

TOWN OF VIEW ROYAL

Development Services

45 View Royal Avenue, Victoria, BC V9B 1A6
 Tel. (250) 479-6800 Fax: (250) 727-9551
<http://www.viewroyal.ca>

Development Variance Application

Development Variance Permit

Does your proposal contemplate Strata titling in any form? Yes No

Please give a brief description: Requesting Variance needed to replace a single car garage with a double car garage

Description of Property

Civic Address 18 Fenton Rd, Victoria BC, V9B1C1 PID 029-030-048

Legal Lot(s) 2, Esquimalt Land District Block _____ Section 3 Range _____ Plan EPP27852

Contacts

Applicant

Name Graham & Wendy Haymes		Company	
Address 18 Fenton Rd		City Victoria	
Email grahamhaymes@gmail.com		Postal Code V9B 1C1	
Phone 250-881-3535	Cell 250-881-3535	Fax	

Owner

If the applicant is NOT the owner complete "Owner's Authorization Form"

Name		Company	
Address		City	
Email		Postal Code	
Phone	Cell	Fax	

Office Use Only

Date	Dev. File No.
Received By	Folio No.
Receipt No.	Fees \$

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A complete application for Development Variance Permit contains:

- Fully completed application form
- Letter addressed to Mayor and Council explaining details of the proposal, rationale and justification (see attached sheet for details)
- Copy of current Certificate of Title (no older than 30 days) and copies of any title restrictions e.g. restrictive covenants, easements, rights of way
- Context Plan showing subject property in relation to surrounding land uses and other features
- Site Plan
- BC Land Surveyors Certificate (BCLS) confirming current parcel size, location of existing and proposed buildings and if subdivision is proposed, the lot layout and sizes
- Elevations at a minimum scale of 1:100 (alternate scale may be appropriate, discuss with staff to determine if applicable)
- One complete sets of all plans submitted
- One digital copy of all plans and submittal documents.
- Building Code Information is not required for a Development Variance Permit
- Contaminated Sites Information (not required for a Development Variance Permit if the activity which the permit allows does not involve any disturbance or excavation of soil)
- Application Fees (*Please contact Development Services to determine the total fees for your application*). The appropriate fees must be submitted at the time of application

Supplementary Information (to be determined based on the type, scale and location of the project)

- Archaeological Impact Assessment
- Geotechnical Assessment
- Riparian Area Assessment
- Traffic/Transportation Impact Study
- Landscape Plan
- Tree Inventory and Tree Protection Plan (if applicable)
- Servicing Plan
- Sections
- Floor Plans
- Environmental Overview Assessment

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	Plan Submission Details (all plans must be submitted in metric only)
	Site Plan Data Table
	<ul style="list-style-type: none"> owner/applicant's name, civic and legal address, project description, site area and site coverage (net after dedication of road and park), total floor area ratio (FAR/FSR), all setbacks, number of units by type and size, parking requirements and calculations, height of building, total impervious surface area (building footprints, paved and covered areas), ratio of open space to total site area; and notation of any requested variances
	Site and Servicing Plans
	<ul style="list-style-type: none"> North arrow and scale
	<ul style="list-style-type: none"> Dimensions of property lines, rights of way, easements,
	<ul style="list-style-type: none"> Dimensions and setbacks of proposed and existing buildings and structures; separation to all buildings on and off site
	<ul style="list-style-type: none"> Major topographical features (e.g. watercourse, outcrops) and required riparian and ocean setbacks
	<ul style="list-style-type: none"> Projections/overhangs into setback areas
	<ul style="list-style-type: none"> Location of existing and proposed access, sidewalks, curbs, boulevards, edge of pavement and transit stops at grade
	<ul style="list-style-type: none"> Location, numbering and dimensions of all vehicle and bicycle parking, disabled persons' parking, maneuvering aisle, vehicle stops and loading at grade
	<ul style="list-style-type: none"> Extent of underground parking shown in dashed line
	<ul style="list-style-type: none"> Natural and finished grades of site at buildings and retaining walls (indicate source of grade data)
	<ul style="list-style-type: none"> Existing and proposed contour intervals of 0.5 m
	<ul style="list-style-type: none"> Elevations at parcel corners and spot elevations along property lines, at curb, at building corners and other key locations
	<ul style="list-style-type: none"> Locate all existing water lines, wells, septic fields, sanitary sewer and storm drain facilities, including sizes
	<ul style="list-style-type: none"> Location and dimensions of all free-standing signs
	<ul style="list-style-type: none"> Existing and proposed covenant areas
	<ul style="list-style-type: none"> Conceptual servicing both on and off-site (water, sewer, storm drains, rainwater hydro, telephone, cable, gas, including water flows according to Fire Underwriters Survey)
	<ul style="list-style-type: none"> All site and boulevard trees within the area to be developed with numbers referencing numbered metal tree tags affixed to trees; show protected root zone or critical root zone
	Floor Plans, Elevations and Sections (min. scale 1:100)
	<ul style="list-style-type: none"> Uses of spaces and building dimensions
	<ul style="list-style-type: none"> Building finishes, materials and colours (including product numbers and sample colour chips of exterior finishes)
	<ul style="list-style-type: none"> Natural, average and finished grades; finished floor(s) elevations, roof and building height elevations (Detailed elevations required for all Form & Character Development Permits)
	<ul style="list-style-type: none"> Locations and sizes of roof mechanical equipment, stairwells and elevator shafts that protrude above the

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	roof line
	<ul style="list-style-type: none"> • Lighting and Illumination details (Form & Character Development Permits only)
	<ul style="list-style-type: none"> • Building sign details (location, type, dimension, illumination) (Form & Character DPs only)
	<ul style="list-style-type: none"> • Minimum of 2 sections of site and building (from curb/property line to curb, as applicable); in perpendicular directions (e.g. N-S, E-W)
	<ul style="list-style-type: none"> • Sections to include portions of building dedicated to vertical circulation of people and vehicles (e.g. stairwells, ramps etc.)
	<ul style="list-style-type: none"> • Location of sections to be shown on the Site and Servicing Plan
	Landscape Plan (same scale as Site Plan)
	<ul style="list-style-type: none"> • Conceptual Landscape plan showing location, size, species of proposed plantings and trees, and existing vegetation to be retained; (<i>Rezoning applications only</i>)
	<ul style="list-style-type: none"> • Detailed Landscape plan showing location, size, species of proposed plantings and trees, and existing vegetation to be retained; installation as per BCLNA/BCSLA standards noted on plans (<i>Development Permit applications only</i>)
	<ul style="list-style-type: none"> • Major topographical features (e.g. watercourse, outcrops) and required riparian and ocean setbacks
	<ul style="list-style-type: none"> • Surface storm water management features (rain gardens, swales, permeable paving); must be linked to viable storm water management program
	<ul style="list-style-type: none"> • Rare or endangered species or habitats
	<ul style="list-style-type: none"> • Existing and proposed covenant areas
	<ul style="list-style-type: none"> • All screening (garbage/refuse collection), paving, retaining walls, fencing and other details
	<ul style="list-style-type: none"> • Cost estimate for hard and soft landscaping
	<ul style="list-style-type: none"> • Contour intervals of 0.5 m
	<ul style="list-style-type: none"> • Elevations at parcel corners and spot elevations along property lines, at curb, at building corners and other key locations
	<ul style="list-style-type: none"> • Extent of underground parking shown in dashed line

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Contaminated Sites Information

Pursuant to the **Waste Management Act**, the Province of British Columbia requires an applicant to submit a Site Profile Form on properties that are or were used for commercial or industrial purposes as defined within the provincial regulations, i.e. Schedule 2 activities. Please indicate if the subject property qualifies for the following major exemptions for requiring a Site Profile:

- The property has only been used for residential purposes
- There will be no disturbance or excavation of soil involved as part of your proposal



Signature of Applicant

MAR 9/23

Date

If a major exemption does not apply, then please obtain the information package on the Site profiles from Planning Staff. More information is available at www.gov.bc.ca/wlap

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Rationale for Your Proposal

A complete application includes a letter to Mayor and Council explaining details of the proposal which also provides a rationale and justification for the application. This is required to assist Council, staff and the community in the review of your proposal. The following questions are provided to guide you in the preparation of your letter (some or all may be applicable):

- Does the proposal conform to the recommendations of the Official Community Plan and any other relevant municipal policies?
- What are the economic, environmental and social/cultural benefits of your proposal e.g. increased tax base, number of jobs, housing affordability, sensitive area protection, etc? How does your proposal contribute to the long term sustainability goals of the Official Community Plan? How does your proposal support reduction of greenhouse gas emissions?
- What is the demonstrated public need or demand for the proposal? Does the location meet a demand or need which is not already met in this location?
- Is the public infrastructure (e.g. sewer, storm sewer, water, roads, sidewalks, parks etc.) adequate in this area to meet your proposal? If not how does your proposal address infrastructure and service requirements?
- Does your proposal complement or improve conditions in the surrounding area? What effects would this proposal have on the immediate neighbours? Consider traffic, noise, activity levels, odours, removal of natural landscape and trees, privacy, views etc? What mitigation is being provided?
- How well does the proposed development relate to the neighbourhood? Is the design in keeping with existing or anticipated development in the community? Consider building height, massing, orientation, setbacks and streetscape.

Application Fees

Please contact Development Services to determine the total fees for your application. The appropriate fees must be submitted at the time of application.

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Authorization of Owner to make an Application

Date: _____

Site Address: _____

I/We _____

are the registered owner(s) of _____

I/We authorize _____
(please print name(s))

to apply for the following:

- Development Variance Permit**
- Other** _____

on my/our behalf.

_____ Name	_____ Signature of Owner	_____ Date
_____ Name	_____ Signature of Owner	_____ Date
_____ Name	_____ Signature of Owner	_____ Date
_____ Name	_____ Signature of Owner	_____ Date

Personal information collected on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the *Local Government Act* and pursuant to *Section 26 of the Freedom of Information and Protection of Privacy Act*. If you have any questions about this collection, contact the Director of Planning, 45 View Royal Avenue, Victoria, BC, V9B 1A6. Ph. 250-479-6800.

Graham Haymes
18 Fenton Road
Victoria, BC, V9B 1C1

March 16, 2023

Town of View Royal
Attention Mayor and Council

I am requesting the variances required to allow replacement of the existing one car garage and attached tool shed with a two car garage.

The existing structure was erected in the late 1930's or early 40's without a foundation and is dilapidated and in need of replacement. A larger space will allow more covered parking and some room to more easily repair and refinish equipment and furnishings from our business.

The new structure will be well built with a level of finishing consistent with our dwelling.

Please feel free to contact me if you have any further questions.

Sincerely,



Graham Haymes

TITLE SEARCH PRINT

2023-03-01, 11:08:30

File Reference:

Requestor: Neal Bird

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under SECTION 98 LAND TITLE ACT

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA3025008
From Title Number CA3025002
 EE61047

Application Received 2013-03-08

Application Entered 2013-03-20

Registered Owner in Fee Simple
Registered Owner/Mailing Address: GRAHAM EDWIN RAYMOND HAYMES, BUSINESSMAN
 WENDY JANE HAYMES, BUSINESSWOMAN
 18 FENTON ROAD
 VICTORIA, BC
 V9B 1C1
 AS JOINT TENANTS

Taxation Authority View Royal, Town of

Description of Land
Parcel Identifier: 029-030-048
Legal Description:
 LOT 2 SECTION 3 ESQUIMALT DISTRICT PLAN EPP27852

Legal Notations
 HERETO IS ANNEXED RESTRICTIVE COVENANT CA3025012 OVER LOT 1 PLAN EPP27852

HERETO IS ANNEXED EASEMENT CA3830158 OVER PART OF LOT 3 PLAN EPP36787 SHOWN AS AREA "A" ON PLAN EPP36787

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6423624

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED659 OVER LOT 1, PLAN 5956 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED660 OVER LOT 2, PLAN 5956 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED662 OVER LOT E, PLAN 3823, EXCEPT THE NORTHERLY PART SHOWN OUTLINED RED ON PLAN DEPOSITED UNDER DD 85722G (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED663 OVER LOT A, PLAN 36459 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED664 OVER LOT 1, PLAN 14751, EXCEPT PART IN PLAN 36459 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED665 OVER THAT PART OF LOT 8, PLAN 3738 LYING TO THE WEST OF A BOUNDARY PARALLEL TO THE WEST BOUNDARY OF THE SAID LOT AND EXTENDING FROM A POINT ON THE NORTH BOUNDARY DISTANT 79 FEET FROM THE NORTH EAST CORNER OF SAID LOT (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED666 OVER LOT 2, PLAN 14751 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED667 OVER LOT 3, PLAN 3738 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED668 OVER LOT A, PLAN 32494 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED669 OVER LOT B, PLAN 32494 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED670 OVER LOT 6, PLAN 3738 EXCEPT PARTS IN PLANS 47885 AND 48590 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED671 OVER LOT 7, PLAN 3738, EXCEPT PARCEL A (DD 104924I) (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED672 OVER LOT A, PLAN 48590 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED673 OVER PARCEL A (DD 393106I) OF LOT 8, PLAN 3738 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT ED674 OVER LOT 9, PLAN 3738 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

File Reference:

Requestor: Neal Bird

HERETO (INTER ALIA) IS ANNEXED RESTRICTIVE COVENANT 79445G OVER LOT 1, PLAN 29261 (AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: M76301
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: INTER ALIA
A.F.B. 3.257.3685
A.B.B. 2.623.2543;
SECTION 172(3)

Nature: RESTRICTIVE COVENANT
Registration Number: ED661
Registration Date and Time: 1989-12-07 14:49
Remarks: INTER ALIA
(DD EC130711) APPURTENANT TO:
(1) LOT 1, PLAN 5956
(2) LOT 2, PLAN 5956
(3) LOT E, PLAN 3823, EXCEPT THE NORTHERLY PART SHOWN OUTLINED RED ON PLAN DD 85722G
(4) LOT A, PLAN 36459
(5) LOT 1, PLAN 14751, EXCEPT PLAN 36459
(6) THAT PART OF LOT 8, PLAN 3738 LYING TO THE WEST OF A BOUNDARY PARALLEL TO THE WEST BOUNDARY OF SAID LOT AND EXTENDING FROM A POINT ON THE NORTH BOUNDARY DISTANT 79 FEET FROM THE NORTH EAST CORNER OF SAID LOT
(7) LOT 2, PLAN 14751
(8) LOT 3, PLAN 3738
(9) LOT A, PLAN 32494
(10) LOT B, PLAN 32494
(11) LOT 6, PLAN 3738 EXCEPT PLANS 47885 AND 48590
(12) LOT 7, PLAN 3738 EXCEPT PARCEL A (DD 104924I)
(13) LOT A, PLAN 48590
(14) PARCEL A (DD 393106I) OF LOT 8, PLAN 3738
(15) LOT 9, PLAN 3738
(AS TO PART FORMERLY THE NORTHERLY PART OF LOT E, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823, SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 85722G (PID: 006-109-993))

TITLE SEARCH PRINT

2023-03-01, 11:08:30

File Reference:

Requestor: Neal Bird

Nature: STATUTORY RIGHT OF WAY
 Registration Number: EN67389
 Registration Date and Time: 1999-07-28 14:32
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA
 (AS TO PART FORMERLY THAT PART OF LOT F, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823 SHOWN OUTLINED IN RED ON PLAN 383-R (PID:005-439-884))

Nature: STATUTORY RIGHT OF WAY
 Registration Number: EN67390
 Registration Date and Time: 1999-07-28 14:32
 Registered Owner: BC TEL
 Remarks: INTER ALIA
 (AS TO PART FORMERLY THAT PART OF LOT F, SECTION 3, ESQUIMALT DISTRICT, PLAN 3823 SHOWN OUTLINED IN RED ON PLAN 383-R (PID:005-439-884))

Nature: EASEMENT
 Registration Number: CA3830156
 Registration Date and Time: 2014-07-09 15:14
 Remarks: PART SHOWN AS AREA "B" ON PLAN EPP36787;
 APPURTENANT TO LOT 3 PLAN EPP27852

Nature: MORTGAGE
 Registration Number: CA8172707
 Registration Date and Time: 2020-05-04 12:14
 Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963)
 INCORPORATION NO. FI 97

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE