

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Advisory Planning Commission Meeting
AGENDA

Wednesday, February 21, 2024, 4:00 p.m.
Council Chambers

Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT

We respectfully acknowledge that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOLEŁP (Tsartlip) and S̱ÁUTW̱ (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the February 21, 2024 Advisory Planning Commission Meeting

Recommendation:

That the agenda of the February 21, 2024 Advisory Planning Commission meeting be approved as circulated.

4. ADOPTION OF MINUTES

4.1 Minutes of the December 6, 2023 Advisory Planning Commission Meeting

Recommendation:

That the minutes of the December 6, 2023 Advisory Planning Commission meeting be adopted as circulated.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.1 Annual Election of Commission Chair

The meetings of the Commission shall be presided over by a Chair who shall be elected from the Commission members. The Chair shall appoint another Commission member as Acting Chair in case of the Chair's absence. The Chair shall be entitled to vote at all meetings.

3

- 6.2 6983 Hagan Road – Applications for Rezoning and Development Permit (Infill)
Report from the Director of Planning and Building Services.

6

Council Motions from the February 12, 2024 RCM:

1. *That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be introduced and given First Reading.*
2. *That Rezoning Application 3360-20-7/23 and Development Permit Application 3060-20-7/23 for 6983 Hagan Road be referred to the Advisory Planning Commission for comment.*

- 6.3 7214 Veyaness Road – Applications for Rezoning and Development Permit (Infill)

43

Report from the Director of Planning and Building Services.

Council Motions from the February 12, 2024 RCM:

1. *That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be introduced and given First Reading.*
2. *That Rezoning Application 3360-20-11/23 and Development Permit with Variances Application 3060-20-5/23 for 7214 Veyaness Road be referred to the Advisory Planning Commission for comment, including on the Lot C variance request in relation to lot width.*

7. ADJOURNMENT



**THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Advisory Planning Commission Meeting**

**December 6, 2023, 4:00 p.m.
Council Chambers**

Present: Susan Zedel (Chair), Mark Alexander, Faye McClinton, Christopher Mounce, Reg Nordman, Megan Parrish, Councillor Thompson

Absent: Jim Rondeau, Shauna Sundher

Staff Present: Kerri Clark, Manager of Development Services; Ivo Van der Kamp, Planner; Pamela Martin, Deputy Corporate Officer

1. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

2. ACKNOWLEDGEMENT

The Chair respectfully acknowledged that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOLE̱P (Tsartlip) and S̱ÁUTW̱ (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the December 6, 2023 Advisory Planning Commission Meeting

MOVED

That the agenda of the December 6, 2023 Advisory Planning Commission meeting be approved as circulated.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the October 18, 2023 Advisory Planning Commission Meeting

MOVED

That the minutes of the October 18, 2023 Advisory Planning Commission meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1 1017 Stelly's Cross Road – Application for Development Variance Permit

The Manager of Development Services provided an introduction of the application.

The Commission discussed the following:

- The removal of the east driveway.
- Support received by neighbours for the application.
- The number of units that will exist on the property.

The applicant, Caelieh Bell, responded to questions from the Commission.

MOVED

That the Advisory Planning Commission support the proposed application for 1017 Stelly's Cross Road as presented.

CARRIED UNANIMOUSLY

6.2 7103 Brentwood Drive – Application for Development Permit (Infill)

The Planner provided an introduction of the application and responded to questions from the Commission.

The applicant, Mike Barbon, responded to questions from the Commission.

The Commission discussed the following:

- How the neighbours have responded to the application.
- The changes made to the application from a Rezoning Application to a Development Permit with Variances application.
- The step code level that will be reached with the application.
- How drainage is managed on the site.

MOVED

That the Advisory Planning Commission accepts the proposed application for 7103 Brentwood Drive as presented and agree that a covenant be placed on Lot 1.

CARRIED UNANIMOUSLY

6.3 938 Verdier Ave – Applications for Rezoning and Development Permit (Infill)

The Planner provided an introduction of the application and responded to questions from the Commission.

The applicant, Deborah Hagberg, responded to questions from the Commission.

The Commission discussed the following:

- The amount of parking included in the application, and whether it will be sufficient.
- The proposed landscaping and water use.
- What support or concerns had been raised by neighbours.
- If there are concerns with the increased density on this site.

Councillor Thompson joined the meeting at 4:30 pm.

MOVED

That the Advisory Planning Commission supports the proposed application for 938 Verdier Avenue as presented.

Opposed: Megan Parrish

CARRIED

MOVED

That the Advisory Planning Commission recommends to Council that the Affordable or Supportive Housing Amenity Fund not be reduced and that the contribution remain at \$15,000.

CARRIED UNANIMOUSLY

6.4 6437 Central Saanich Road – Development Permit with Variance (Carriage House)

The Planner provided an introduction of the application.

The applicant, Brad Dellebuur, responded to questions from the Commission.

The Commission discussed the following:

- Who would have access and use the garage in the carriage house.
- That the application looks good and is a good use of the land.

MOVED

That the Advisory Planning Commission supports the proposed application for 6437 Central Saanich Road as presented.

CARRIED UNANIMOUSLY

7. ADJOURNMENT

On motion, the meeting adjourned at 5:01 p.m.

Chair



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, February 12, 2024

Re: 6983 Hagan Road – Applications for Rezoning and Development Permit (Infill)

RECOMMENDATION(S):

1. *That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be introduced and given First Reading.*
2. *That Rezoning Application 3360-20-7/23 and Development Permit Application 3060-20-7/23 for 6983 Hagan Road be referred to the Advisory Planning Commission for comment.*

Following consideration by the Advisory Planning Commission the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be given Second Reading.
2. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be given Third Reading.
3. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road), a contribution be made to the General Amenity Fund of \$5,500 and to the Affordable or Supportive Housing Amenity Fund of \$2,000, for a total of \$7,500.

Following Third Reading the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be adopted.
2. That Development Permit 3060-20-7/23 be authorized for issuance with the following variance to the Land Use Bylaw:
 - a. Section 4.12.5 is varied to permit an accessory dwelling unit in the form of a secondary suite on a lot less than 400 m² for proposed Lots A and B.

PURPOSE:

The application is to subdivide and rezone the approximately 790 m² lot, currently zoned R-1: Large Lot Single Family Residential, in order to create two small lots. A letter from the applicant is attached to this report as Appendix A. The two proposed lots are based on the R-1XS Single Family Residential Infill Zone. Both new dwellings would include a basement suite and a variance to permit a secondary suite on lots less than 400 m² has been requested. Plans are attached to this report as Appendix B.

BACKGROUND:

The subject property is an approximately 790 m² lot that is occupied by a single family dwelling. The majority of the adjacent properties are currently zoned R-1: Large Lot Single Family Residential as shown on the site context plan (Appendix C). The surrounding properties are primarily two storey single family

residences on lots similar in size to the subject property. At the rear of the property are dwellings that front onto Pearl Crescent.

DISCUSSION:

Official Community Plan

The property is located within the Urban Containment Boundary and designated in the Official Community Plan (OCP) as 'Neighbourhood Residential', which permits up to 8 units. The policies contained in Section 4.1 Growth Management and Housing, support "a mix of infill housing forms, including small lots, panhandle lots, pocket neighbourhoods, duplexes, small scale multi-unit development and townhouses, where they are consistent with infill design guidelines."

Policy 2 encourages "Innovative and site-sensitive housing and subdivision designs that reduce storm water run off, demonstrate energy efficiency in building performance, and demonstrates a sensitive response to the site and its context". The proposed development would be consistent with the policies of the OCP.

Development Permit Guidelines

The proposed development is considered infill and the guidelines for the Intensive Residential Development Permit Area apply. The subject property is governed by the General Infill Guidelines as well as the specific Small Lot Guidelines.

The proposed dwellings would integrate with the surrounding neighbourhood with respect to massing and height. The building elevations incorporate varied architectural elements and articulations to provide interest, such as a mix of exterior materials, window trim, porches, and high quality textured cladding materials. The primary building entrances include weather protection and are clearly visible and directly accessible from the street.

The development will be required to be constructed in accordance with Energy Step Code Level 3 and Carbon Step Code Level 4 (Zero Carbon). In addition, the parking requirements included in the Land Use Bylaw require an energized parking space for each dwelling unit. The applicant has agreed to construct the new dwellings to be solar ready by including the necessary conduit in a suitable location to support future solar panel installation. A clause requiring solar ready construction has been included in the terms of the draft Development Permit. A draft development permit is attached to this report (Appendix D).

Land Use Bylaw

The subject property is currently zoned R-1: Large Lot Single Family Residential which permits a single family dwelling and a secondary suite. The subdivision regulations under the current R-1 zoning regulations require a minimum average lot area of 780 m². Based on the lot area of 790 m², there is inadequate lot area for subdivision under the current regulations.

The R-1XS zoning requires a minimum lot area and frontage of 300 m² and 10.0 m, respectively. Both proposed lots have a lot area and lot frontage of 395 m² and 12 m, respectively. Both the new lots as well as the proposed dwellings meet the regulations of the R-1XS zone, however, the proposed suites require a variance. A draft amendment bylaw is attached to this report as Appendix E.

Variance

A variance is required to permit an accessory dwelling unit in the form of a secondary suite on a lot less than 400 m² for both lots. The Land Use Bylaw sets the minimum lot size to permit a secondary suite at 400 m² and both proposed lots are approximately 395 m². Due to the minimal deviation as well as the

recent provincial requirements to increase density on single family residential lots, staff are supportive of the proposed variance. Staff note that it is expected that the Land Use Bylaw will be amended by removing this requirement with the implementation of Small Scale Multi-Unit Housing (SSMUH) as per the Provincial Housing legislation.

Community Amenity Contribution

As part of the rezoning contribution, the applicant is offering amenity contributions based on the *Community Amenity Contributions Policy*. Contributions consist of \$2,000 per unit toward the Affordable/Housing Community Amenity Reserve Fund and \$5,500 per unit toward the General Amenity Reserve Fund, for a total of \$7,500 based on the additional unit that would be permitted under the proposed zoning. These contributions would be required prior to the adoption of the amendment bylaw.

Trees

The arborist report (Appendix F) identified two Arbutus trees that are proposed for removal, one of which is a bylaw protected municipal Arbutus. Removal is required due to its proximity to the proposed driveway of Lot B. The other Arbutus is located on proposed Lot B and is considered to be in poor condition.

In accordance with the Tree Management Bylaw, replacement trees will be required to be planted at a 3:1 ratio for each protected tree that is removed, up to the tree density target. The proposal includes retention of existing trees. Where the retained number, species or size of trees do not meet the tree density target for a certain lot based on the lot area, tree replacement will be required through a tree permit application at the time of tree removal.

IMPLICATIONS:

Legislative/Policy

The proposed density of a total of four units on the two lots would be in line with the Small Scale Multi-Unit Housing (SSMUH) density required by provincial legislation for the current parcel. However, with the subdivision, each parcel would be permitted up to four units, doubling the permitted density. Based on the applicable setbacks and proposed siting of the new dwellings with suites on the new parcels, further development is unlikely, unless in the form of a three-storey building, should that be permitted in the future. With the proposed lot sizes of 395 m², staff have no concerns with the potential increase in density in the future as a result of the subdivision.

Communications

Staff note that as part of the notification process required for first reading (where there is no public hearing to be held), at the same time the public was notified of the Opportunity to be Heard regarding the variances included in the proposal. This approach has the following benefits:

- It avoids the District notifying the public twice for the same application;
- It provides the public with early notice of the proposal and requested variances;
- It allows Council to consider public input prior to first reading of the bylaw; and
- It allows Council to approve the rezoning and development permit applications in two Council meetings.

The Opportunity to be Heard provides residents with the ability to comment on the proposed variance only. There is no longer an opportunity for the public to provide in-person input on the bylaw amendment as the development proposal is consistent with the OCP.

OPTIONS:

The following options are presented for Council consideration:

- 1.** Proceed as per the staff recommendation; or
- 2.** Have the approval process follow an expedited timeline. Under this option, the following motion is provided:
 - 1. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be introduced and given First Reading and Second Reading.
 - 2. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be given Third Reading.
 - 3. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road), a contribution be made to the General Amenity Fund of \$5,500 and to the Affordable or Supportive Housing Amenity Fund of \$2,000, for a total of \$7,500.

Following Third Reading the following recommendations should be considered:

- 1. That Land Use Bylaw Amendment Bylaw No. 2162 (6983 Hagan Road) be adopted.
- 2. That Development Permit 3060-20-7/23 for 2162 Hagan Road be authorized for issuance with the following variance to the Land Use Bylaw:
 - a. Section 4.12.5 is varied to permit an accessory dwelling unit in the form of a secondary suite on a lot less than 400 m2 for proposed Lots A and B.
- 3.** Provide alternative direction; or
- 4.** Deny Rezoning Application 3360-20-7/23 and Development Permit Application 3060-20-7/23 for 6983 Hagan Road

CONCLUSION:

Staff consider the lot layout as well as the form and character of the proposed dwellings to be generally consistent with the OCP policies and Small Lot design guidelines. Staff are in support of the development proposal in general as well as the variance to facilitate secondary suites in both proposed dwellings.

Report written by:	Ivo van der Kamp, Planner
Respectfully submitted by:	Kerri Clark, Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A: Letter of Rationale
- Appendix B: Development Plans
- Appendix C: Site Context Plan
- Appendix D: Draft Development Permit
- Appendix E: Draft Amendment Bylaw
- Appendix F: Arborist Report

GRAYLAND CONSULTING LTD.

September 6th , 2023

Kerri Clark, Manager of Development Services
1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9

6983 Hagan Road Rezoning Rationale

Dear Ms. Clark,

The owners of the above noted lands wish to apply to rezone their property from the existing R1 Zone to the R1-XS Zone to allow a small lot residential subdivision with suite potential. We are also applying for the subdivision and Development Permit at this time.

The proposed subdivision, should the rezoning be approved, would create one new lot.



All lots will be accessed from Hagan Road and will be serviced by municipal water and sewer. Our engineers will provide the stormwater management plans upon request. There are a few mature trees on and adjacent to the Hagan frontage. Currently one off site tree would need to be removed to accommodate the driveway, and another on site tree removed due to poor health. An Arborist report is provided.

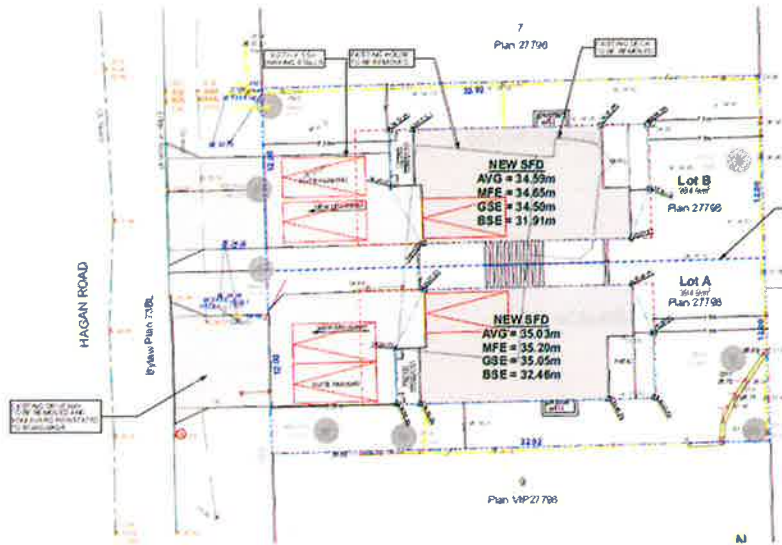
The proposal is consistent with the Official Community Plan and will blend into the existing neighbourhood.

The neighbourhood will be consulted prior to consideration of this application by Committee and Council. Every effort will be made to address concerns, if any, prior.



Grayland Consulting Ltd. | Victoria, British Columbia
rdsansom@gmail.com

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Thank you for the opportunity to submit this application. We look forward to working with staff as we move through the process.

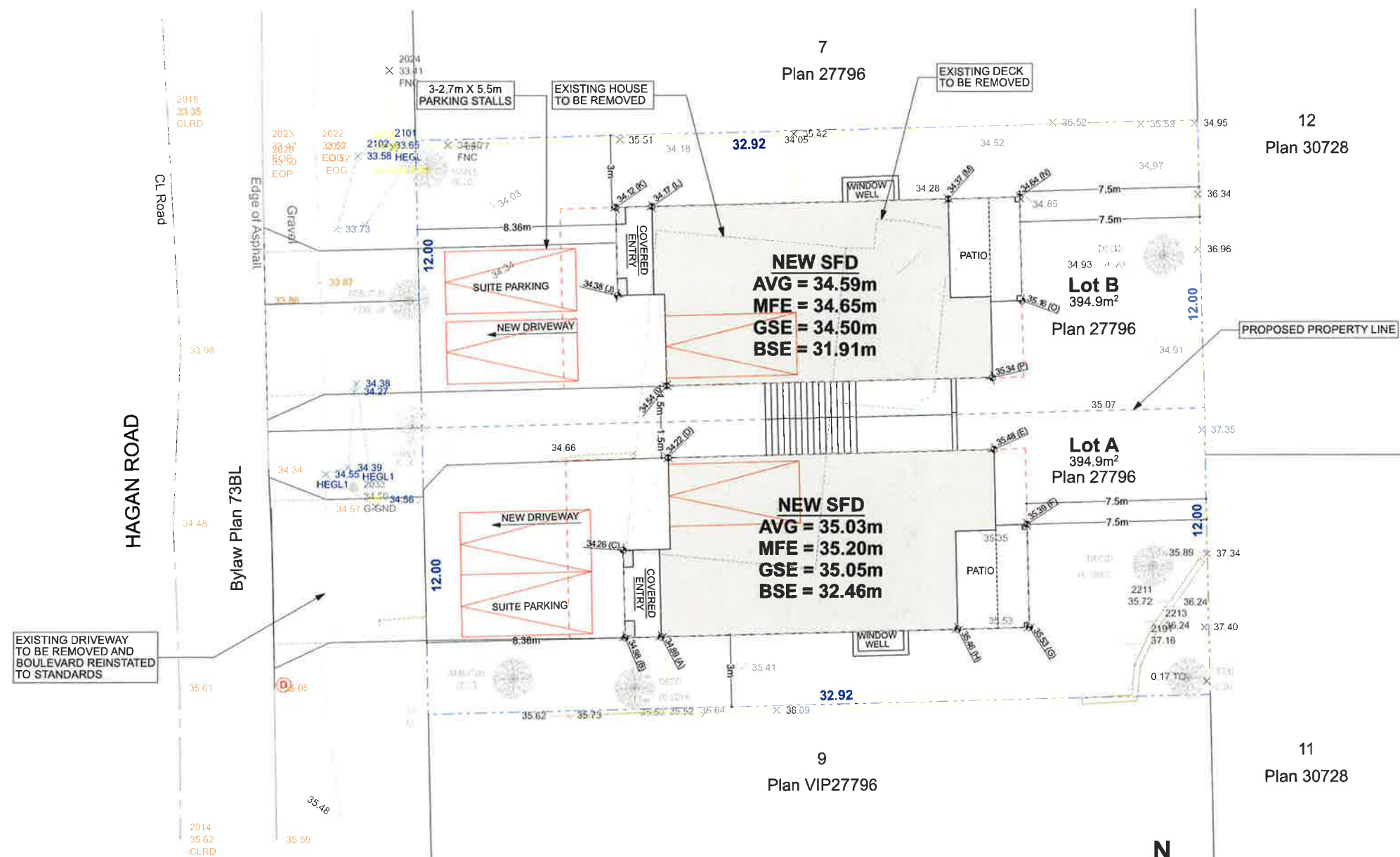
Best Regards,

Rachael Sansom, A.Sc.T, Grayland Consulting

Agent for the owner of 6983 Hagan Road

LOT A AVERAGE GRADE	
A = 34.89m	
B = 34.98m	
C = 34.26m	
D = 34.22m	
E = 35.48m	
F = 35.39m	
G = 35.53m	
H = 35.46m	
280.21m/8 = 35.03m	

LOT B AVERAGE GRADE	
I = 34.54m	
J = 34.38m	
K = 34.12m	
L = 34.17m	
M = 34.37m	
N = 34.64m	
O = 35.16m	
P = 35.34m	
280.21m/8 = 34.59m	



1 SITE PLAN
SCALE: 1:100



STREETSCAPE
NOT TO SCALE

Property Information - LOT A		
Project Type: NEW S.F.D. w/ S.S.		
Zone standard R1-SX		
Setbacks:	Zoning	Proposed
Front	6.0m	8.36m
Rear	7.5m	7.5m
Left	1.5m	1.5m
Right	3.0m	3.0m
Combined Side	4.5m	4.5m
Roof Height:	8.0m	7.41m
Floor Area:		
Basement		73.84 m ²
Main		72.0 m ²
Upper		82.34 m ²
Garage		25.63 m ²
Total		253.81 m ²
FSR-non basement	180 m ²	179.97 m ²
FSR		0.64
Lot Area:		394.9 m ²
Building Footprint:		116.03 m ²
Lot Coverage:	40%	29.38%

Property Information - LOT B		
Project Type: NEW S.F.D. w/ S.S.		
Zone standard R1-SX		
Setbacks:	Zoning	Proposed
Front	6.0m	8.36m
Rear	7.5m	7.5m
Left	3.0m	3.0m
Right	1.5m	1.5m
Combined Side	4.5m	4.5m
Roof Height:	8.0m	7.30m
Floor Area:		
Basement		73.84 m ²
Main		72.0 m ²
Upper		82.34 m ²
Garage		25.63 m ²
Total		253.81 m ²
FSR-non basement	180 m ²	179.97 m ²
FSR		0.64
Lot Area:		394.9 m ²
Building Footprint:		116.03 m ²
Lot Coverage:	40%	29.38%

Applicable Codes	
-BC Building Code Current Edition (2018)	
Energy	
Compliance path: BCBC 9.36	
Requirements applicable to this project: Step Code 3	
Ventilation	
BCBC 9.32	



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

HAGAN RD
LOT A & LOT B

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures or for safety precautions and programs in connection with the project.

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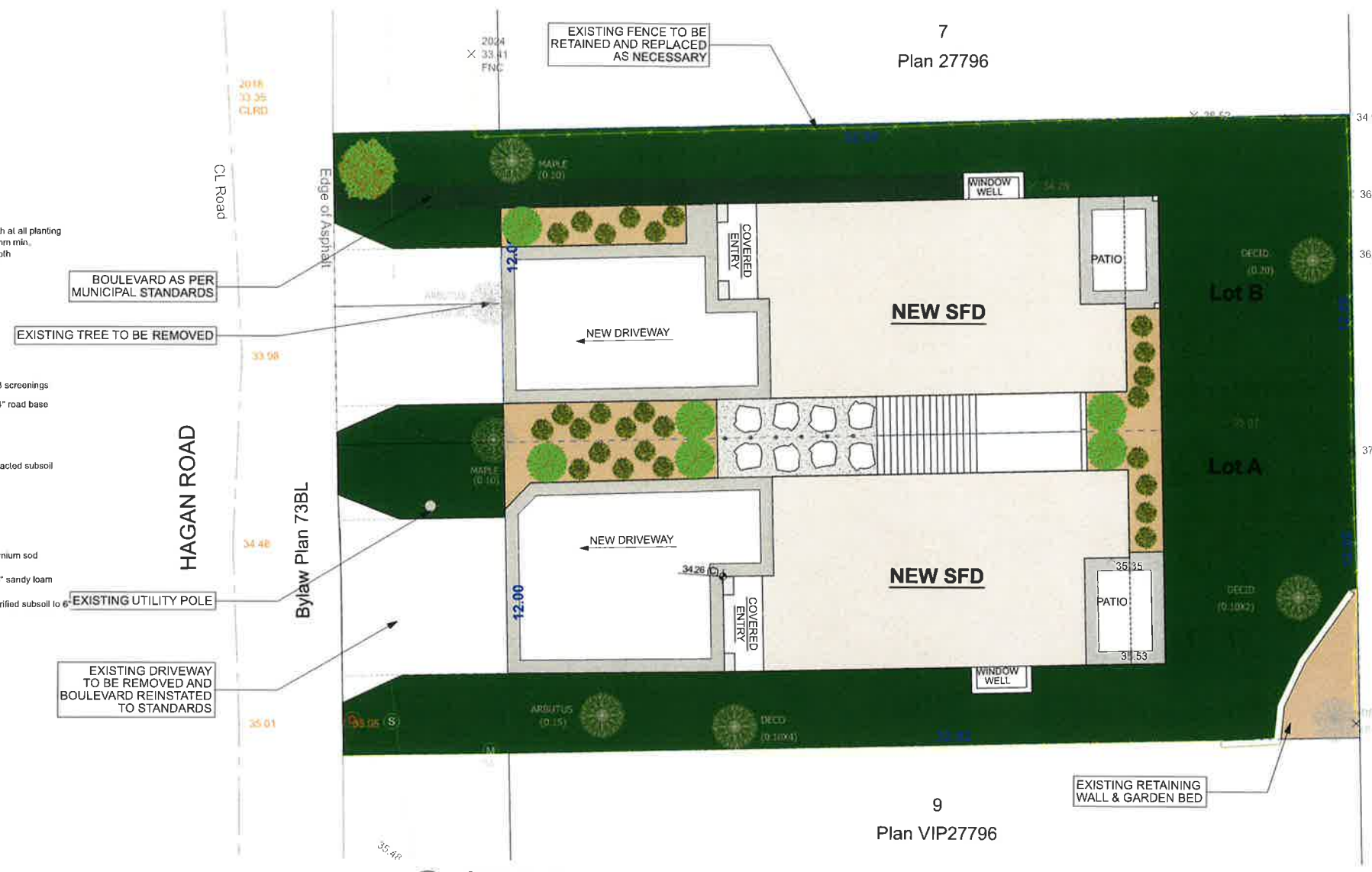
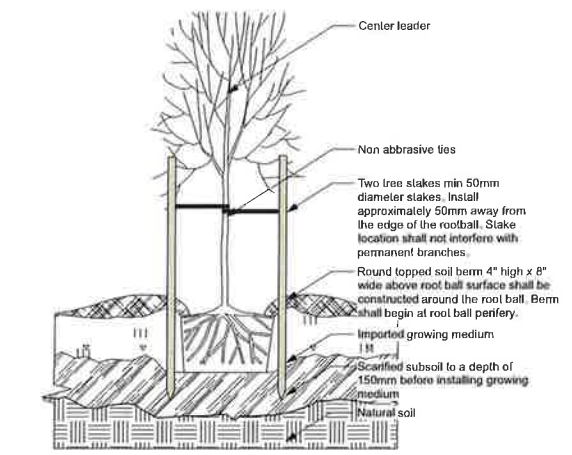
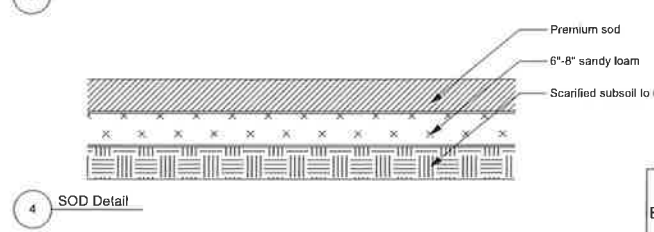
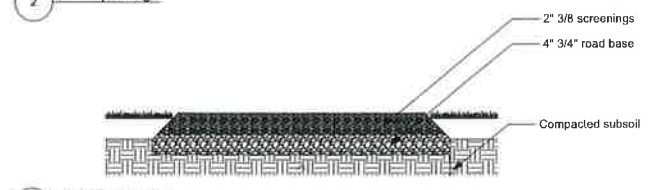
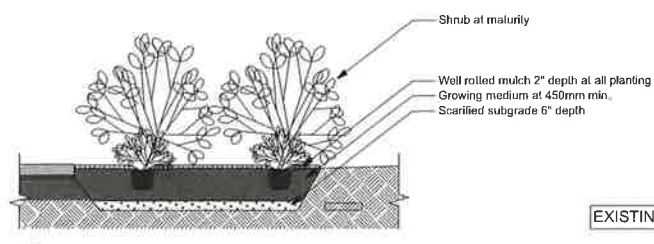
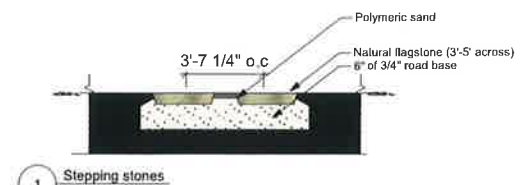
ISSUED FOR DP

ISSUED:

SITE PLAN AND
STREETSCAPE

A-001

Printed 2023-08-25



SURFACES LEGEND

- GRASS PERENNIAL RYE
- STONE PATHWAY 3/8" SCREENINGS
- GARDEN BED SOIL + COMPOST W/ MULCH TOPPING
- CONCRETE DRIVEWAY CHARCOAL BORDER
- HOUSE FOOTPRINT
- STEPPING STONE 2" FLAGSTONE
- EXISTING TREE
- LARGE TREE
- MEDIUM SHRUB
- SMALL PLANT
- LOW VOLTAGE LIGHTING

1 SITE PLAN
SCALE: 1:100



RECOMMENDED PLANT LIST

COMMON NAME	BOTANICAL NAME
SHRUBS	
Boxwood	Buxus
Camellia	Camellia Spec.
Lavender	Lavandin
Rosemary	Salvia rosmarinus
Lilac	Syringa vulgaris
Oregon Grape	Mahonia aquifolium
Magnolia	Magnolia grandiflora
Rhododendron	Rhododendron indicum
Sword Fern	Polystichum munitum
Hydrangea	Hydrangea macrophylla
TREES	
Japanese Maple	Acer palmatum
Garry Oak	Quercus garryana
Arbutus	Arbutus menziesii
Douglas Fir	Pseudotsuga menziesii
PRIVACY HEDGES	
Portugese Laurel	Prunus lusitanica
Cedar Hedge	Excelsa Cedars

NOTES

Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

All landscaping on municipal property to conform to municipal standards.

All fencing to conform to municipal bylaws.

Planting locations shown on plans are approximate and should be verified by survey if important.

Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones.

ADAPT DESIGN

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HAGAN RD LOT A & LOT B

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The General Contractor is responsible for confirming and controlling dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED FOR DP

ISSUED:

LANDSCAPING PLAN

LOT A



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	3.0m
EXPOSING BUILDING FACE	71.33m ²
ALLOWABLE OPENINGS	13.5%
PROPOSED AREA	3.40m ²
PROPOSED OPENINGS	4.77%

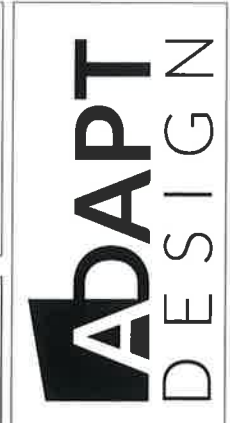
EXTERIOR CLADDING LEGEND

- 1 HARDIESHINGLE PAINTED
- 2 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER AS PER OWNER
- 4 CEMENT BOARD LAP SIDING PAINTED
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

OUTLETS: 2" CONTINUOUS ALUMINUM (PREFINISHED)
 C/W 4"X4" ALUMINUM DOWNPOUT (PREFINISHED)
 VENT: 10" ALUMINUM (PREFINISHED)
 SOFFIT: 2X12 COMB FACED SFF (PAINTED)
 WINDOW: 2X4 COMB FACED SFF TOP/SIDES C/W 2X4 SLOPED SILL & 2X4 BUTTLE (PAINTED)
 DOOR TRIM: 2X4 COMB FACED SFF (PAINTED)
 CORNER TRIM: 1X4 COMB FACED SFF (PAINTED)

NOTE:
 WINDOW OPERATION SHALL BE AS PER OWNER'S DIRECTION AND GENERAL TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE TO BE SUPPLIED ALL R.O. PRIOR TO ORDERING GOODS.
 FLASH OVER ALL MATERIAL TRANSITIONS DOOR AND WINDOW HEADERS
 ALL CO. COURSES AS PER OWNER



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HAGAN RD LOT A & LOT B

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project or other projects, except by agreement in writing and appropriate compensation to the Designer.
 The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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ISSUED FOR DP

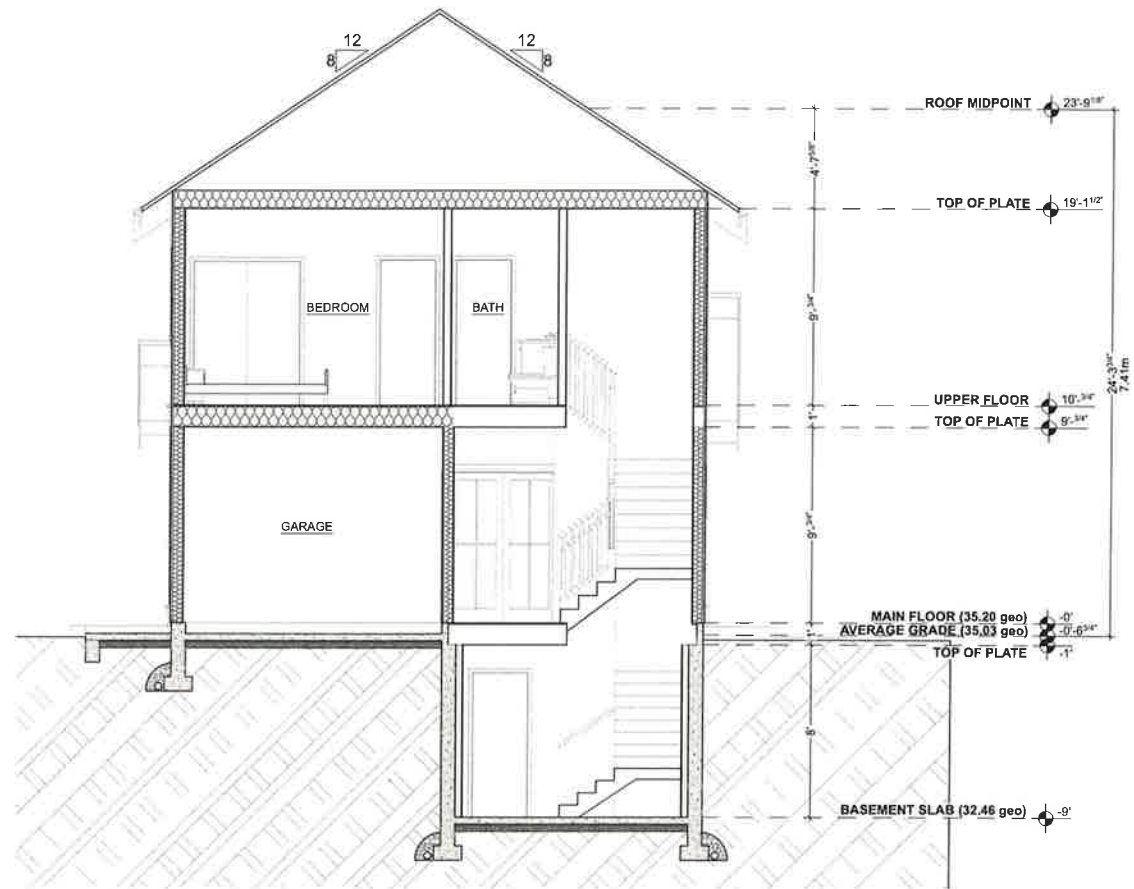
ISSUED:

ELEVATIONS

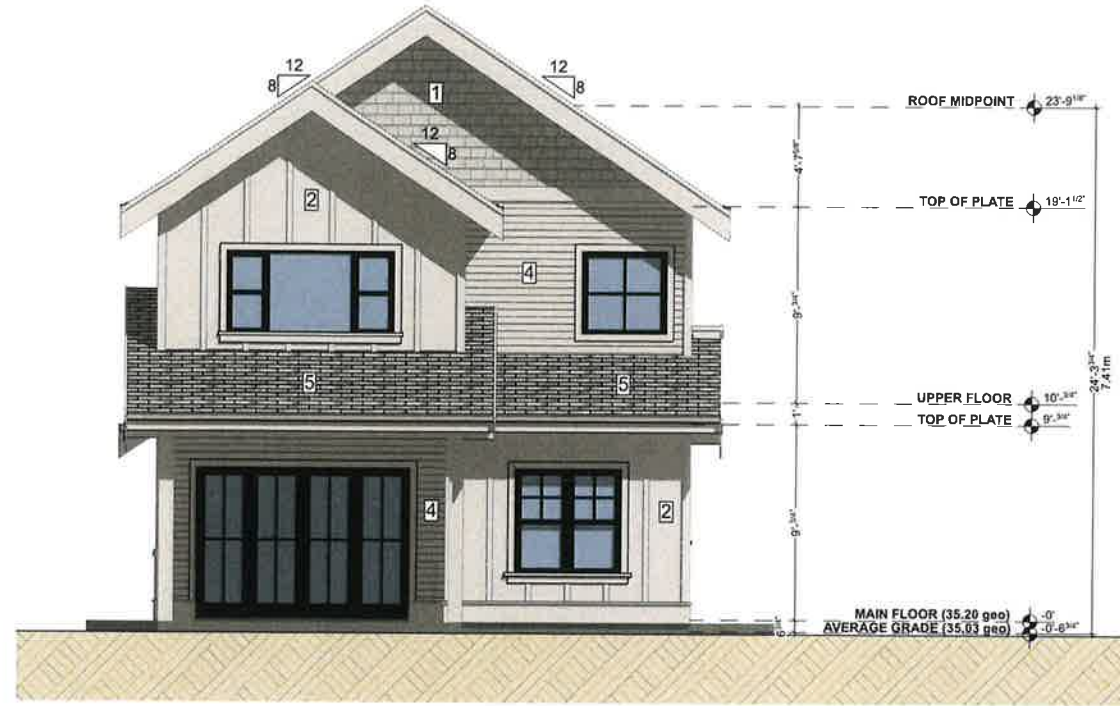
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Printed: 2023-08-24

LOT A



CROSS SECTION 01
SCALE 1/4" = 1'-0"



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10 15.4	
LIMITING DISTANCE	1.50m
EXPOSING BUILDING FACE	71.34m ²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	2.84m ²
PROPOSED OPENINGS	3.98%

EXTERIOR CLADDING LEGEND

- 1 HARDIESHINGLE PAINTED
- 2 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER AS PER OWNER
- 4 CEMENT BOARD LAP SIDING PAINTED
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

- SOFFIT FINS 1" CONTIGUOUS ALUMINUM (PAINT FINISH)
 - SOFFIT FASCIA 1"X4" ALUMINUM (PAINT FINISH)
 - WINDOW TRIM 2X4 CORR FACED SYP (PAINTED)
 - DOOR TRIM 2X4 CORR FACED SYP (PAINTED)
 - CORNER TRIM 1X4 CORR FACED SYP (PAINTED)
- NOTE: WINDOW AND DOOR HEADS SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC REQUIREMENTS. CONTRACTOR TO VERIFY ALL W.O. PRIOR TO ORDERING MATERIALS. FLASH OVERALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADS SHALL BE AS PER OWNER. ALL COLOURS AS PER OWNER.



1508 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

**HAGAN RD
LOT A & LOT B**

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project or other projects, except by agreement in writing and appropriate compensation to the Designer. The General Contractor is responsible for confirming and controlling dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequence, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED FOR DP

ISSUED:

ELEVATIONS AND
CROSS SECTION

A-202

Printed: 2023-08-24

LOT B



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.50m
EXPOSING BUILDING FACE	71.34m ²
ALLOWABLE OPENINGS	8%
PROPOSED AREA	2.84m ²
PROPOSED OPENINGS	3.98%

EXTERIOR CLADDING LEGEND

- 1 HARDIESHINGLE PAINTED
- 2 CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- 3 STONE VENEER AS PER OWNER
- 4 CEMENT BOARD LAP SIDING PAINTED
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS



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250 893 8127
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**HAGAN RD
LOT A & LOT B**

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ISSUED FOR DP

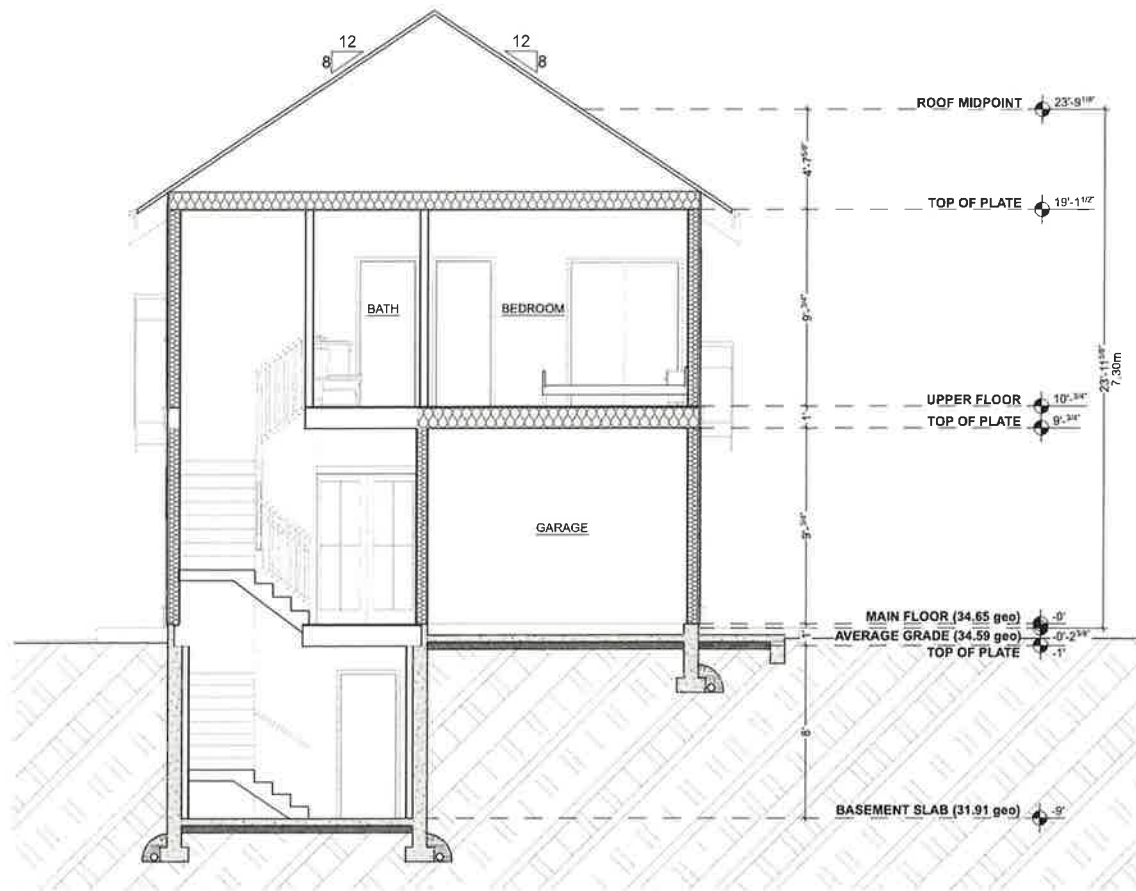
ISSUED:

ELEVATIONS

A-201

Printed: 2023-05-24

LOT B



CROSS SECTION 01
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	3.0m
EXPOSING BUILDING FACE	71.33m ²
ALLOWABLE OPENINGS	13.5%
PROPOSED AREA	3.40m ²
PROPOSED OPENINGS	4.77%

EXTERIOR CLADDING LEGEND

- HARDIESHINGLE PAINTED
- CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
- STONE VENEER AS PER OWNER
- CEMENT BOARD LAP SIDING PAINTED
- ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 8" CONTINUOUS ALUMINUM (PREFINISHED)
 DOWNSPOUTS: 4"X4" ALUMINUM DOWNSPOUT (PREFINISHED)
 SOFFIT: 1/2" X 1/2" ALUMINUM (PREFINISHED)
 FASCIA: 2X12 COMB FACED SPF (PAINTED)
 WINDOW FRAME: 2X4 COMB FACED SPF (PAINTED) CW 2X4 SLOPED
 SILL & 2X4 SUBSILL (PAINTED)
 DOOR FRAME: 2X4 COMB FACED SPF (PAINTED)
 CORNER FRAME: 1X4 COMB FACED SPF (PAINTED)

NOTE: WINDOW OPERATION SHALL BE AS PER OWNER'S INSTRUCTION AND CONFORM TO BCFC CODES. REQUIREMENTS CONTRACTOR TO VERIFY ALL R.O.D. PRIOR TO ORDERING WINDOWS.
 FLASH OVER ALL MATERIALS, PARTITIONS, DOOR AND WINDOW HEADLINES.
 ALL COLOURS AS PER OWNER.



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 250.893.8127
 www.adaptdesign.ca

HAGAN RD LOT A & LOT B

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.
 The General Contractor is responsible for confirming and correcting dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
 © Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS AND CROSS SECTION

A-202

PID: 002-214-377
 CIVIC: 6983 HAGAN ROAD, BRENTWOOD BAY, B.C.






ELEVATIONS ARE IN METRES, TO CGVD28 GEODETIC DATUM.
 BASED ON DUAL FREQUENCY DIFFERENTIAL CARRIER PHASE
 GNSS OBSERVATIONS.

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND
 TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE.
 A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY
 LINE DIMENSIONS.

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING
 NON-FINANCIAL REGISTERED DOCUMENTS:

D755 STATUTORY BUILDING SCHEME
 D33538 STATUTORY BUILDING SCHEME

LEGEND

- x 35.35 DENOTES SPOT ELEVATIONS
- DENOTES PROPERTY LINE
-  DENOTES TREE, TAG# (See Arborist Report)
-  DENOTES STORM MANHOLE
-  DENOTES SANITARY MANHOLE
-  DENOTES WATER METER
-  DENOTES UTILITY POLE
- x— DENOTES FENCE

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE
 SURVEYED STRUCTURES AND
 FEATURES WITH RESPECT TO THE BOUNDARIES OF THE
 PARCEL DESCRIBED ABOVE.
 THIS DOCUMENT SHALL NOT BE USED TO DEFINE
 PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY
 FOR ANY DAMAGES THAT
 MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
 ANY DECISIONS MADE,
 OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY,
 REPRODUCE, TRANSMIT OR
 ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT
 THE CONSENT OF THE SIGNATORY.

CERTIFIED CORRECT :

Mitchell Lasseur

B.C.L.S.

SEPT 01, 2023



UNDERHILL GEOMATICS LTD.

ENGINEERS AND SURVEYORS

VICTORIA, BC
 TEL. (250) 871-4599



DRAWN BY
 TG

JOB NO.
 V23CV050

TITLE BCLS SITE SURVEY OF:
 LOT 8, SECTION 12, RANGE 1 WEST,
 SOUTH SAANICH DISTRICT, PLAN 27796

DRAWING NO.
LCV-2023-050

REV.
 0

SCALE
 1:200

DATE OF SURVEY
 2023-05-09 (topo)
 2023-09-01 (trees)

CLIENT
PHIL AITKEN

SHEET 1 OF 1

SITE CONTEXT PLAN

6983 Hagan Rd

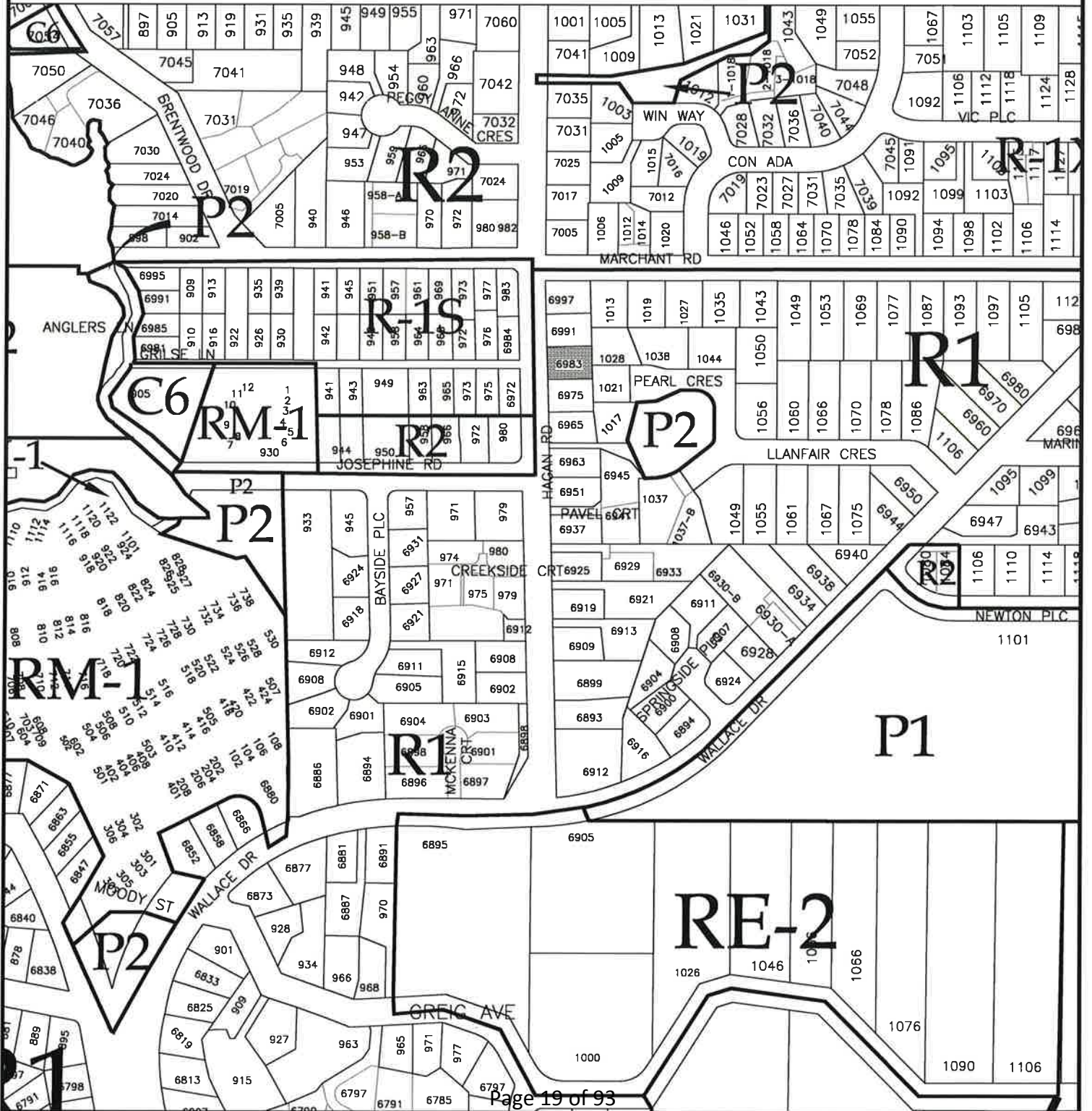
LEGEND



SUBJECT SITE



scale 1:4000





DEVELOPMENT PERMIT

NO. 3060-20-07/23

6983 HAGAN RD

TO:

[REDACTED]
[REDACTED]
[REDACTED]

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 002-214-377

LOT 8 SECTION 12 RANGE 1W SOUTH SAANICH DISTRICT

PLAN 27796

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit as follows:
 - a. Section 4.12.5 is varied to permit an accessory dwelling unit in the form of a secondary suite on a lot less than 400 m² for proposed Lots A and B.
3. The new dwelling shall be constructed solar ready by installing the necessary conduit in a suitable location to serve the future installation of roof mounted solar panels.

4. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
5. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
6. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
7. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning** for review and approval:
 - a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
8. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
9. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
10. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 8 of this Permit.

11. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.

12. This Permit is **not** a Building Permit.

DRAFT

AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .

Permit Issue date:

Signed in the presence of:

Witness

[Redacted Signature]

Address of Witness

Date

Occupation

Witness

Address of Witness

Date

Occupation

**THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH**

Ryan Windsor, Mayor

Emilie Gorman, Corporate Officer



Central Saanich

APPENDIX "A"

DP # 3060-20-07/23

002-214-377

LOT 8 SECTION 12 RANGE 1W SOUTH SAANICH DISTRICT PLAN 27796
6983 HAGAN RD

Attachments:

Site Plan, Streetscape, Landscape Plan, Elevations, Site Survey by Adapt Design date stamped September 8, 2023 (*attached as Appendix C to the staff report, 7 pages*)

Arborist Report by Capital Tree Service Inc. dated September 5, 2023

BYLAW NO. 2162

A Bylaw to Amend Land Use Bylaw
(6983 Hagan Road)

WHEREAS the Council by Bylaw No. 2072, 2021 adopted the Land Use Bylaw and deems it appropriate to amend the Land Use Bylaw;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. MAP AMENDMENT

Schedule 1 (District Zoning Map) of Appendix “A” of Bylaw No. 2072, 2021, cited as "Central Saanich Land Use Bylaw No. 2072, 2021" as amended, is hereby further amended by changing the zoning designation of the land legally described as LOT 8 SECTION 12 RANGE 1 WEST SOUTH SAANICH DISTRICT PLAN 27796 – Parcel Identifier 002-214-377 (6983 Hagan Road), shown shaded on the map attached to this Bylaw as Appendix “A” from Large Lot Single Family Residential: R-1 to Single Family Residential Infill: R-1XS.

2. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Land Use Bylaw Amendment Bylaw No. 2162, 2024**”.

READ A FIRST TIME this	day of	, 20__
READ A SECOND TIME this	day of	, 20__
READ A THIRD TIME this	day of	, 20__
ADOPTED this	day of	, 20__

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer





Capital Tree Service Inc.

Arborist Report

6983 Hagan Rd. Central Saanich, BC

September 5, 2023

Prepared for:

Rachael Sansom

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

310-777 Royal Oak Dr, PO Box 53512, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

www.capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Rachael Sansom (Client), a local land development consultant regarding the subdivision, demolition, and building of two (2) new single-family dwellings at 6983 Hagan Rd. (the Site) in the District of Central Saanich (DoCS). The Client indicated they required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal no trees are proposed for removal. A tree inventory is included as **'Table 1'** of this report. Photographs and a Site Plan are included as **Appendix 'A'** of this report.

Methodology

The Site was entered on May 30, 2023, by CTS for the purpose of conducting tree assessments and collecting inventory. Ray Praud, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was sunny, 15 degrees C with a 6 km/hr East breeze.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment. Tree heights were estimated, crowns were inspected using Ricoh Pentax 10x binoculars and diameters were measured using a Richter Diameter Tape. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as **'Table 1'** of this report. Photographs and a Site Plan are included as **Appendix 'A'** of this report.

During the assessment, a total of nine (9) trees were observed – three (3) of which are District owned boulevard trees (#253, 254, and NT1) and one (1) Bylaw Protected tree (#255). Trees referenced in **'Table 1'** have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Trees with no tag are listed as NT1 on the Tree Inventory.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to development impacts.

Observations/Discussion

During the assessment, a well-established lot in a fully developed urban neighborhood was observed. The Site was observed to have a mix of deciduous and coniferous trees on the Hagan Rd. frontage of the property with two (2) small deciduous trees in the rear of the yard. The Site appears to receive plenty of direct sun. Construction activities will have a **'low'** impact on the trees proposed for retention. One (1) municipal boulevard tree (#253) is proposed for removal due to driveway and service impacts. One (1) municipal boulevard hedge (NT1) may require removal or modification due to driveway/service impacts however, it will be retained until its removal/retention status can be determined. Civil designs to come at later date.

Tree Dynamics

Table 1 – Tree Inventory

Capital Tree Service Inc.									
Appendix A - Tree Inventory/Hazard Ratings Summary									
6983 Hagan Rd. District of Central Saanich, BC									
22-Aug-23					Conditions during CTS inventory visits: 20°C, Clear, 10km/h SW Breeze				
Tag #	Species	DBH (cm)	PRZ (m)	Height	Health/structure	Canopy (CRZ)	Bylaw Protected	Action	Observations/ Impacts
348	Japanese Maple	22	3	4	F/F	2	No	Retain	2x stem 11, 11cm. Minor dead wood.
349	Cherry	34	4	6	F/F	3	No	Retain	2x stem 14, 20cm. Slight lean.
350	Pyramid Cedar	24	3	5	F/F	1	No	Retain	3x stem 10, 6, 8cm. Chlorotic.
251	Japanese Maple	20	2	5	F/FP	3	No	Retain	3x stem 9, 6, 5cm. Suppressed. Exposed root crown.
252	Atlas Cedar	53	6	8	FP/FP	4	No	Remove	3x stem 18, 18, 17cm. 2 stem horizontal. Nectrotic. Driveway impacts.
253	Arbutus	59	7	11	F/F	4	Municipal	Remove	2x stem 27, 32cm. Hydro pruned. Dead wood. Driveway impacts. Muni Tree.
254	Japanese Maple	27	3	6	F/F	3	Municipal	Retain	3x stem 6, 8, 7, 6. Suppressed. Possible Muni Tree.
NT1	Pyramid Cedar	10	1	4	F/F	1	Municipal	Retain	10 stems <10cm hedgerow. Chlorotic. Muni Tree. Removal/modification may be required due to driveway/services impacts.
255	Arbutus	18	2	4	P/P	2	Yes	Remove	In brambles. Ivy covered. Poor live crown ratio. Poor bud production. In decline. Tag on branch.

Observed Tree Impacts

- Four (4) trees within the Zone of Impact are protected under the current District of Central Saanich Tree Protection Bylaw.
- One (1) district boulevard tree (#253) is proposed for removal due to driveway/servicing impacts and will require three (3) replacement trees in the form of Cash-in-lieu.
- One (1) Bylaw protected trees is proposed for removal due to poor health and structure. Tree #255 in advanced decline. Survival not likely. Three (3) replacement trees required.
- Construction impact to the retained trees will be **'Low'**.
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact District staff for further recommendations.

Common and Latin Names

Japanese Maple- *Acer palmatum*

Cherry- *Prunus spp.*

Pyramid Cedar- *Thuja occidentalis*

Cypress- *Cupressus spp.*

Arbutus- *Arbutus menziesii*

Species Relative Tolerance to Construction Impacts*:

Cherry – Generally Good-Moderate- Tolerant of root loss. Intolerant to mechanical damage (Poor compartmentalization).

Pyramid Cedar – Good- Tolerant of root loss, some fill, and saturated soils.

Cypress – Good- Show considerable resistances to “contractor pressures”.

Arbutus – Poor- Intolerant of site disturbance.

Tree Condition Ratings Summary

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to little pruning

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area. Stem Armoring to be utilized when TPF is not allowable due to working space.

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.
- iii. Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified three (3) business days prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

At no time will tree protection zones be removed from the project unless approved by the Project Arborist

Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for District approval.

Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal and assess combined impacts which are required for construction completion.

CTS 250-217-8370 – Three business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as 'Landing\Storage' in site plans. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized. This shall be in the location marked 'Access' on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones and requirements.

Three business days notice required. CTS, Project Arborist. 250-217-8370

Compaction Reduction

Utilize anti-compaction devices (or similar – Dura-deck mats, Arbor-mats, etc.) in and around the PRZ's of trees and **in locations where it is not practicable for TPF to protect the entire PRZ.** This must be done prior to any construction activities. This will reduce the impact to the tree's protected root zone.

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Excavation Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. Provide small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact District Staff for further recommendations.

Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the DoCS confirming completion of the project.

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *72 hrs Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:
 - ❖ demolition
 - ❖ grading
 - ❖ excavation
 - ❖ rock removal or blasting
 - ❖ trenching for underground services and utilities
 - ❖ preparation of grade for the proposed driveways and parking areas
 - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.

Ray Praud

Capital Tree Service

Raypraud@capitaltreeservice.ca

250-661-7079

Certified Utility Arborist: 19-TT-20

ISA/TRAQ Certified Arborist- PN-9461A

Wildlife Danger Tree Assessor: 8302



Capital Tree Service Inc. (CTS)

CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Rachael Sansom. 6983 Hagan Rd. District of Central Saanich.

Authorized Signature: _____

Date: 2023-09-05

Appendix "A"

Figure 1a- Current Site Plan- Trees #252, 253, and NT1 are proposed for removal due to driveway impacts.

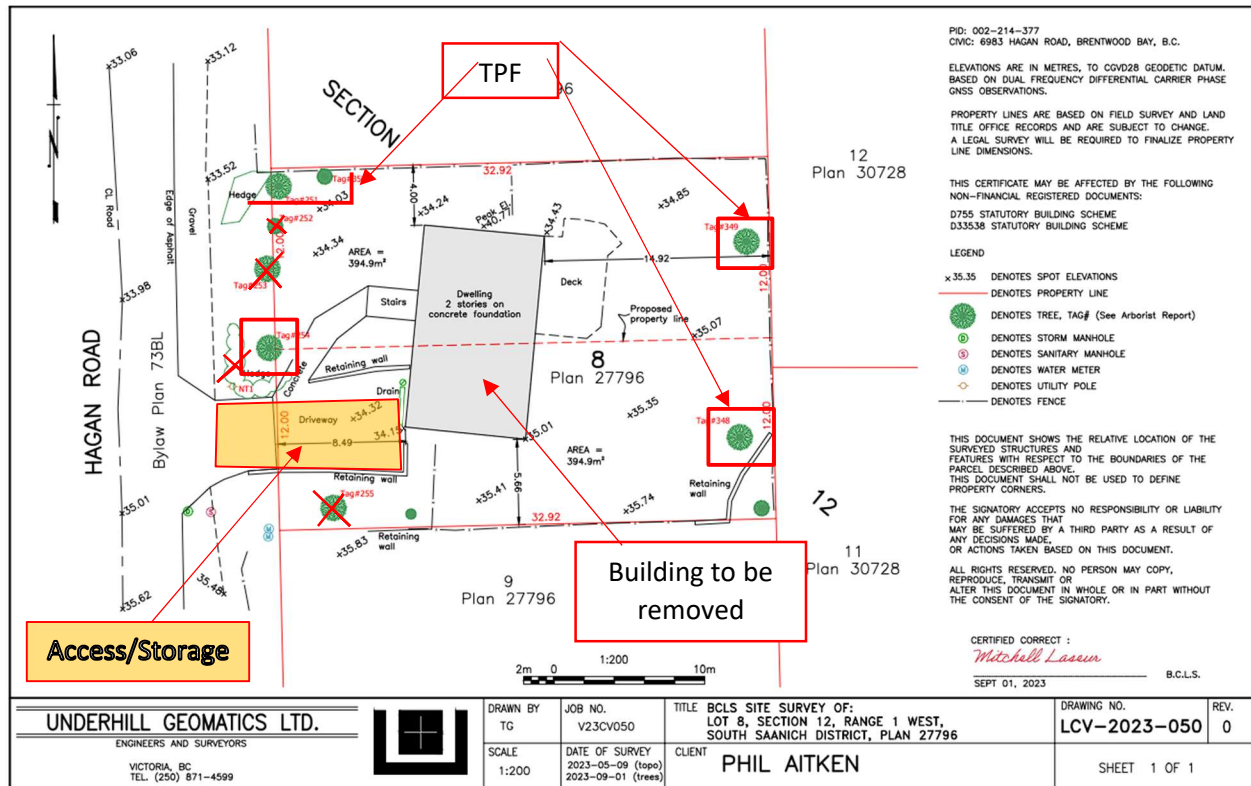


Figure 1b- Site Plan- Future Build.

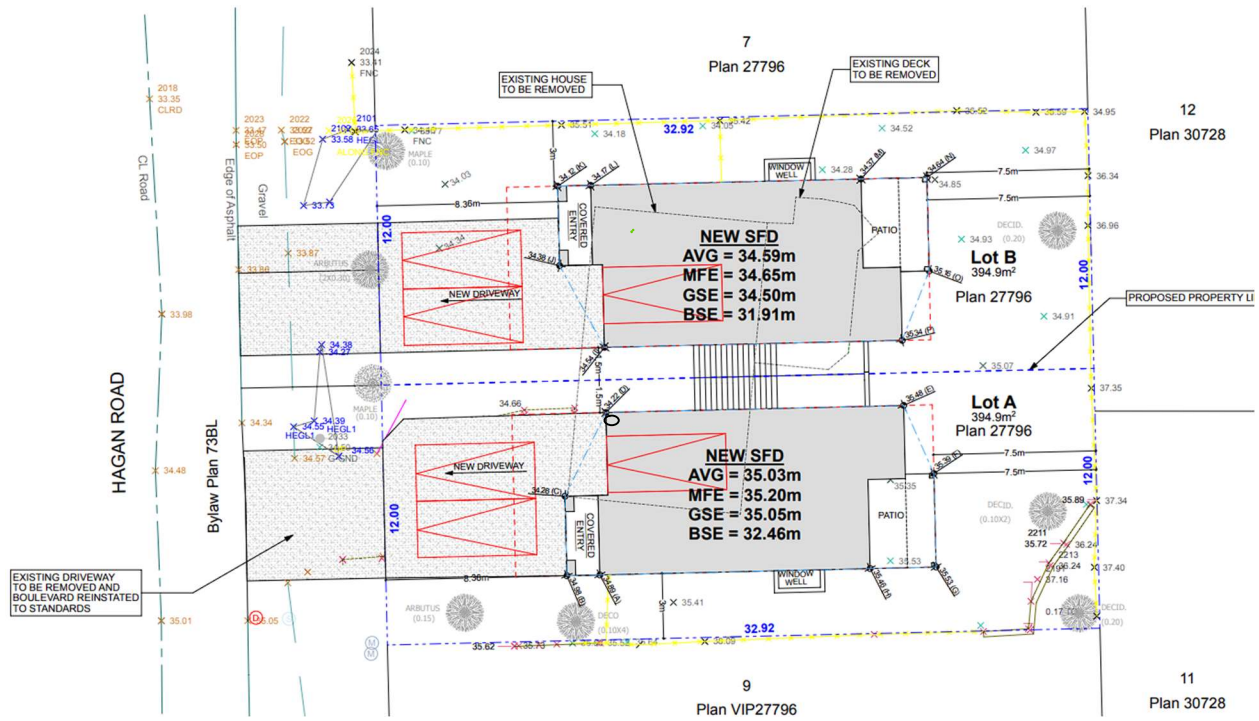


Figure 2 Site Photo- Hagan Rd. frontage.

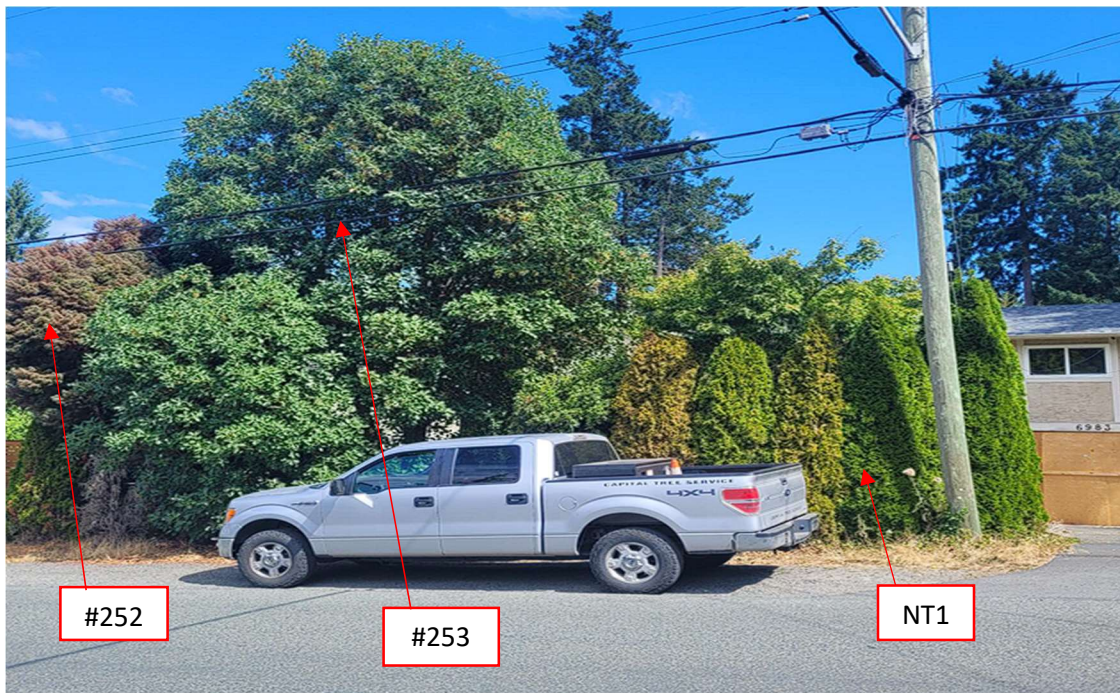


Figure 3 Site Photo- Facing Hagan Rd. Front Yard.



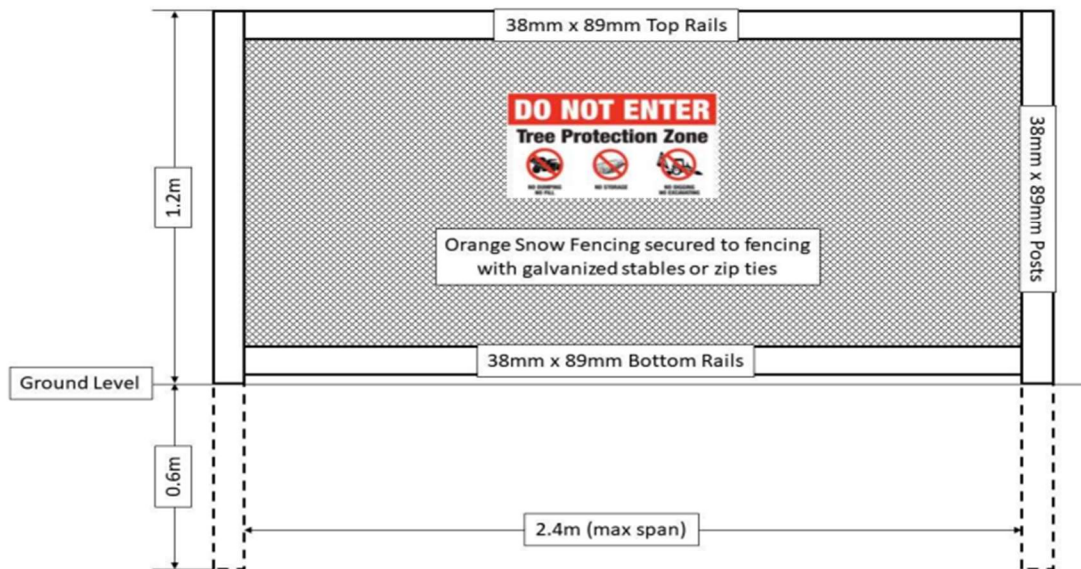
Figure 4 Site Photo- Facing Hagan Rd. Front Yard.



Figure 5 Site Photo- Rear Yard. White lines indicate TPF.



Figure 8- Tree Protection and Signage



Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16" x 24") with the following wording:

- a) DO NOT ENTER – Tree Protection Zone (for retained trees) or;
- b) DO NOT ENTER – Future Tree Planting Zone (for tree planting sites).

These signs must be affixed on every fence face or at least every 10 linear meters.



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, February 12, 2024

Re: 7214 Veyaness Road – Applications for Rezoning and Development Permit (Infill)

RECOMMENDATION(S):

1. *That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be introduced and given First Reading.*
2. *That Rezoning Application 3360-20-11/23 and Development Permit with Variances Application 3060-20-5/23 for 7214 Veyaness Road be referred to the Advisory Planning Commission for comment.*

Following consideration by the Advisory Planning Commission the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be given Second Reading.
2. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be given Third Reading.
3. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road), a contribution be made per new lot to the General Amenity Fund of \$5,500 and to the Affordable or Supportive Housing Amenity Fund of \$2,000, for a total of \$15,000.

Following Third Reading the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be adopted.
2. That Development Permit 3060-20-5/23 be authorized for issuance with the following variances to the Land Use Bylaw:
 - a. Section 5.38.3 is varied to reduce the front yard setback requirement from 6.0 m to 4.55 m for the existing dwelling on proposed Lot B; and
 - b. Section 5.38.3 is varied to reduce the total side yard setback requirement from 4.5 m to 3.0 m for a new dwelling on proposed Lot C.

PURPOSE:

The application is to rezone and subdivide the approximately 1,380 m² lot, currently zoned R-1: Large Lot Single Family Residential, in order to create three small lots. A letter from the applicant is attached to this report as Appendix A.

BACKGROUND:

The subject property is an approximately 1,380 m² corner lot that is occupied by a single family dwelling. The majority of the adjacent properties are zoned R-1: Large Lot Single Family Residential as shown on the context map (Appendix B). The surrounding properties are primarily one storey single family residences on larger lots. The adjacent single family residence at 2148 Panaview Heights was constructed under the R-1XS Zone.

DISCUSSION:

The three proposed lots are based on the R-1XS Single Family Residential Infill Zone. Lot A (corner lot) would include a secondary suite. Lot A would require a specific zoning amendment to increase the maximum Gross Floor Area from 180 m² to 202 m².

The existing house would remain on the proposed Lot B, with the potential to further subdivide the lot in the future. Lot C would require a variance to reduce the total required side setback from 4.5 m to 3.0 m. Plans are attached to this report as Appendix C.

Official Community Plan

The property is located within the Urban Containment Boundary and designated in the Official Community Plan as ‘Neighbourhood Residential’, which permits up to 8 units. The policies contained in Section 4.1 Growth Management and Housing, support “a mix of infill housing forms, including small lots, panhandle lots, pocket neighbourhoods, duplexes, small scale multi-unit development and townhouses, where they are consistent with infill design guidelines.”

Policy 2 encourages “Innovative and site-sensitive housing and subdivision designs that reduce storm water run off, demonstrate energy efficiency in building performance, and demonstrates a sensitive response to the site and its context”. The proposal is consistent with OCP policies and guidelines.

Development Permit Guidelines

The proposed development is considered infill and would need to be consistent with the guidelines for the Intensive Residential Development Permit Area. The subject property is governed by the General Infill Guidelines as well as the specific Small Lot Guidelines.

The proposed dwellings would integrate with the surrounding neighbourhood with respect to massing, height and roof forms. The building elevations incorporate varied architectural elements and articulations to provide interest, such as a mix of exterior materials, window trim, porches, and high quality textured cladding materials. The primary building entrances include weather protection and are clearly visible and directly accessible from the street.

The development will be required to be constructed in accordance with Energy Step Code Level 3 and Carbon Step Code Level 4 (Zero Carbon). In addition, the parking requirements included in the Land Use Bylaw require an energized parking space for each dwelling unit. The applicant has agreed to construct the house to be solar ready by including the necessary conduit in a suitable location to support future solar panel installation. A clause requiring solar ready construction has been included in the terms of the draft Development Permit.

Riparian Development Permit Area

The Riparian Development Permit Area also applies to this area (referred to as sensitive aquatic ecosystems). The development permit area consists of a 30 metre wide strip or buffer area extending from the high water mark of all identified wetland and riparian aquatic ecosystems.

Schedule D: Development Permit Areas and Guidelines includes the following exemptions applicable to riparian areas under Section 1.5:

- b) Development, upon submission to the District of a written statement from a Qualified Environmental Professional with relevant experience confirming the absence of riparian habitat or an aquatic ecosystem within the area that would be affected by the proposed work (for example, due to mapping error);*

A report was prepared by Corvidae Environmental Consulting (Appendix D). The report assessed the drainage ditch that extends along the Veyaness frontage and forms part of a drainage system into Tetayut Creek. The report concluded that the ditch has been highly disturbed and is not fish bearing. The report does recommend a set of Erosion and Sediment Control measures that should be applied during construction. These recommendations would form part of the development permit conditions.

A draft development permit is attached to this report (Appendix E).

Land Use Bylaw

The subject property is currently zoned R-1: Large Lot Single Family Residential which permits a single family dwelling and an accessory dwelling unit. The current R-1 zoning regulations require a minimum lot area of 780 m². Based on the lot area of 1,380 m², there is inadequate lot area for subdivision under the current zoning.

The R-1XS zoning requires a minimum lot area and frontage of 300 m² and 10.0 m, respectively. Lot A (corner lot) has a lot area of 406 m² and a lot frontage of 13.78 m.

The Land Use Bylaw was amended to exclude the first 28 m² of a garage from the calculation of Gross Floor Area. This reduces the Gross Floor Area for the dwelling proposed for this lot to 202 m² which would exceed the maximum of 180 m² permitted under the R-1XS zoning regulations. The request is to increase the maximum permitted floor area to 202 m² by way of a site specific clause in the R-1XS zone. Staff note that the proposed floor area would still be within the maximum permitted Floor Area Ratio.

The existing house would remain on proposed Lot B which would have a lot area of 651 m² and a lot frontage of 21.56 m. As a result of the subdivision, the existing dwelling would require a variance to the (new) front yard setback from 6.0 metres to 4.55 metres. The applicant has indicated that the lot may be the subject of a future subdivision application. Should further subdivision occur within 5 years, park dedication or cash-in-lieu would be required due to the overall number of lots created.

Lot C has a lot area of 326 m² and a lot frontage of 10.77 m. Lot C would require a variance to reduce the total required side setback from 4.5 m to 3.0 m. The proposed site plan indicates both side yard setbacks to be 1.5 metres.

Based on the minor nature of the requested variances, staff have no concerns. A draft amendment bylaw is attached to this report as Appendix F.

Community Amenity Contribution

As part of the rezoning contribution, the applicant is offering amenity contributions based on the *Community Amenity Contributions Policy*. Contributions consist of \$2,000 per unit toward the Affordable/Housing Community Amenity Reserve Fund and \$5,500 per unit toward the General Amenity Reserve Fund, for a total of \$15,000 based on the two additional units that would be permitted under the proposed zoning. These contributions would be required prior to the adoption of the amendment bylaw.

Trees

The arborist report (Appendix G) identified three trees for removal, one of which is a bylaw protected municipal Douglas Fir. This is due to its proximity to the proposed driveway of Lot A. In accordance with the Tree Management Bylaw, replacement trees will be required to be planted at a 3:1 ratio for each protected tree that is removed from within the right-of-way and up to the tree density target for each new lot. Where the retained number, species or size of trees do not meet the tree density target for a certain lot based on the lot area, tree replacement will be required through a tree permit application at the time of tree removal.

IMPLICATIONS:

Legislative/Policy

The proposed density of a total of four units on the three lots would be in line with the Small Scale Multi-Unit Housing (SSMUH) density required by provincial legislation for the current parcel. However, with the subdivision, each parcel would be permitted up to four units, tripling the permitted density. Based on the current setbacks and proposed siting of the new dwellings on the new parcels, further development is unlikely, unless in the form of a three-storey building, should that be permitted in the future. The remainder parcel (Lot B) could potentially accommodate more density based on the area, should that be desired in the future. With the proposed lot size of 651 m², staff have no concerns with the potential increase in density in the future as a result of the subdivision.

Communications

Staff note that as part of the notification process required for first reading (where there is no public hearing to be held), at the same time the public was notified of the Opportunity to be Heard regarding the variances included in the proposal. This approach has the following benefits:

- It avoids the District notifying the public twice for the same application;
- It provides the public with early notice of the proposal and requested variances;
- It allows Council to consider public input prior to first reading of the bylaw; and
- It allows Council to approve the rezoning and development permit applications in two Council meetings.

The Opportunity to be Heard provides residents with the ability to comment on the proposed variances only. There is no longer an opportunity for the public to provide in-person input on the bylaw amendment as the development proposal is consistent with the OCP.

OPTIONS:

The following options are presented for Council consideration:

- 1.** Proceed as per the staff recommendation.
- 2.** Have the approval process follow an expedited timeline. Under this option, the following motion is provided:
 1. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be introduced and given First Reading and Second Reading.

2. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be given Third Reading
3. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road), a contribution be made per new lot to the General Amenity Fund of \$5,500 and to the Affordable or Supportive Housing Amenity Fund of \$2,000, for a total of \$15,000.

Following Third Reading the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2144 (7214 Veyaness Road) be adopted.
2. That Development Permit 3060-20-5/23 be authorized for issuance with the following variances to the Land Use Bylaw:
 - a. Section 5.38.3 is varied to reduce the front yard setback requirement from 6.0 m to 4.55 m for the existing dwelling on proposed Lot B; and
 - b. Section 5.38.3 is varied to reduce the total side yard setback requirement from 4.5 m to 3.0 m for a new dwelling on proposed Lot C.
3. Provide alternative direction; or
4. Deny Rezoning Application 3360-20-11/23 and Development Permit with Variances Application 3060-20-5/23 for 7214 Veyaness Road.

CONCLUSION:

The form and character of the proposed dwellings is generally consistent with the OCP policies and Small Lot Design Guidelines and the development is in context with recent small lot development adjacent to the subject property.

Staff are supportive of the increase in Gross Floor Area for Lot A on the basis that it does not exceed the maximum Floor Area Ratio and have no concerns with the requested setback variances.

The dwellings would be constructed in accordance with Energy Step Code Level 3 and Zero Carbon Step Code Level 4. The proposal would include energized parking spaces and community amenity contributions as per Council's policy.

Report written by:	Ivo van der Kamp, Planner
Respectfully submitted by:	Kerri Clark, Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A: Letter of Rationale
- Appendix B: Site Context Plan
- Appendix C: Development Plans
- Appendix D: Environmental Report
- Appendix E: Draft Development Permit

Re: 7214 Veyaness Road – Applications for Rezoning and Development Permit (Infill)
For the Monday, February 12, 2024 Meeting

Appendix F: Draft Amendment Bylaw

Appendix G: Arborist Report

GRAYLAND CONSULTING LTD.

November 29th, 2023

Ms. Kerri Clark, Manager of Development Services
1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9

7214 Veyaness Road Rezoning and Variance Rationale

Dear Ms. Clark,

The owners of the above noted lands wish to apply to rezone their property from the existing R1 Zone to the R-1XS Zone to allow a small lot residential subdivision, with ultimately 3 new lots.



The proposed subdivision, should the rezoning be approved, would create two new lots to start. The existing house is in good condition and will remain. That land could be further subdivided under the new zone when the house has reached the end of its useful life.

All lots will be accessed from Panaview Heights and will be serviced by municipal water and sewer. Our engineers will provide the stormwater management plans upon request. There are no mature trees on the property that will be impacted by this subdivision, however there are trees in the Veyaness frontage that may remain at the discretion of the district. One small fir tree will be removed for the new Lot A driveway and will be replaced in accordance with district bylaws. Please see the attached Capital Tree Service report dated April 11, 2023.



The proposal is consistent with the Official Community Plan and compliments existing zones to the east and west. If any development permits are applicable, we request that they be considered concurrently with the rezoning of the land.

A Riparian Area assessment was performed on the open ditch along Veyaness. It was determined by the professional biologist that it does not meet the definition of a riparian area, however silt and erosion control methods during construction should be employed. Please refer to the Corvidae environmental letter report dated November 4th, 2022.

The neighbourhood will be consulted prior to consideration of this application by Committee and Council. Every effort will be made to address concerns, if any, prior.

Thank you for the opportunity to submit this application. We look forward to working with staff as we move through the process.

Best Regards,

Rachael Sansom, A.Sc.T, Grayland Consulting, Agent for the owner of 7214 Veyaness Road.

Site Context Plan

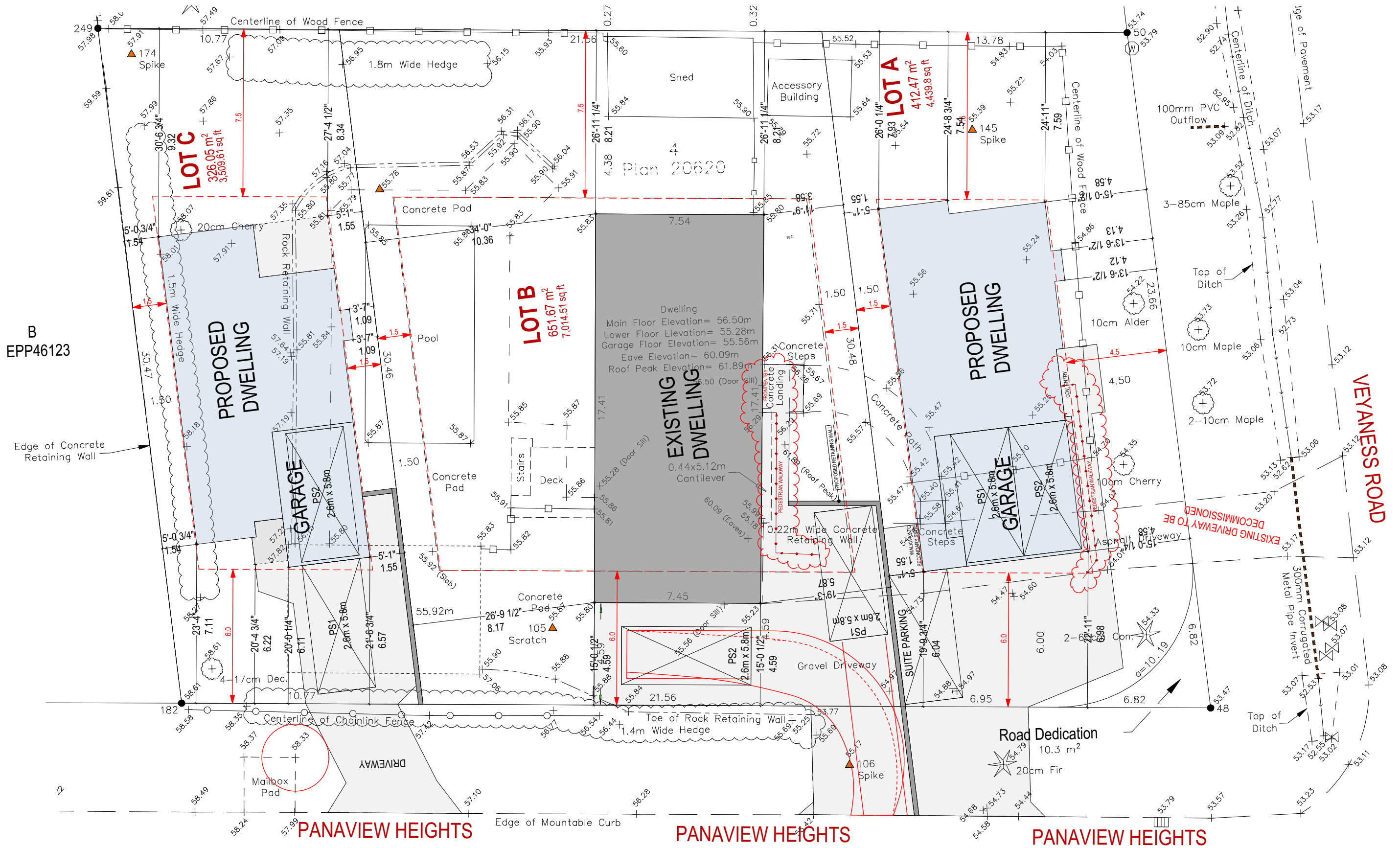
7214 Veyaness Road


LEGEND

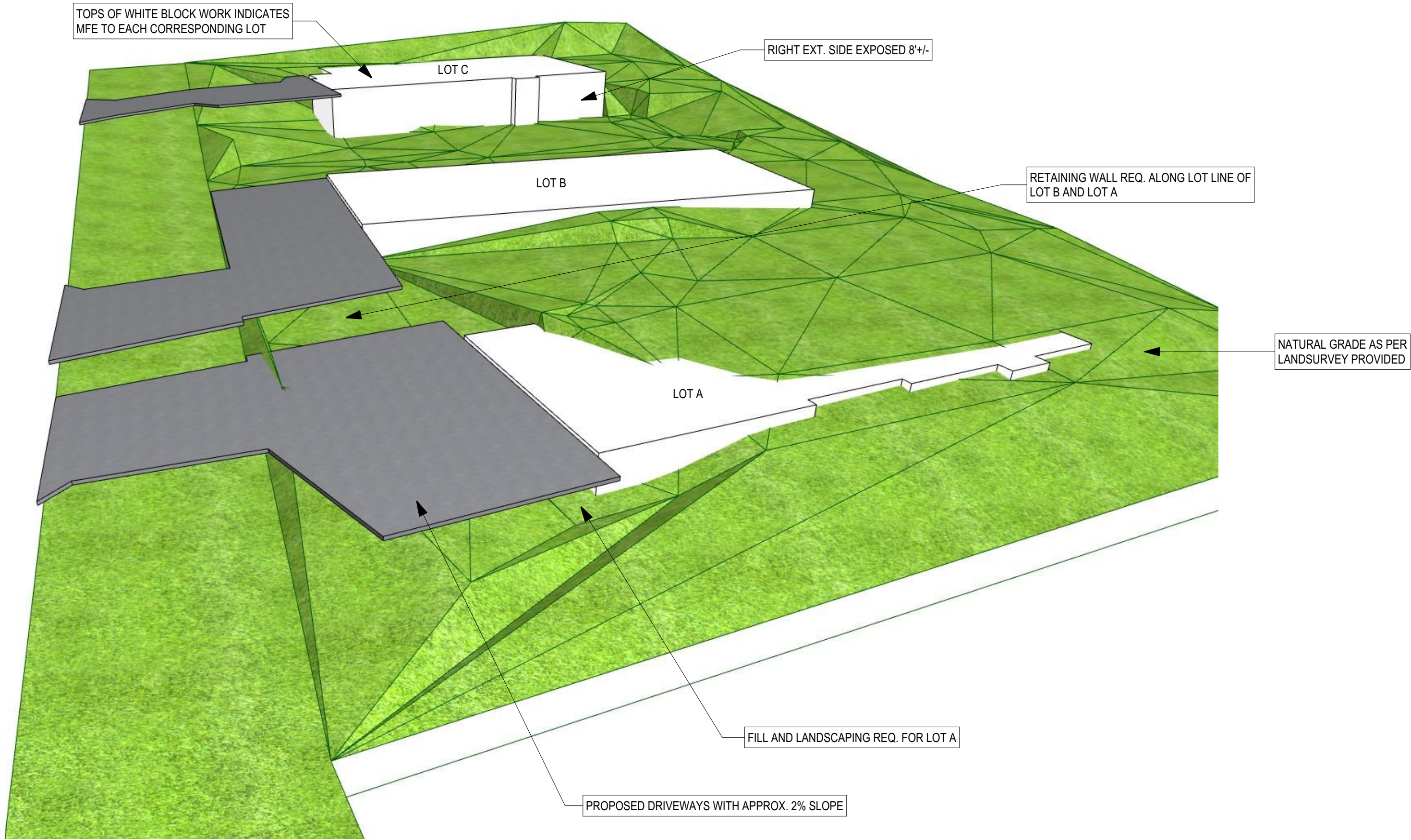


■ SUBJECT SITE





TITLE PRELIMINARY FULL SITE PLAN				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT A,B,C	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING	
Page 52 of 93				



TOPS OF WHITE BLOCK WORK INDICATES MFE TO EACH CORRESPONDING LOT


RIGHT EXT. SIDE EXPOSED 8'+/-

RETAINING WALL REQ. ALONG LOT LINE OF LOT B AND LOT A

NATURAL GRADE AS PER LANDSURVEY PROVIDED

FILL AND LANDSCAPING REQ. FOR LOT A

PROPOSED DRIVEWAYS WITH APPROX. 2% SLOPE


TITLE 3D PERSPECTIVE OF ALL LOTS				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT A,B,C	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING Page 53 of 93	

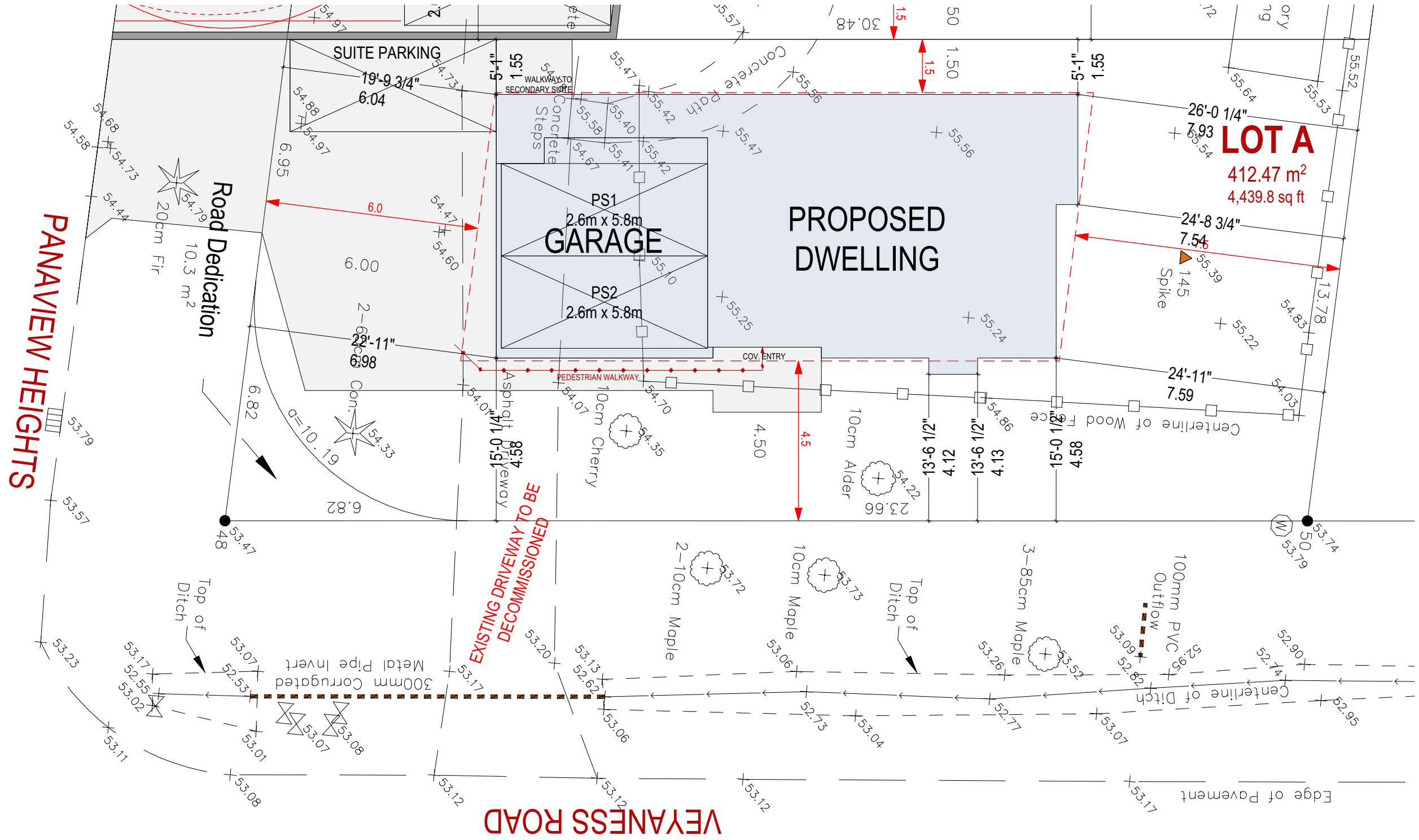


FRONT PERSPECTIVE



LEFT PERSPECTIVE

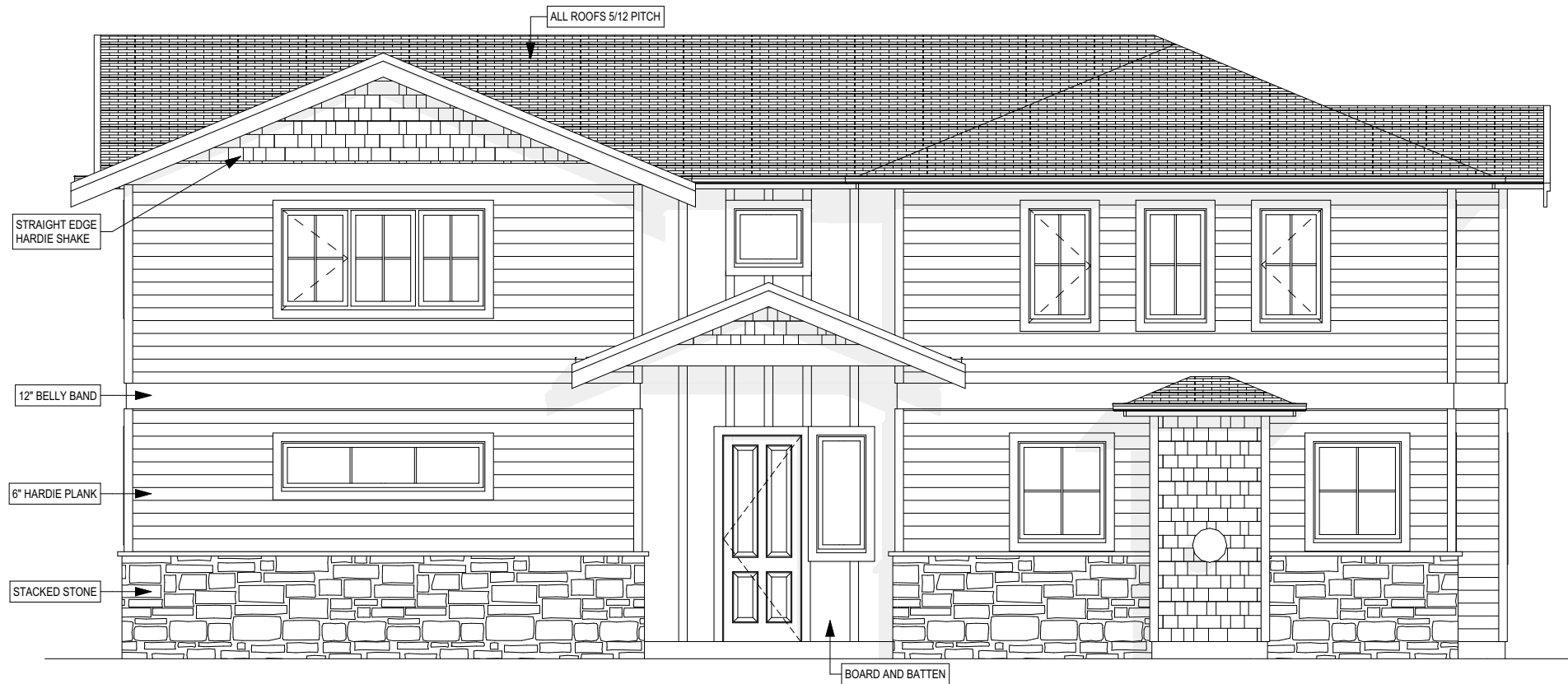
<small>TITLE</small> ANGLED PERSPECTIVES				
<small>DATE</small> 14SEPT23	<small>PROJECT NO.</small> 1122	<small>LOT DESIGNATION</small> LOT A	<small>PROJECT TITLE</small> DEVELOPMENT PERMIT : VEYANESS RD REZONING Page 54 of 93	



CENTRAL SAANICH - SINGLE FAMILY DWELLING PROPOSED		
ADDRESS	7214 Vayanness Road (Lot A)	
LOT SIZE	412.47 m ² (4,439.80 ft ²)	
ZONING	R-1XS	
	PROPOSED	ALLOWED
LOT COVERAGE		
LOT COVERAGE (TOTAL)	28.7% 118.38m ² (1,274.3ft ²)	40% 164.99m ² (1,775.92ft ²)
SETBACKS		
FRONT LINE	6.04m (19.81ft)	6.0m (19.6ft)
REAR LOT LINE	7.54m (24.73ft)	7.50m (24.6ft)
INTERIOR SIDE	1.55m (5.09ft)	1.5m (4.9ft)
EXTERIOR SIDE	4.12m (13.53ft)	4.5m (14.8ft)
COMBINED SIDE YARDS	5.67m (18.62ft)	6.0m (19.6ft)
HEIGHT (HEIGHT CALCULATION ONE)		
AVERAGE GRADE	85.03m Geo.	
HIGHEST SLOPED ROOF HEIGHT	6.57m (21.56ft)	8.0m (26.25ft)
HIGHEST FLAT ROOF HEIGHT	5.60m (18.37ft)	6.50m (21.33ft)
LOWEST BUILDING ELEVATION (HEIGHT CALCULATION TWO)		
AVERAGE GRADE LOWEST OUTER MOST WALL	84.14m Geo.	
HIGHEST SLOPED ROOF HEIGHT	7.46m (24.48ft)	7.50m (24.6ft)
HIGHEST FLAT ROOF HEIGHT	6.49m (21.29ft)	6.50m (21.33ft)
FLOOR AREA		
MAIN FLOOR AREA	82.48m ² (887.83ft ²)	
UPPER FLOOR AREA	112.29m ² (1,208.72ft ²)	
GARAGE AREA	35.9m ² (386.47ft ²)	
TOTAL GROSS FLOOR AREA	230.67m ² (2,483.02ft ²)	
FLOOR SPACE RATIO (FSR)	0.56 230.67m ² (2,483.02ft ²)	0.44 180m ² (1,937.5ft ²)

* INDICATES VARIANCES REQUIRED


TITLE PRELIMINARY SITE PLAN				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT A	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING	

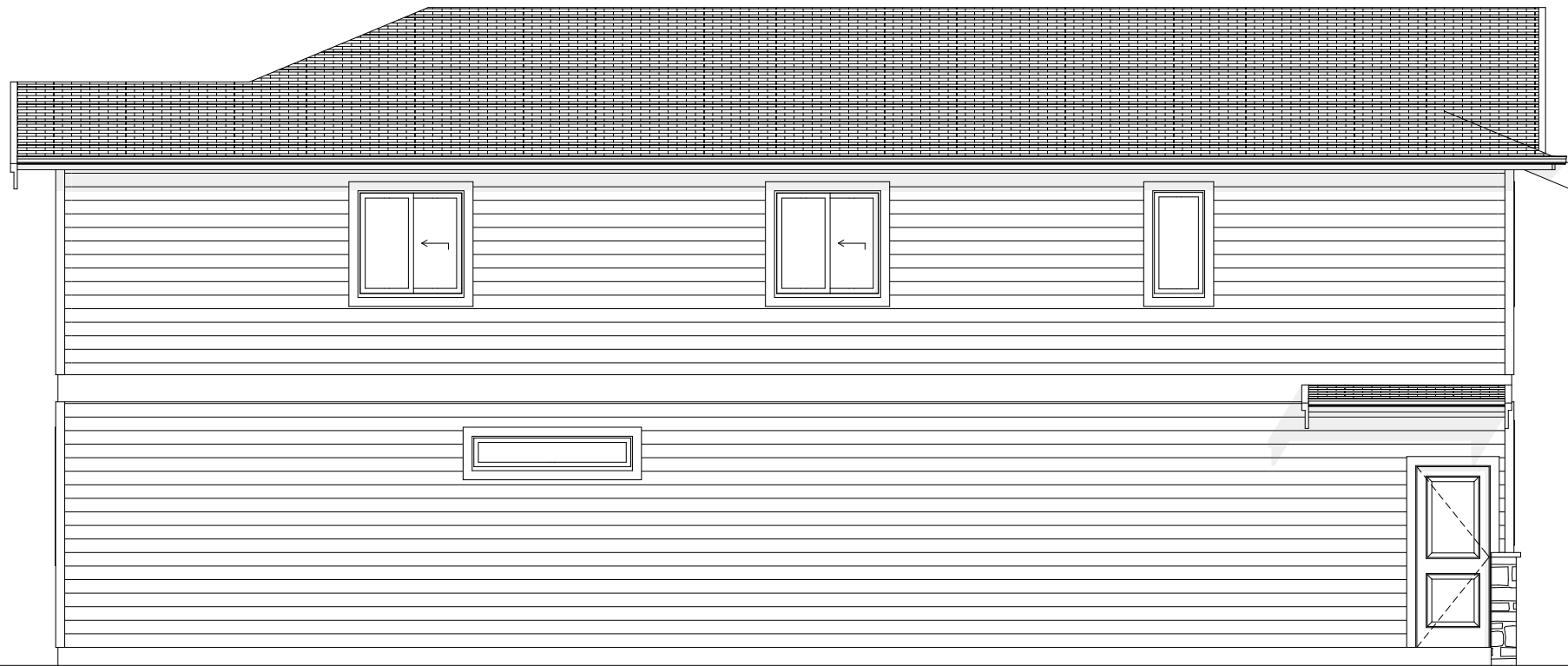


A FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



A LEFT ELEVATION
SCALE: 1/4" = 1' - 0"


TITLE ELEVATIONS				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT A	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING	
Page 56 of 93				




A REAR ELEVATION
SCALE: 1/4" = 1' - 0"



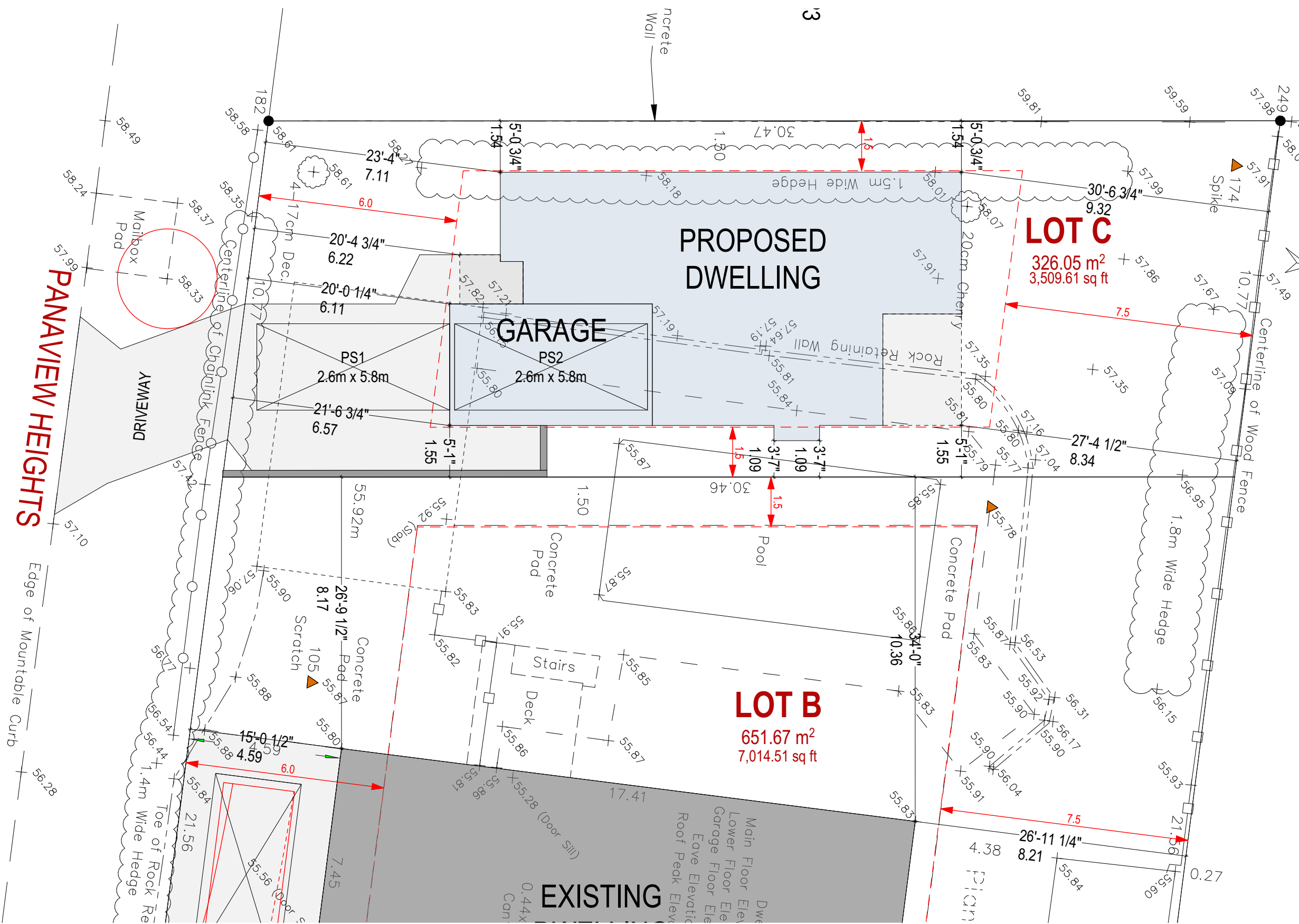
A RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

TITLE ELEVATIONS				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT A	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING Page 57 of 93	



TITLE				
ANGLED PERSPECTIVE				
DATE	PROJECT NO.	LOT DESIGNATION	PROJECT TITLE	
14SEPT23	1122	LOT C	DEVELOPMENT PERMIT : VEYANESS RD REZONING	

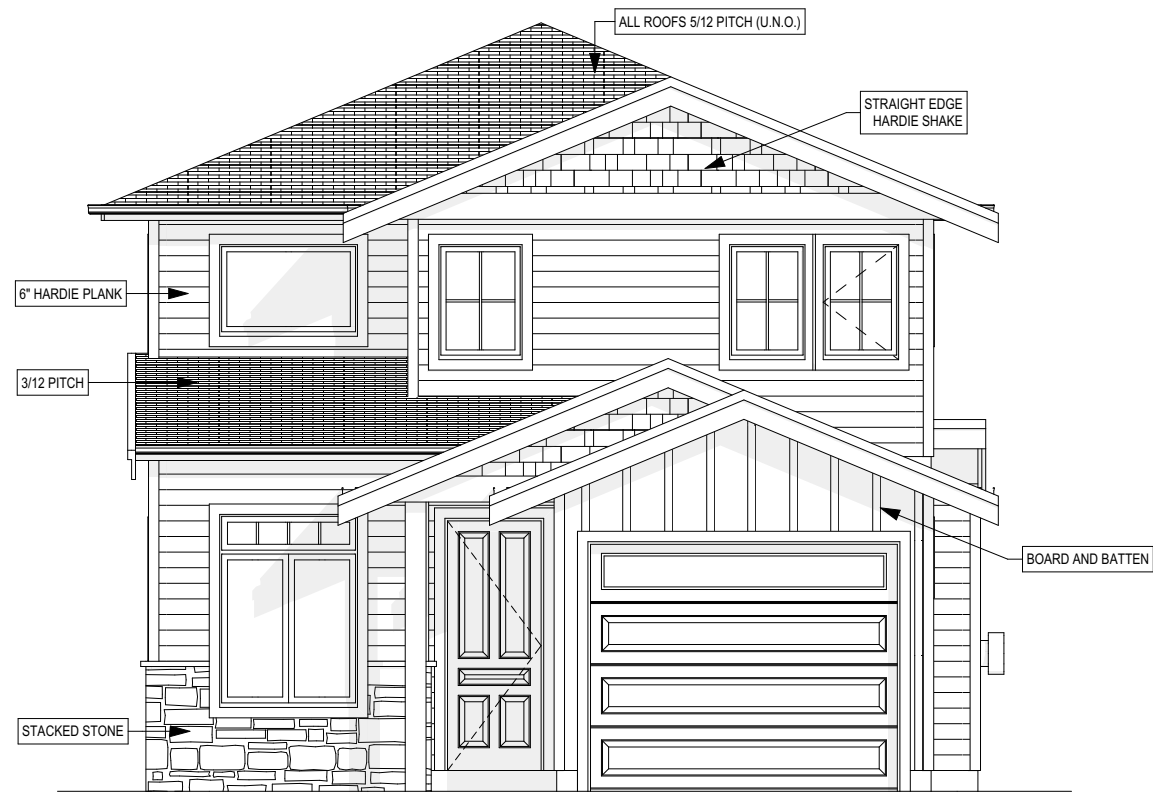
Page 58 of 93



CENTRAL SAANICH - SINGLE FAMILY DWELLING PROPOSED		
ADDRESS	7214 Vayanness Road (Lot C)	
LOT SIZE	326.1 m ² (3,509.61 ft ²)	
ZONING	R-1XS	
	PROPOSED	ALLOWED
LOT COVERAGE		
LOT COVERAGE (TOTAL)	34.86% 113.69m ² (1,223.67ft ²)	40% 130.44m ² (1,403.84ft ²)
SETBACKS		
FRONT LINE	6.11m (20.03ft)	6.0m (19.6ft)
REAR LOT LINE	8.34m (27.38ft)	7.50m (24.6ft)
INTERIOR SIDE	1.54m (5.06ft)	1.5m (4.9ft)
INTERIOR SIDE	1.09m (3.59ft)	1.5m (4.9ft)
COMBINED SIDE YARDS	2.68m (8.65ft)	4.5m (14.8ft)
HEIGHT (HEIGHT CALCULATION ONE)		
AVERAGE GRADE	85.03m Geo.	
HIGHEST SLOPED ROOF HEIGHT	6.57m (21.56ft)	8.0m (26.25ft)
HIGHEST FLAT ROOF HEIGHT	5.60m (18.37ft)	6.50m (21.33ft)
LOWEST BUILDING ELEVATION (HEIGHT CALCULATION TWO)		
AVERAGE GRADE LOWEST OUTER MOST WALL	84.14m Geo.	
HIGHEST SLOPED ROOF HEIGHT	7.48m (24.48ft)	7.50m (24.6ft)
HIGHEST FLAT ROOF HEIGHT	6.49m (21.29ft)	6.50m (21.33ft)
FLOOR AREA		
MAIN FLOOR AREA	80.79m ² (869.58ft ²)	
UPPER FLOOR AREA	77.89m ² (838.35ft ²)	
GARAGE AREA	22.3m ² (240ft ²)	
TOTAL GROSS FLOOR AREA	180.98m ² (1,947.93ft ²)	
FLOOR SPACE RATIO (FSR)	0.55 180.98m ² (1,947.93ft ²)	0.50 163.05m ² (1,754.81ft ²)
* INDICATES VARIANCES REQUIRED		

TITLE PRELIMINARY SITE PLAN			
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT C	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING






C FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



C LEFT ELEVATION
SCALE: 1/4" = 1' - 0"


TITLE ELEVATIONS				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT C	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING Page 60 of 93	

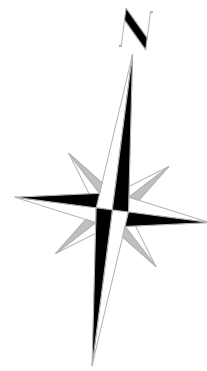


C REAR ELEVATION
SCALE: 1/4" = 1' - 0"



C RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"

TITLE ELEVATIONS				
DATE 14SEPT23	PROJECT NO. 1122	LOT DESIGNATION LOT C	PROJECT TITLE DEVELOPMENT PERMIT : VEYANESS RD REZONING Page 61 of 93	



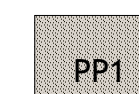

Title:
Concept Plan
Date:
November 17, 2023
Scale:
1 : 200

Sheet #
CP - 1




Landscape Concept Plan
7214 Veyanees Road

MATERIALS LEGEND

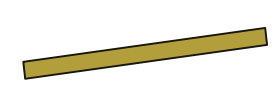

HARDSCAPE:

-  PC concrete pavers
-  Tamped fine crush screenings

SOFTSCAPE:

-  Planting area
-  Lawn area
-  Mulch

MISCELLANEOUS:

-  Wood fence - typ. Heights vary.
-  Walls - concrete. Heights vary.

NOTES:

- 1) All building layout information and setback dimensions supplied by Carma Design Group
- 2) All survey information supplied by Carma Design Group.
- 3) This drawing must not be scaled. The General Contractor and or Client to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work.
- 4) All errors and omissions must be reported immediately to the Designer. Landscape Designer is not liable for any changes made to plan on site or failure to report any discrepancies.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.



1 Proposed Landscape Layout
Scale: 1:200

Landscape Specifications:

These plans must not be scaled.

The General Contractor and/or Owner to verify and thoroughly review all aspects of plan prior to commencement and setting out of any work.

All construction to meet requirements set out in the Canadian Landscape Standards (CLS), Current edition, prepared by the Canadian Landscape Nursery Association and the Canadian Society of Landscape Architects, and abide by all local and municipal codes.

Irrigation materials and installation to conform, as a minimum, to CLS (current edition) and IABC Standards.

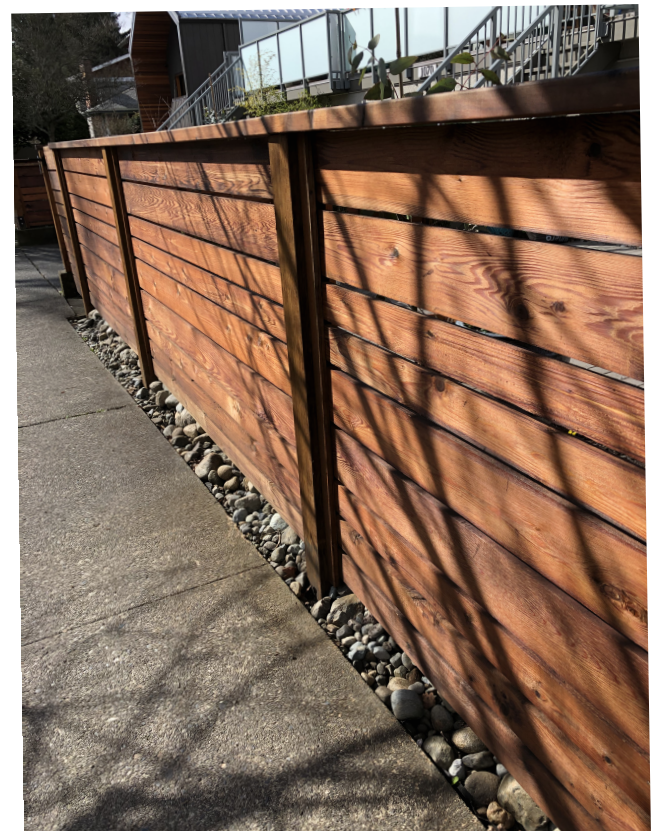
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing any digging.

Contractor to consult with designer if plant substitutions are required due to availability.

All building layout information and setback dimensions supplied by the homeowner. All survey information supplied by the homeowner.

The originals of this plan are and remain the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

DISCLAIMER: As hundreds of calculations & decisions are made during the creation of these plan drawings, & even though a great care has gone into their accuracy, from time to time an error(s) &/or omission(s) will persist, so it shall be the responsibility of the clients, contractor and owner to verify all aspects of these plans prior to their use and report any discrepancies, errors or omissions immediately to the Landscape Designer. Because of the above & because the use of these plans are not administered or controlled by the designer, it shall be understood that with the acceptance of these plans, the Landscape Designer shall be held harmless from any & all liability in regards to their use.



Note:
These plans are conceptual only. They are intended for the sole purpose of generating ideas and are not for construction. All construction must be engineered to comply with local building codes, placing sole responsibility on those persons performing said construction.

November 4, 2022

To: Andrea Pickard, Environmental Planner,
District of Central Saanich
1903 Mt Newton Cross Road
Saanichton, BC, V8M 2A9

From: Brent Rutley, R.P Biol
Corvidae Environmental Consulting Inc.
6526 Water Street
Sooke, BC V9Z 0X1

7214 Veyaness Road Assessment Letter

To Andrea Pickard,

On September 7th, a Qualified Environmental Professional (QEP) from Corvidae completed an environmental assessment at 7214 Veyaness Road (the Property; PID 000-014-150). The landowner, Wayne Garner, is proposing to subdivide and rezone the Property. A portion of the Property (eastern extent) occurs within a Riparian Development Permit Area (Riparian DPA) as per Schedule F and Section 11 of the Central Saanich Official Community Plan¹ This DPA consists of a 30-metre-wide buffer area that extends outward from the high-water mark of all identified riparian aquatic ecosystems (fish bearing and non-fish bearing).

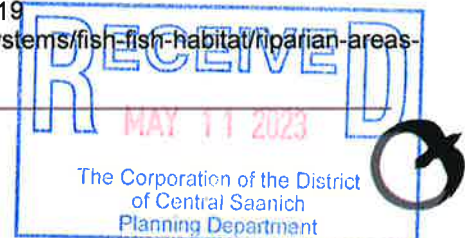
A Riparian DPA is mapped for a roadside ditch, field verified by the QEP during the site assessment, along the eastern property line. The ditch is a straight, uniform, constructed feature that carries surface flows south, when present, along the western shoulder of Veyaness Road. Flows within the ditch were absent at the time of the assessment. The ditch is 0.5 m in width and originates north of the property boundary, along Veyaness Rd. The ditch bottom was predominantly characterized by grasses and weeds with no evidence of scour or persistent water flow. Vegetation adjacent to the ditch is limited to mowed grasses, although adjacent trees within the Property to the west of the ditch may provide shade.

The ditch contains both piped and daylighted sections throughout its length, both upstream and downstream of the Property. Fish are not anticipated to occur within the ditch given a lack of suitable habitat and an extensive, piped, storm system network in the surrounding areas. There are also significant barriers to fish passage at 7121 Veyaness Road where the water discharges into Tetayut Creek. From the Property, flows enter a culvert at the intersection of Panaview Height and Veyaness Road and flows south through the Central Saanich storm drain network. Photos of the ditch are included in Appendix A.

The QEP followed the trajectory of the ditch during the site assessment to determine whether the ditch connects directly to fish habitat and thus meeting the definition of a stream in accordance with the Riparian Areas Protection Regulation (RAPR)² but was unable to identify connectivity in the field. A desktop review of the storm system available through the Central Saanich GIS Map Service was utilized to assess connectivity. Based on the findings from the mapping system, it appears that this ditch connects directly to Tetayut Creek approximately 450m southeast of the property, which is a fish bearing

¹ District of Central Saanich. 2020. The District of Central Saanich Official Community Plan Appendix 1 to OCP Bylaw No. 1600. Retrieved from: https://www.centrialsaanich.ca/sites/default/files/uploads/bylaws/ocp_bylaw.pdf.

² Riparian Areas Protection Regulation Technical Assessment Manual. 2019
https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rapr_assessment_methods_manual_for_web_11.pdf



stream³ (Figure 1). Given the large network of drainage piping from surrounding agricultural lands, the water from this ditch is not the only water discharging into the creek from this location. This area in an intersection is a junction where other roadside ditches meet to discharge into the creek.

Due to the ditch being a highly disturbed roadside ditch that is not fish bearing, and there is an extensive network of piped ditch sections in the areas surrounding, Corvidae recommends that a formal RAPR report is not submitted for the proposed subdivision and rezoning application for the property. In accordance with the RAPR technical manual, the SPEA width for the ditch on the Property would be 2 m from ditch boundary. This setback will be met or exceeded by the proposed development.

During construction, the following erosion and sediment control measures will be implemented to ensure that sediments do not leave the project area and that deleterious substances are not introduced into the ditch and storm system:

- Delineate the SPEA boundary in the field and prohibit disturbance or entry into this area.
- During development, install sediment fences downslope from the active work area, at the edge of the construction footprint between the ditch and the project. Ensure sediment fence is keyed into a minimum of 15 cm depth if possible. If not possible due to compaction, use straw wattles to stop sediment.
- Stormwater management planning for the project will include dissipation of run-off that is intercepted by buildings and the disturbance area outside the SPEA into a vegetated area to the north or east of the property (as per the Riparian Assessment Manual).
- Regularly inspect and maintain the erosion and sediment control measures during all activities.
- Keep the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized and revegetated.
- Heed weather advisories and schedule work to avoid wet, windy, and rainy periods that may result in high flow volumes and/ or increase erosion and sedimentation.
- Minimize amount of time that soils are exposed by seeding and planting as soon as disturbance is complete. Cover exposed soil areas with tarps if for a prolonged period or during rainfall events.

If you have any questions or concerns, please contact Brent Rutley for more details.



Brent Rutley, R.P.Biol., B.Sc.,
780-223-6389
Environmental Biologist



Julie Budgen, R.P.Biol., B.Sc.,
250-415-8553
Senior Environmental Planner

Corvidae Environmental Consulting





Central Saanich GIS Map Service

7214 Veyaness Storm Drain Mapping



Legend

- RoadSegment_3k_1k
- Address Number_3K_500
- Parks
- Rivers & Creeks_1K_100
- Ponds
- Storm Labels
- Storm Lines
- Catch Basin
- Creek
- Culvert
- Ditch
- Ditch Flow Direction
- Drain-Abandoned
- Drain-Lateral
- Drain-Private
- Drain-Street Pipe
- Drain-Annulation
- Manhole
- Silt Trap
- Storage Pond



1: 2,004

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

101.8 Meters
 0 50.90 101.8 Meters

NAD_1983_UTM_Zone_10N
 © Latitude Geographics Group Ltd.

APPENDIX A – SITE PHOTOS

**Photo 1. Roadside ditch and culvert at the eastern property extent, looking south (downstream).
September 7, 2022.**



Photo 2. North (upstream) view of roadside ditch on the property. September 7, 2022.



Photo 3. View looking north at the ditch, noting the highly manicured non-riparian vegetation. September 7, 2022.



0 1.5 3 6 9 12 15
 The intended plot size of this plan is 560mm in width by 432mm in height (A size) when plotted at a scale of 1:150.

15
 Plan

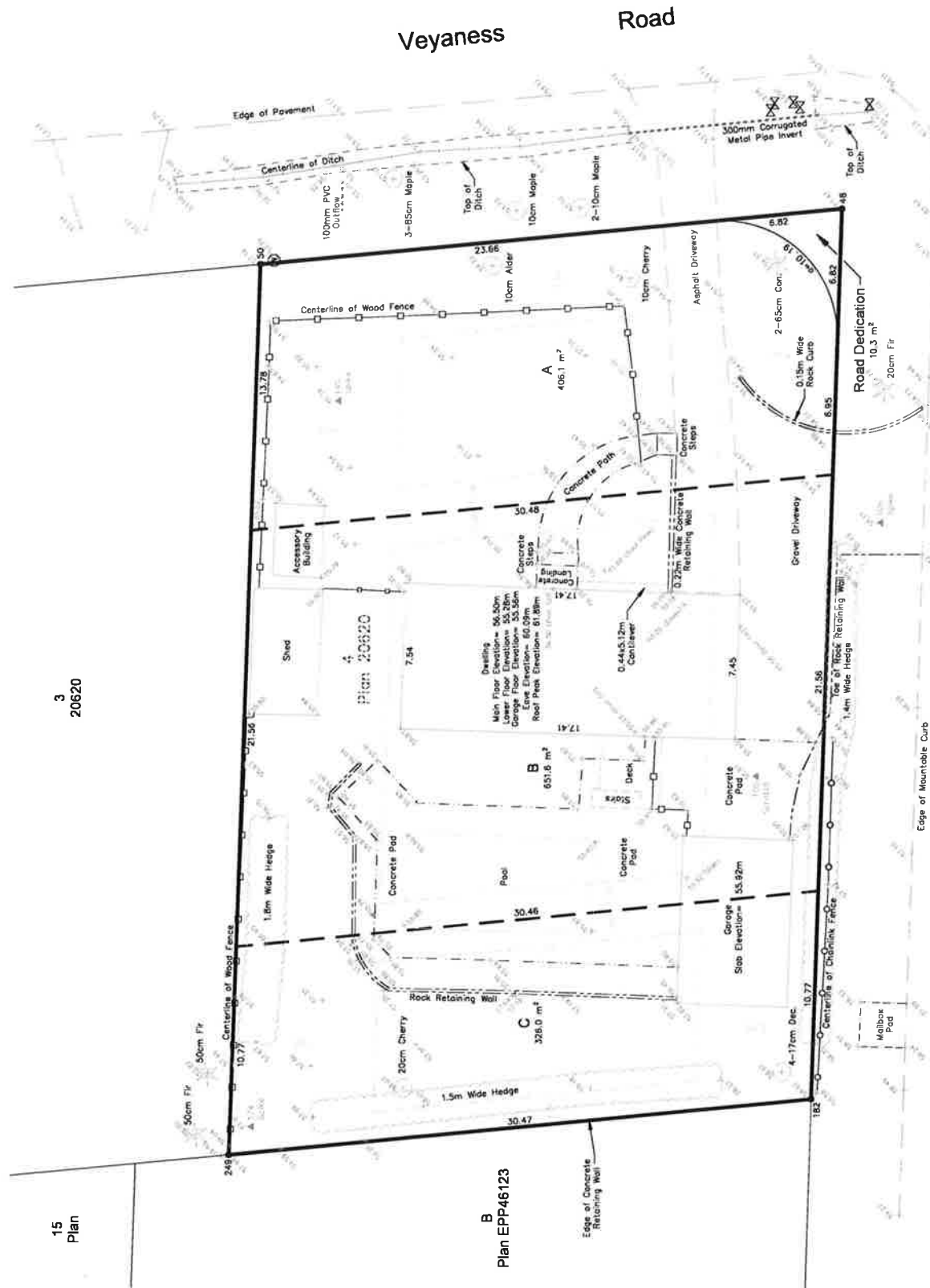
This sketch does not constitute a redefinition of the legal boundaries hereafter described and is not to be used in any matter which would assume same.
 J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
 This plan is intended for use as a topographic site plan. It is based on Land Title Office records and title to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.
 Subject to charges, legal notations, and interests shown on: Title No. CAG018298 (P.L.D. 000-014-190)

Distances and elevations are in metres
 Elevations are geodetic based on control monument 8914435
 Elevations are at grade unless noted otherwise
 Distances to property line are to siding
 Setbacks shown are based on zoning to R-1NS.
 Plan shows minimum zoning setback lines, 4.5m total side lot line not shown.

Tentative Subdivision
Wayne Garner
 Lot 4, Section 10,
 Range 3 East, South Seantich
 District, Plan 20620
 PROJECT SURVEYOR: RPW
 ADDRESS: 7214 Veyaness Road
 DRAWN BY: BAR DATE: OCT 13/21
 OUR FILE: 33665 REVISION 1
JEA
J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 4812 CLANFORD AVE. VICTORIA, B.C. V8S 4P7
 TEL: 250-727-2314 FAX: 250-727-3365
 E-MAIL: info@jea-associates.com
 VICTORIA-HANNOY-HARDY-CAMPBELL INC.

V:\Projects\33665\08\02\Microsurvey\33665.dwg

- LEGEND**
- --- Denotes Standard Iron Post Found
 - ▲ --- Denotes Travers Station Placed
 - --- Denotes Catch Basin
 - Con. --- Denotes Concrete
 - Dec. --- Denotes Deciduous Tree
 - Denotes Typical Spot Elevation
 - ⊙ --- Denotes Water Service
 - ⊗ --- Denotes Water Valve Box



Veyaness Road

Panaview Heights

B
 Plan EPP46123



DEVELOPMENT PERMIT

NO. 3060-20-5/23
7214 VEYANESS RD

TO: [REDACTED]
[REDACTED]
[REDACTED]

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 000-014-150
LOT 4 SECTION 10 RANGE 3E SOUTH SAANICH DISTRICT
PLAN 20620

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit as follows:
 - a. Section 5.38.3 is varied to reduce the front yard setback requirement from 6.0 m to 4.55 m for the existing dwelling on proposed Lot B; and
 - b. Section 5.38.3 is varied to reduce the total side yard setback requirement from 4.5 m to 3.0 m for a new dwelling on proposed Lot C.
3. The new dwellings shall be constructed solar ready by installing the necessary conduit in a suitable location to serve the future installation of roof mounted solar panels.

4. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
5. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
6. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
7. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning** for review and approval:
 - a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
8. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
9. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
10. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 8 of this Permit.

11. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.

12. This Permit is **not** a Building Permit.



AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .

Permit Issue date:

Signed in the presence of:

Witness

[Redacted]

Address of Witness

Date

Occupation

Witness

Date

Address of Witness

Occupation

**THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH**

Ryan Windsor, Mayor

Emilie Gorman, Corporate Officer



Central Saanich

APPENDIX "A"

DP # 3060-20-5/23

000-014-150

LOT 4 SECTION 10 RANGE 3E SOUTH SAANICH DISTRICT PLAN 20620
7214 VEYANESS RD

Attachments:

Site Plans, Elevations and Landscape Plan dated September 14, 2023 (*attached as Appendix C to the staff report, 11 pages*)

Arborist Report by Capital Tree Service Inc. dated April 11, 2023

Environmental Report by Corvidae Environmental Consulting Inc. dated November 4, 2022

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 2144

A Bylaw to Amend Land Use Bylaw
(7214 Veyaness Road)

WHEREAS the Council by Bylaw No. 2072, 2021 adopted the Land Use Bylaw and deems it appropriate to amend the Land Use Bylaw;

NOW THEREFORE the Council of the Corporation of the District of Central Saanich, in open meeting assembled, enacts as follows:

1. TEXT AMENDMENT

Appendix A, to the Central Saanich Land Use Bylaw No. 2072, 2021, as amended, is hereby further amended as follows:

- a. By adding to Part 5 Section 38 Subsection 9 Site Specific Regulations the following as (5):
Notwithstanding the maximum permitted floor area for a principal residence in Subsection 6, on the land legally described as Lot 4, Section 10, Range 3 East, South Saanich District, Plan 20620 – Parcel Identifier 000-014-150 (7214 Veyaness Road), shown shaded on the map attached to this Bylaw as Appendix “A”, the maximum permitted floor area shall be 202 m² for proposed Lot A.

2. MAP AMENDMENT

Schedule 1 (District Zoning Map) of Appendix “A” of Bylaw No. 2072, 2021, cited as "Central Saanich Land Use Bylaw No. 2072, 2021" as amended, is hereby further amended by changing the zoning designation of the land legally described as Lot 4, Section 10, Range 3 East, South Saanich District, Plan 20620 – Parcel Identifier 000-014-150 (7214 Veyaness Road), shown shaded on the map attached to this Bylaw as Appendix “A” from Large Lot Single Family Residential: R-1 zone to Single Family Residential Infill: R-1XS zone.

3. CITATION

This Bylaw may be cited for all purposes as the “**Central Saanich Land Use Bylaw Amendment Bylaw No. 2144, 2024**”.

READ A FIRST TIME this _____ day of _____, **2024**

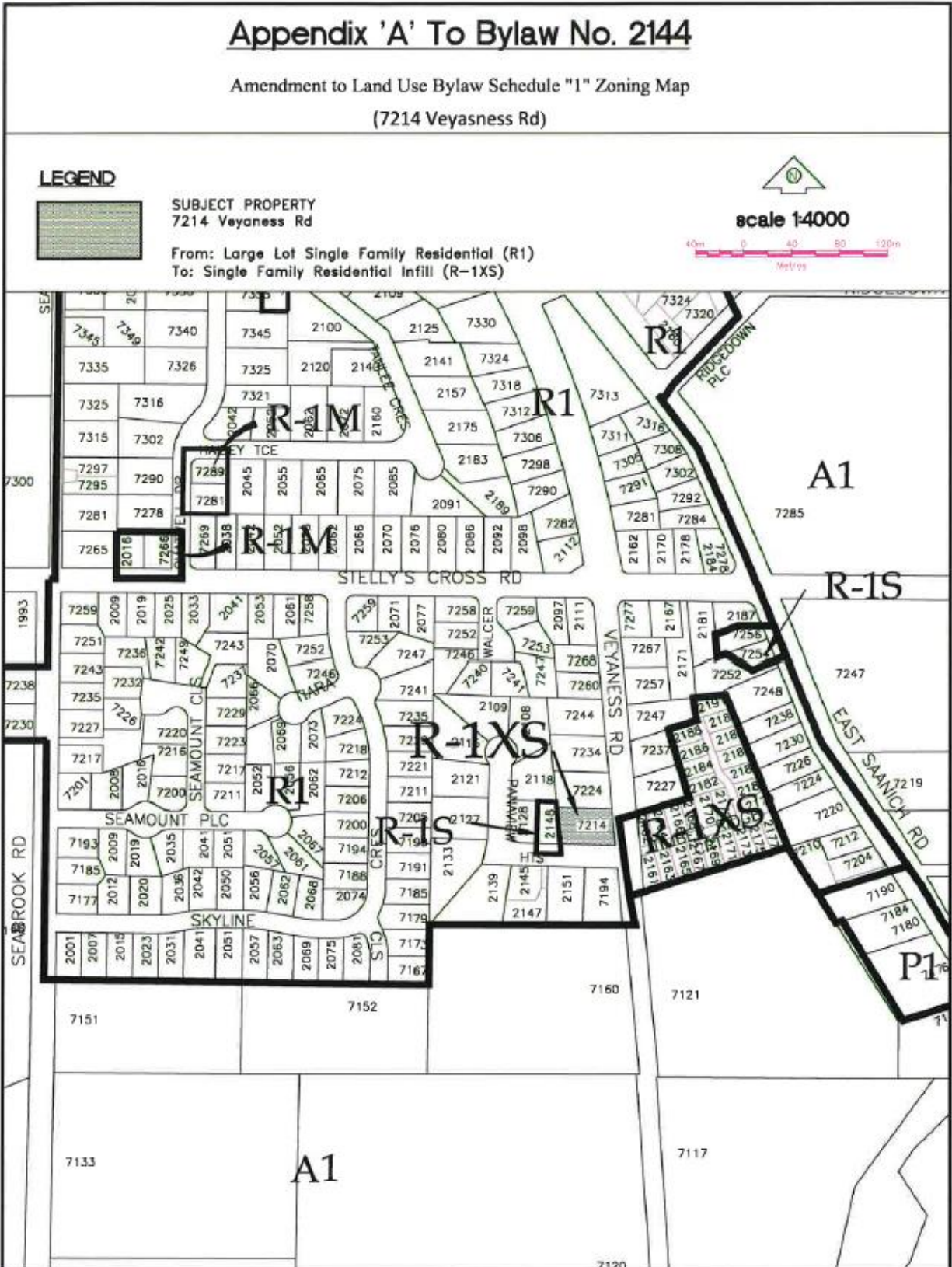
READ A SECOND TIME this _____ day of _____, **2024**

READ A THIRD TIME this day of , **2024**

ADOPTED this day of , **2024**

Ryan Windsor
Mayor

Emilie Gorman
Director of Corporate Services/
Corporate Officer





Capital Tree Service Inc.

Arborist Report

7214 Veyaness Road

Central Saanich, BC V8M 1M2

April 11, 2023

Prepared for:

Rachel Sansom

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

310-777 Royal Oak Dr, PO Box 53512, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Rachel Sansom (Client), a local Land Development Consultant, regarding a subdivision at 7214 Veyaness Road (the Site) in District of Central Saanich. The Client indicated they required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal one (1) Bylaw protected tree is proposed for removal and eight (8) bylaw protected trees are proposed for retention and protection. A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered March 13, 2023 by CTS for the purpose of conducting tree assessments and collecting inventory. Keegan Durovich, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was 8°C and partly cloudy with a 21 km/hr WWS Moderate Breeze gusting to 27km/hr.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Tree heights were measured using Forestry Pro II Laser and diameters were measured using a Richter Diameter Tape. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, eleven (11) trees were observed – nine (9) of which are protected under the current District of Central Saanich Tree Protection Bylaw. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Offsite (OS) trees are labeled one (1) – three (3). Municipal tree are labeled one (1) – four (4).

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Observations/Discussion

During the assessment, a lot with a single-family dwelling was observed in a developed suburban neighborhood was observed. The Site was observed to be sparsely treed with a variety of species growing around the periphery of the lot. The Site appears to receive plenty of direct sun. Eight (8) trees, all (8) of which are bylaw protected, are proposed for Retention and Protection. Construction activities are expected to have a low impact on the trees proposed for retention.

Three (3) trees are proposed for removal, one (1) of which is bylaw protected. M4, a 20cm DBH municipal Douglas fir is proposed for removal due its location within the proposed driveway of Lot A. Tree 64, an unprotected cherry is proposed for removal due to its location within the footprint Lot C. Finally, Tree 61, a unprotected cherry, is proposed for removal due to canopy conflicts with the proposed building envelope of lot A. A house that would use close to the entire proposed building envelope would require tree 61 to be pruned back, removing greater than 35% of its canopy (the limit of pruning permitted under ANSI A300).

It is CTS's understanding that lots A-C will be serviced from Panaview Heights. If this is not the case, or changes at any time, so that services for any lot enter the site from Veyaness Road, a revised arborist report will be required to address the change of impact the municipal trees along the municipal boulevard.

Three (3) replacement trees will be required (3:1) ratio, as the tree density on the site does not meet or exceed the density limit of 50 permit trees per hectare set by the District of Central Saanich Tree Management Bylaw No. 2065.

Tree Dynamics

A tree inventory is included as **Appendix 'A'** of this report.

Observed Tree Impacts

- Eight (8) trees are proposed for retention and protection, all of which are bylaw protected.
- One (1) bylaw protected municipal tree is proposed for removal.
- Two (2) non-bylaw protected trees are proposed for removal.
- Replacement trees will be required to be planted at **3:1** ratio for each protected tree removed.
- Construction impact to the retained trees will be low.
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City staff for further recommendations.

Common and Latin Names

Big leaf maple – *Acer macrophyllum*

Deodar cedar – *Cedrus deodara*

Pacific dogwood – *Cornus nutallii*

Cherry – *Prunus* subgenus *Cerasus*

Douglas fir – *Pseudotsuga menziesii*

Tree Condition Ratings Summary

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen.

- Fair - signs of stress.
- Good - no visible signs of significant stress and/or only minor aesthetic issues.

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited.
- Fair - Structural concerns that are possible to mitigate through pruning.
- Good - No visible or only minor structural flaws that require no to little pruning.

Species Relative Tolerance to Construction Impacts¹:

Big leaf maple – Good – “Tolerant of root pruning and injury but not fill.”

Deodar Cedar – Good – “Tolerant of root and crown pruning. Intolerant of excess soil moisture; leads to *Armillaria* and *Phytophthora*.”

Pacific dogwood – Good

Cherry – Moderate – “Intolerant of mechanical injury (poor compartmentalization).”

Douglas Fir – Poor-good – “Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerant of root pruning. Intolerant of poor drainage.”

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones, see Appendix C for fencing specifications. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for District approval.

Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal

¹ Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

and assess combined impacts which are required for construction completion. Capital Tree Service 250-217-8370 – Three business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as 'Landing/Storage' in site plans. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized. This shall be in the location marked 'Access' on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. Site access will be along the existing driveway off Panaview Heights. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Three business days notice required. Project Arborist. 250-217-8370

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees. This shall include trees:

- 62

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. Should blasting become necessary the Project Arborist must be notified. A removal plan for the rock will be developed with the blasting contractor and the

Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Excavation Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the District of Central Saanich confirming completion of the project.

Tree Protection Plan Summary

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed

at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.

- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.
- iii. Tree protection and root protection signs will be placed on the fencing (see Appendix C). No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.
- ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *72 hrs Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction, and landscape phases of construction.

- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:
 - ❖ demolition
 - ❖ grading
 - ❖ excavation
 - ❖ rock removal or blasting
 - ❖ trenching for underground services and utilities
 - ❖ preparation of grade for the proposed driveways and parking areas
 - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.



Keegan Durovich 04/11/2023

Capital Tree Service Inc.

ISA Certified Arborist TRAQ PN-9272A

B.A.Sc.

Capital Tree Service Inc. (CTS)

CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects.

Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Rachael Sansom, 7214 Veyaness Road, Central Saanich, BC

Authorized Signature: _____

Date: 2023-04-11

Appendix 'A' Tree Inventory

Capital Tree Service Inc.									
Appendix A - Tree Inventory/Hazard Ratings Summary									
Location: 7214 Veyaness, Road, Central Saanich, BC, V8M 1M2									
Date: March 13, 2023					Conditions: Partly cloudy, 8°C, 21km/hr WWS gusting to 27km/hr.				
Tag #	Species	DBH (cm)	PRZ (m)	Height (m)	Health/Structure	Canopy (r) (m)	Bylaw Protected	Action	Observations
M1	Big leaf maple	152	18	16	F/P	8	Yes	Retain	3x stem at grade (61, 38, and 53cm DBHs). 1 stem previously removed. Narrow angle of attachment. Poor aspect ratio. Included bark. Epicormics. Deadwood.
M2	Big leaf maple	10	1	6	G-F/F	2	Yes	Retain	Epicormics.
M3	Big leaf maple	31	4	6	G/P	2	Yes	Retain	2x stem at grade (20+11cm DBHs). Narrow angle of attachment, poor aspect ratios, and included bark.
61	Cherry	12	1	5	F/F	3	No	Retain	Epicormics. Leaning stem and off centered canopy. Healthy bud production. Some bark splitting.
62	Deodar cedar	114	14	22	F-P/P	7	Yes	Retain	2x stem at grade (49+65cm DBHs). Narrow angle of attachment. Poor aspect ratios. Included bark.
M4	Douglas fir	20	2	11	G/F	4	Yes	Remove	Stem deflections. Healthy elongation of new growth.
63	Pacific dogwood	49	6	6	F/P	5	Yes	Retain	6x stem at grade (17, 16, 16, 10, 11, and 6cm DBHs). Narrow angle of attachment and included bark. Mechanical impact damage to basal stem. Sounds hollow with sounding. Previous stems removed, flush cuts. Deadwood.
64	Prunus	28	3	4	F-P/F-P	2	No	Remove	2x stem 0.7m above grade (17+11cm DBHs). Branch dieback. Epicormics
OS1	Douglas fir	Est. 50	6	23	F-P/P	7	Yes	Retain	Previously topped. Healthy elongation of new growth. Epicormics. Branch dieback.
OS2	Douglas fir	Est. 50	6	24	P/P	7	Yes	Retain	Previously topped. Healthy elongation of new growth. Epicormics. Significant branch dieback.
OS3	Douglas fir	Est. 50	6	11	F-P/P	7	Yes	Retain	Previously topped. Healthy elongation of new growth. Epicormics. Branch dieback.

Table 1. Tree Inventory for 7214 Veyaness Road. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters. Canopy spread is the radius of the dripline measured in meters.

Appendix 'B' Photos and Site Plan

0 1.5 3 6 9 12 15
 The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume some. J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document. This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary cadastral survey. Subject to charges, legal notations, and interests shown on: Title No. CA9018298 (P.I.D. 000-014-150)

Distances and elevations are in metres
 Elevations are geodetic based on control monument 89H4836
 Elevations are of grade unless noted otherwise
 Distances to property line or to siding
 Setbacks shown are based on rezoning to R-1X5.
 Plan shows minimum zoning setback lines, 4.5m total side lot line not shown.

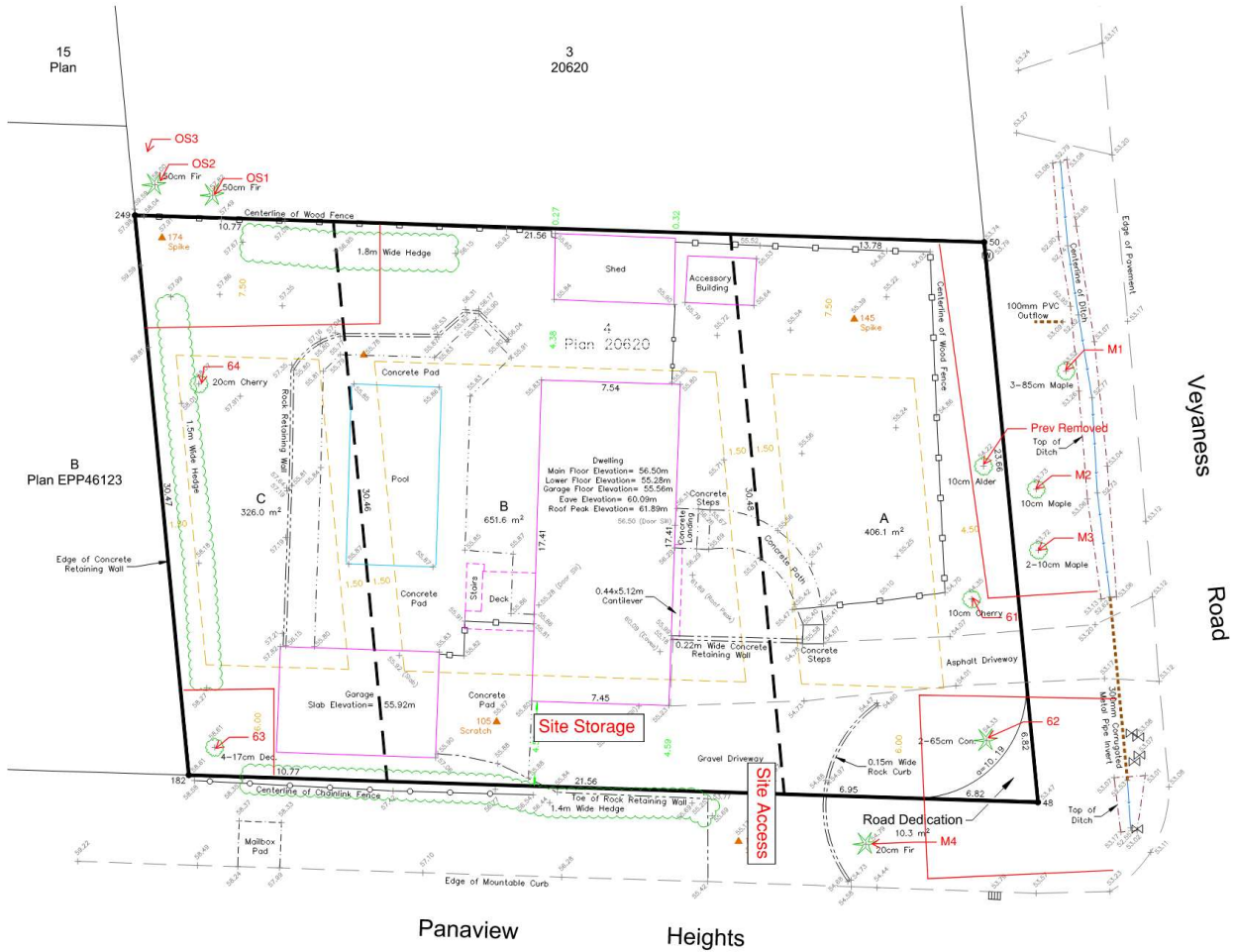


Figure 1. Site Plan. Red lines indicate Tree Protection Fencing. See Appendix C for Tree Protection Fencing specifications.



Figure 2. 7214 Veyaness Rd Frontage. Tree 62 (Deodar cedar) on left side and M1 (large Big leaf) on photo right. Trees 61, M3, and M2 from left to right in foreground in between 62 and M1.



Figure 3. Panaview Heights Frontage. Tree 63 on photo left. Trees OS 1-3 to left of the existing house on site (center). Tree 62 (Deodar cedar) on right side with M4 below in foreground.



Figure 4. Northwestern corner of lot. OS 1-3 on right side of photo.



Figure 5. Southeast corner of lot. Tree 63 behind building in photo center.

Appendix 'C' Tree Protection Fencing

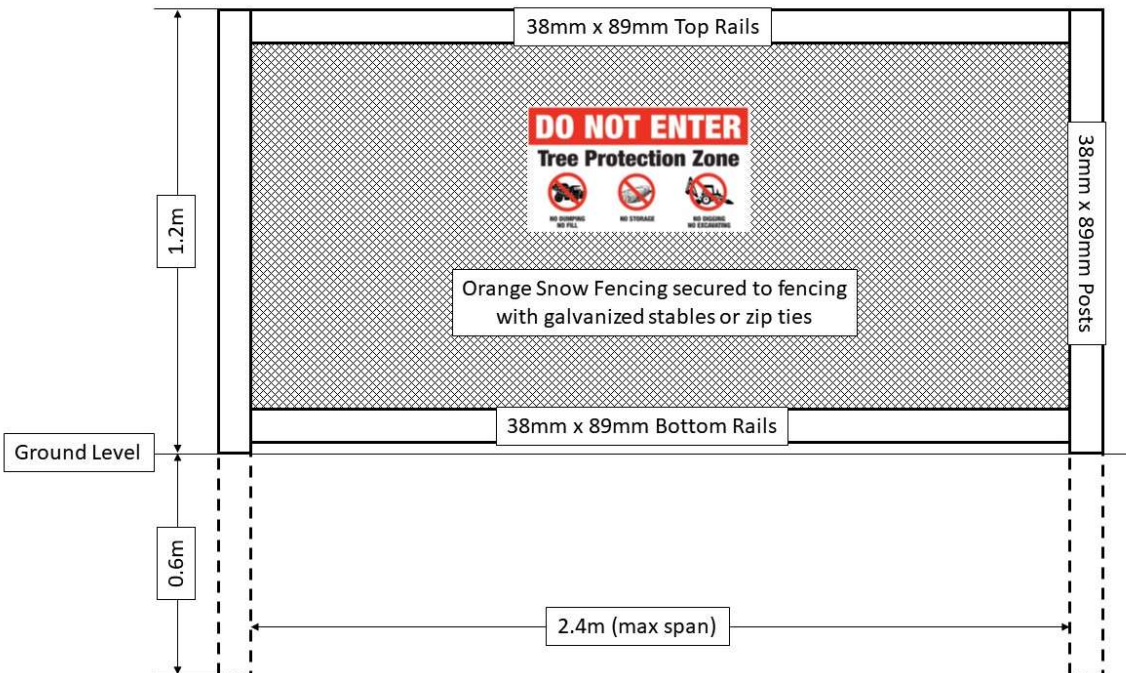


Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") with the following wording:

- DO NOT ENTER – Tree Protection Zone (for retained trees) or;
- DO NOT ENTER – Future Tree Planting Zone (for tree planting sites).

These signs must be affixed on every fence face or at least every 10 linear meters.