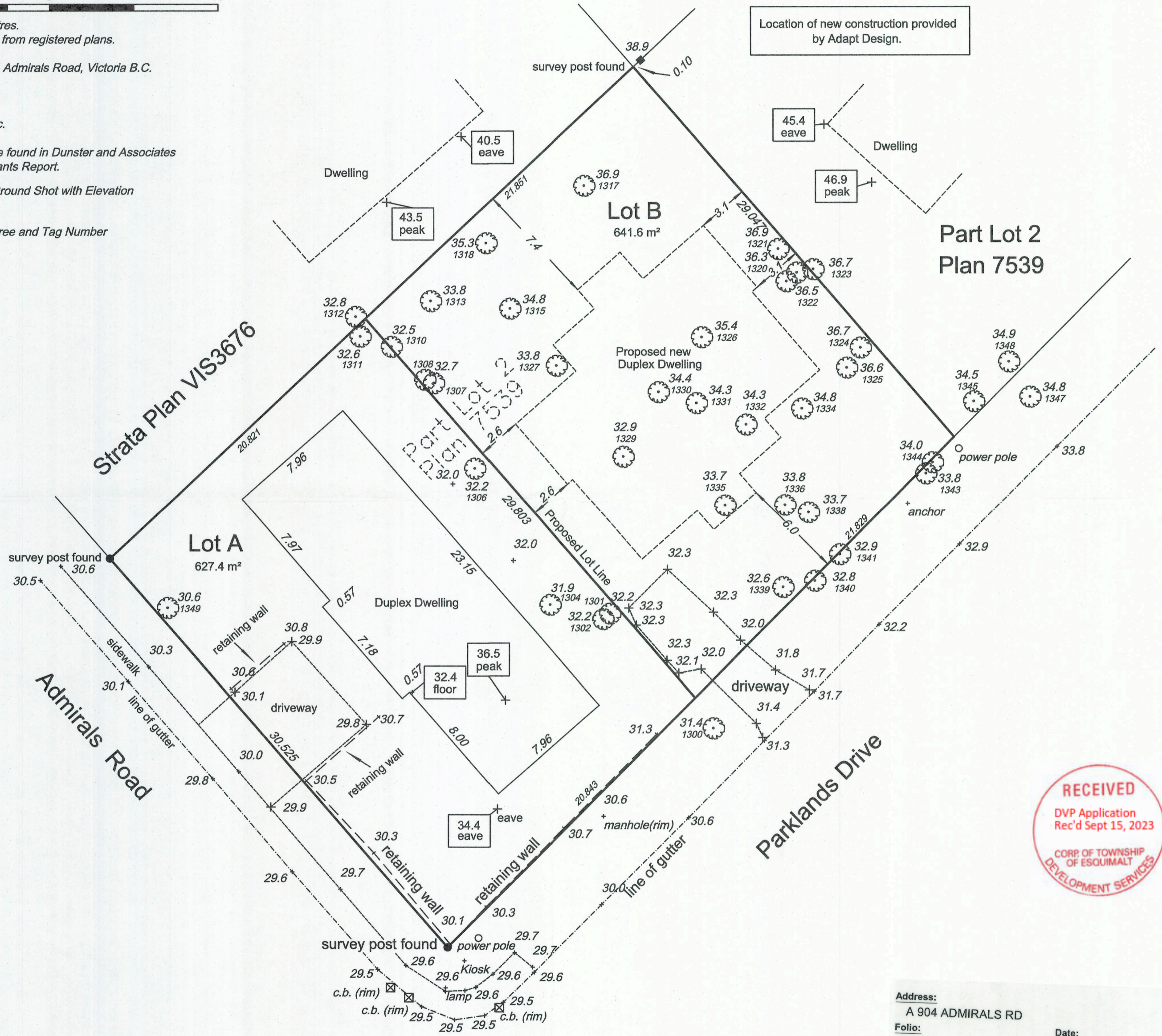
P.I.D. 000-409-880

Elevations are Geodetic.

Tree Information can be found in Dunster and Associates
 Environmental Consultants Report.

10.0 Denotes Ground Shot with Elevation

Denotes Tree and Tag Number



Location of new construction provided
 by Adapt Design.

Part Lot 2
 Plan 7539



Address: A 904 ADMIRALS RD
 Folio: 2554.000
 Project: PRJ-000227
 Type / Subject: SUBDIVISION - FEE SIMPLE
 2 Lot Subdivision for 904 Admirals i.a.w. plan received Sep 21, 2022

Date: Sep 21, 2022
 Folder: SUB00037



This document is for approval/discussion purposes only and not to be used for the reestablishment of property boundaries.

This plan was prepared for design purposes and is for the exclusive use of our client.

The signatory accepts no responsibility for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without consent of the signatory.

Field Survey: April 22, 2021

MICHAEL CLAXTON
 LAND SURVEYING INC.
 B.C. & Canada Lands Surveyor
 Unit 80A 4223 Commerce Circle
 Victoria, B.C. V8Z-6N6
 Phone: 250-479-2258 Fax: 250-479-3831
 Email: surveys@hilbre.ca
 File: 19561(Proposal 1 w/ prop. const.)
 January 4, 2022

This plan is prepared from unchecked field data.
 Check measurements prior to construction.
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