



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

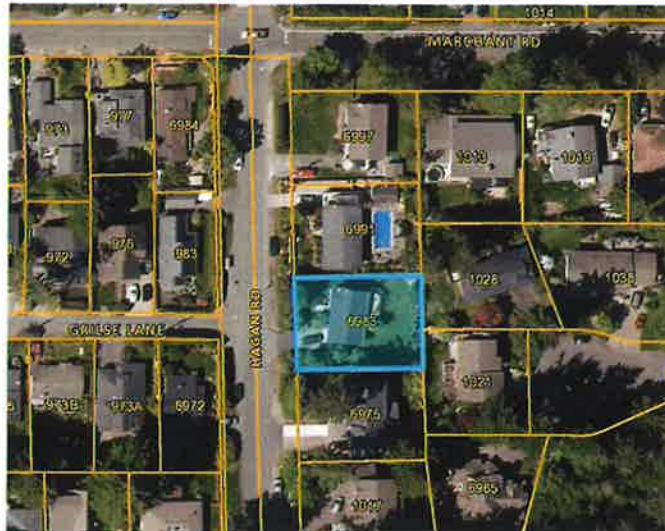
Kerri Clark, Manager of Development Services
1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9

6983 Hagan Road Rezoning Rationale

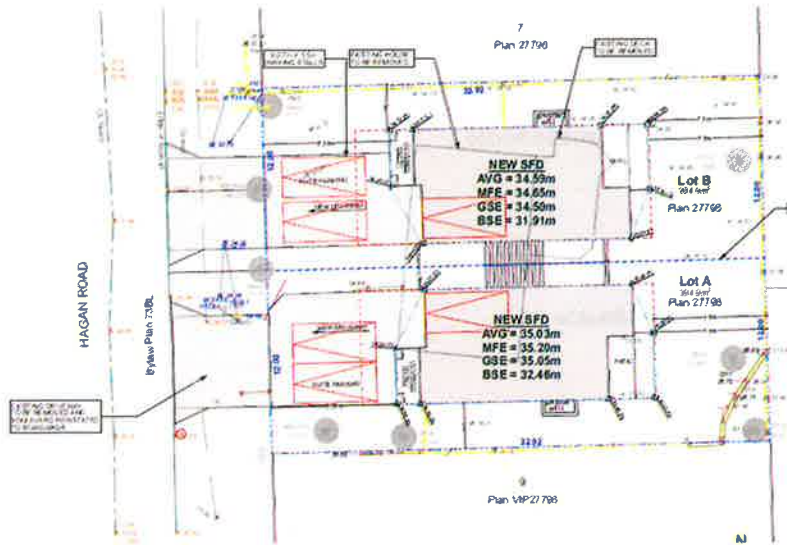
Dear Ms. Clark,

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.



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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.

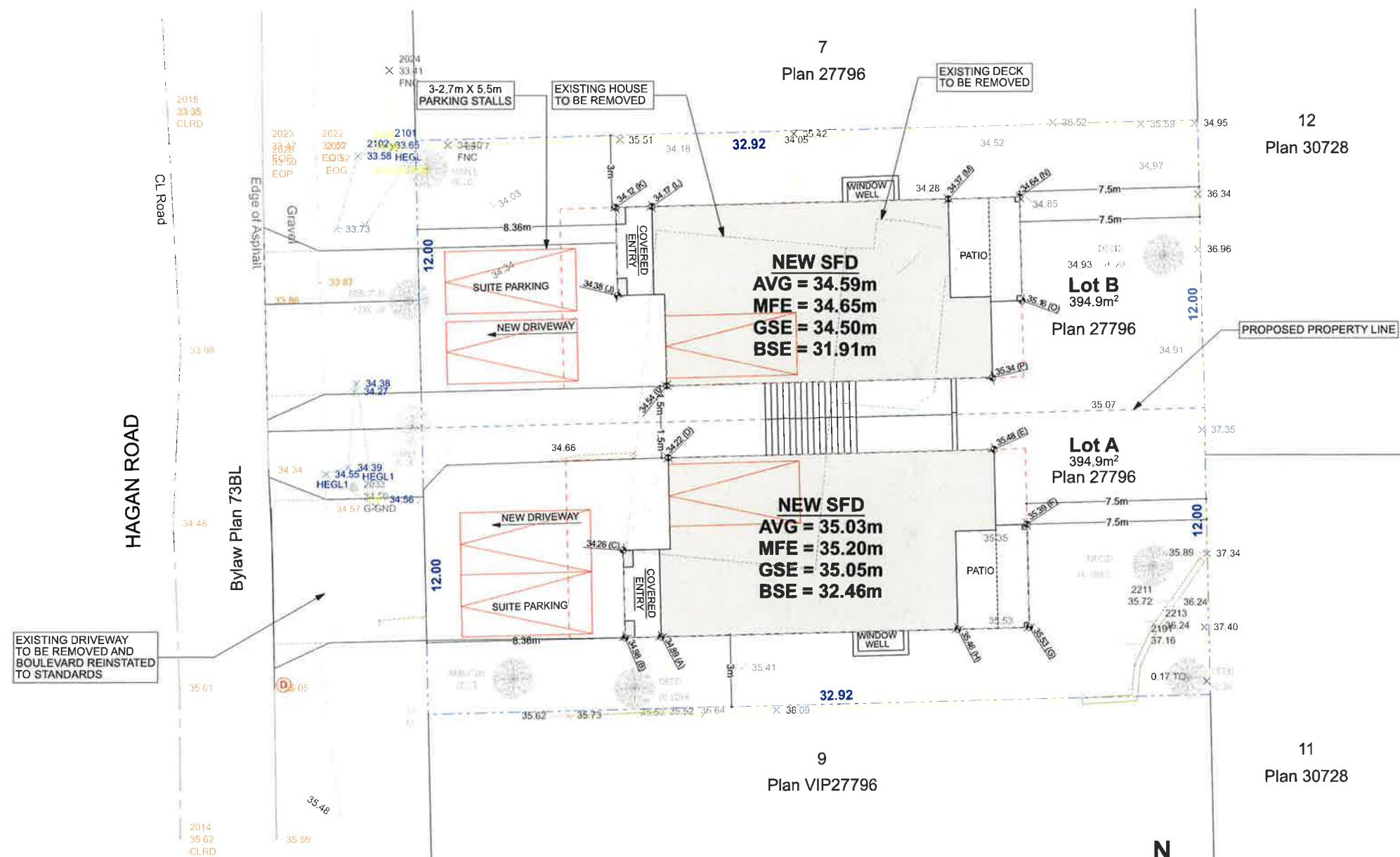
Best Regards,

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:		
Front	Zoning	Proposed
Rear	6.0m	8.36m
Left	7.5m	7.5m
Right	1.5m	1.5m
Combined Side	3.0m	3.0m
	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:		
Front	Zoning	Proposed
Rear	6.0m	8.36m
Left	7.5m	7.5m
Right	3.0m	3.0m
Combined Side	1.5m	1.5m
	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	



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HAGAN RD
LOT A & LOT B

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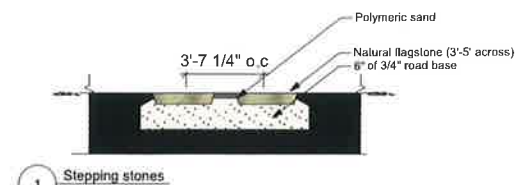
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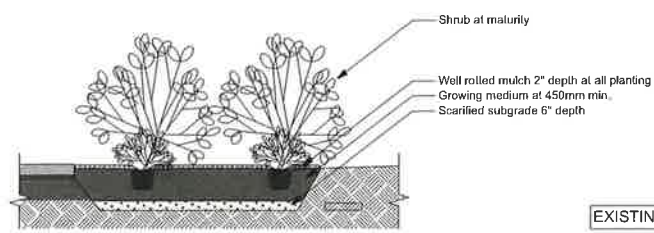
SITE PLAN AND
STREETSCAPE

A-001

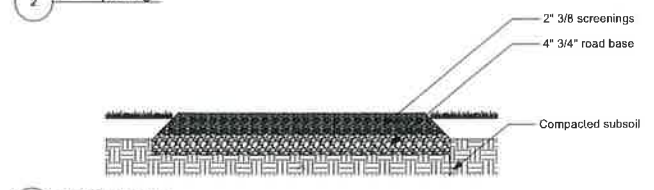
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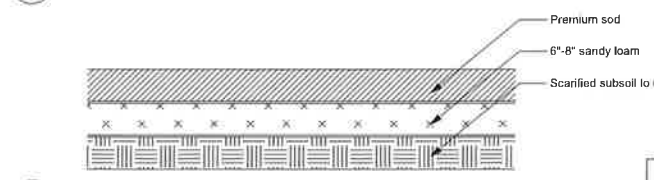
1 Stepping stones



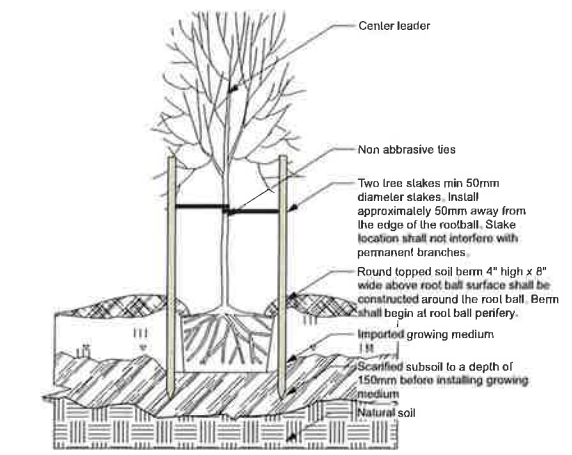
2 Shrub planting



3 Aggregate paving



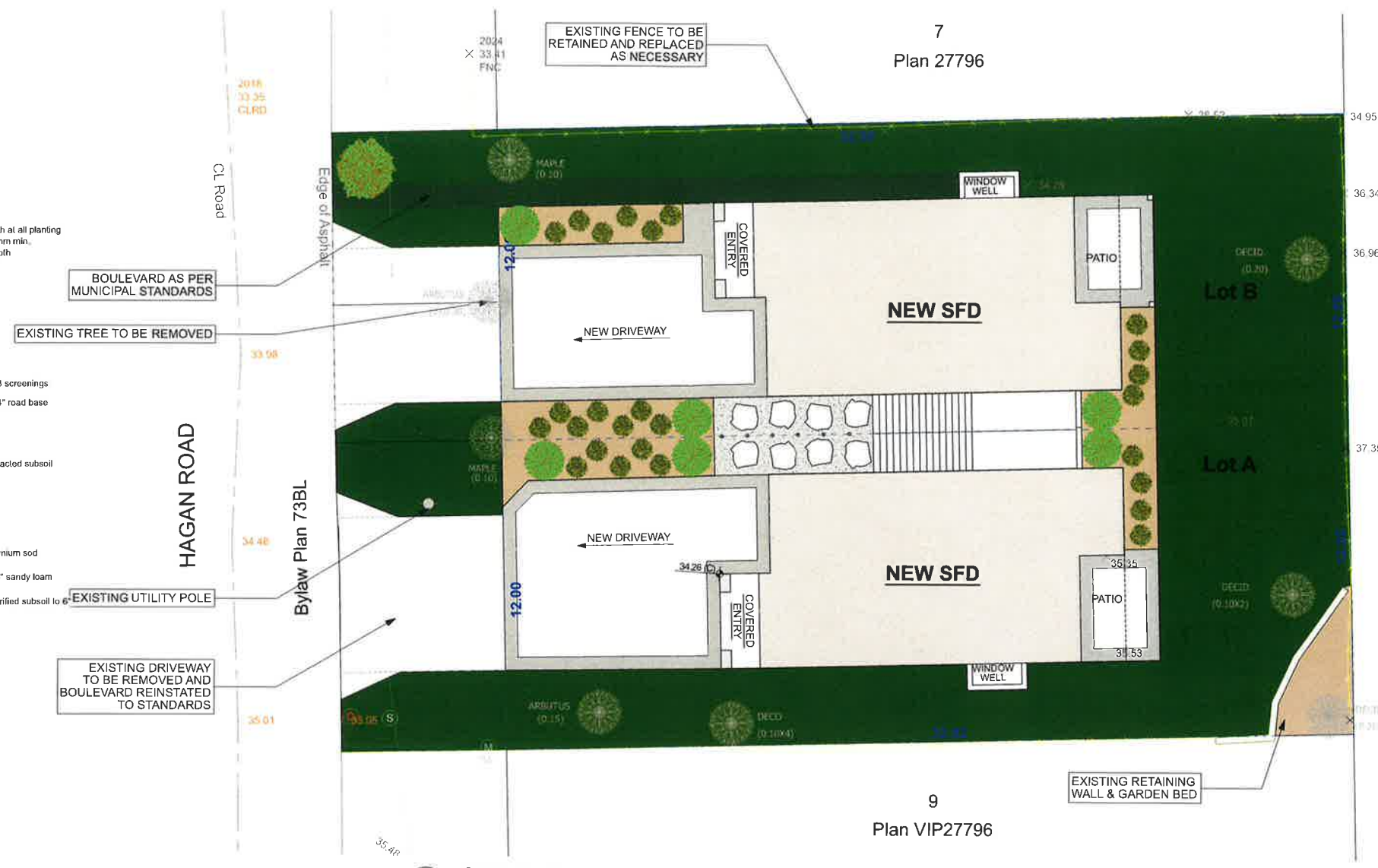
4 Sod Detail



5 Tree planting



6 Downcast landscape lighting



1 SITE PLAN
SCALE: 1:100



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

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

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HAGAN RD LOT A & LOT B

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ISSUED:

LANDSCAPING PLAN

A-002

Printed: 2023-09-25

LOT A



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



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

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)
 CW 4"X4" ALUMINUM DOWNPOUT (PREFINISHED)
 VENT: 10" ALUMINUM (PREFINISHED)
 SOFFIT: 2X4 COMB FACED SPF (PAINTED)
 WINDOW: 2X4 COMB FACED SPF (PAINTED) CW 2X4 SLOPED
 SILL & 2X4 BUTTLE (PAINTED)
 DOOR TRIM: 2X4 COMB FACED SPF (PAINTED)
 CORNER TRIM: 1X4 COMB FACED SPF (PAINTED)

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



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HAGAN RD LOT A & LOT B

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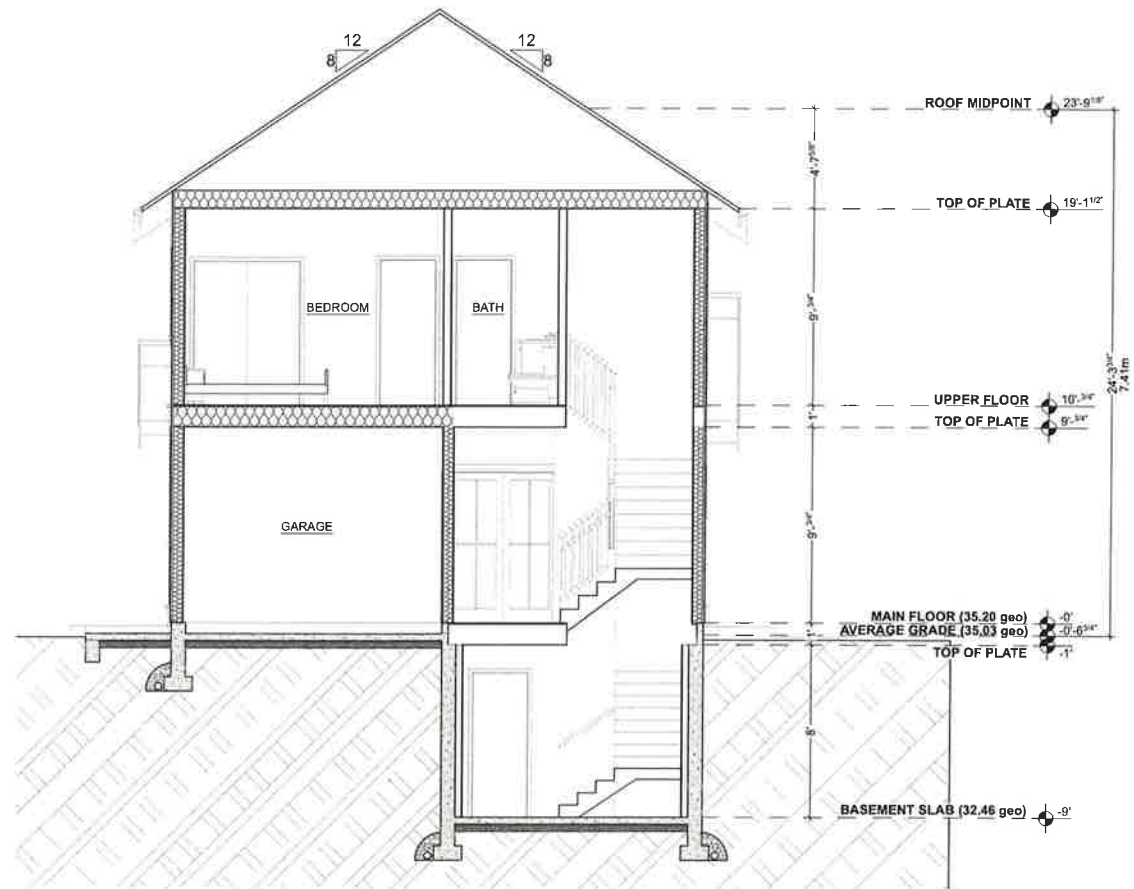
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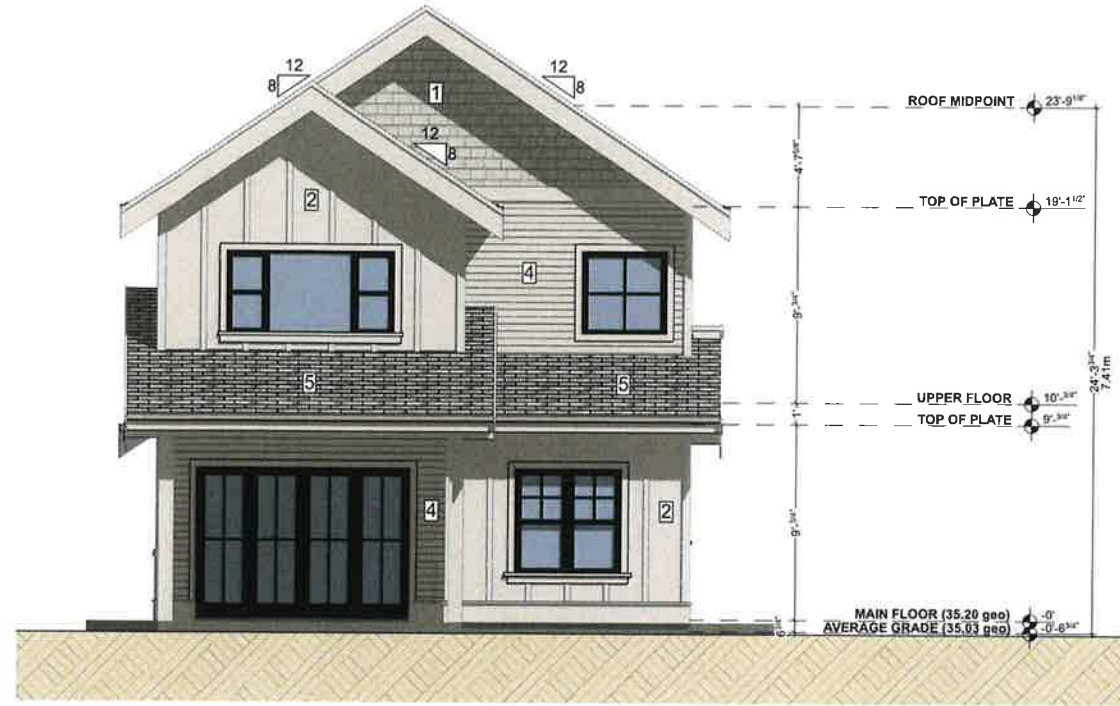
ELEVATIONS

A-201

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 8" CONTIGUOUS ALUMINUM (PAINT FINISH)
 - SOFFIT FASCIA 2X4 CFS ALUMINUM (PAINT FINISH)
 - ROOFING 24" X 36" ASPHALT/FLUTE SHINGLES
 - WINDOW TRIM 2X4 CORR FACED SYP (PAINTED)
 - SHALL & TRIM BUSHES (PAINTED)
 - DOOR TRIM 2X4 CORR FACED SYP (PAINTED)
 - CORNER TRIM 1X4 CORR FACED SYP (PAINTED)
- NOTE: WINDOW OPENING SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC REQUIREMENTS. CONTRACTOR TO VERIFY ALL W.O. PRIOR TO ORDERING GOODS.
FLASH OVERALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADSIES ALL COLOURS AS PER OWNER.



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**HAGAN RD
LOT A & LOT B**

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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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**HAGAN RD
LOT A & LOT B**

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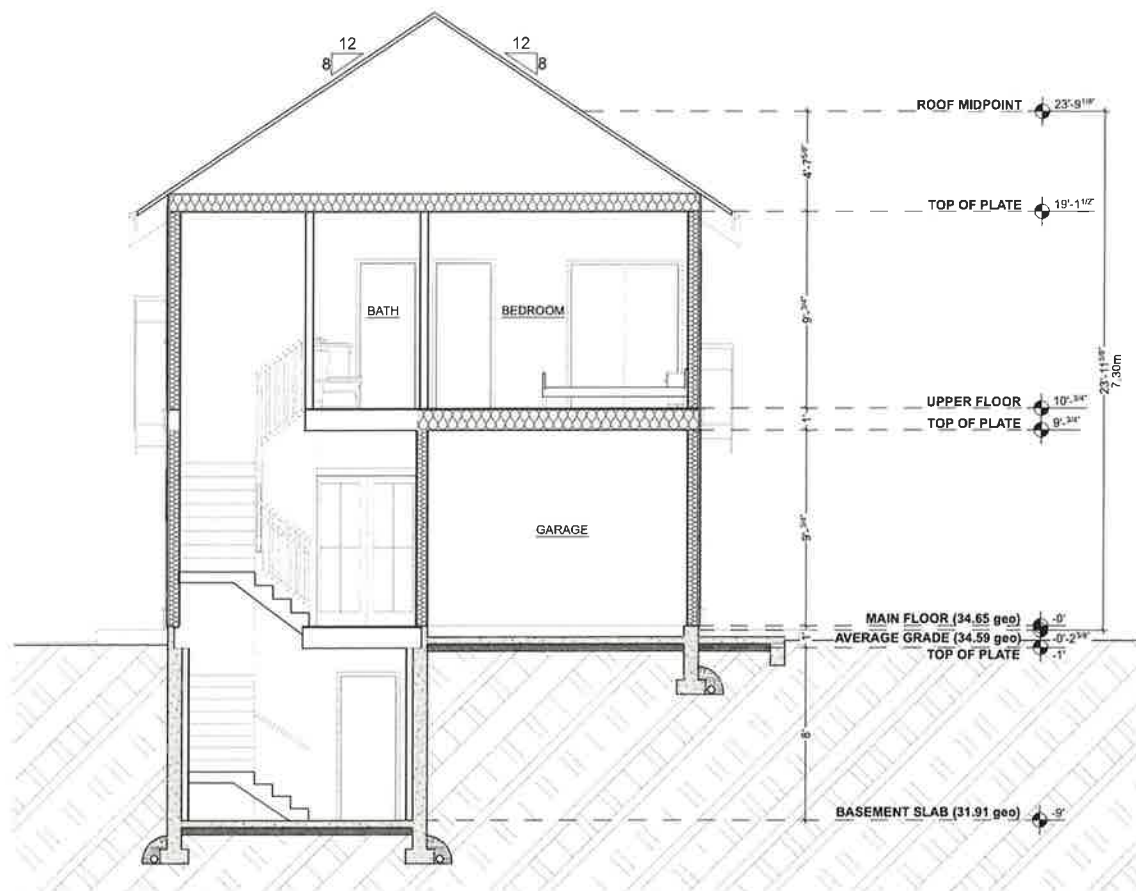
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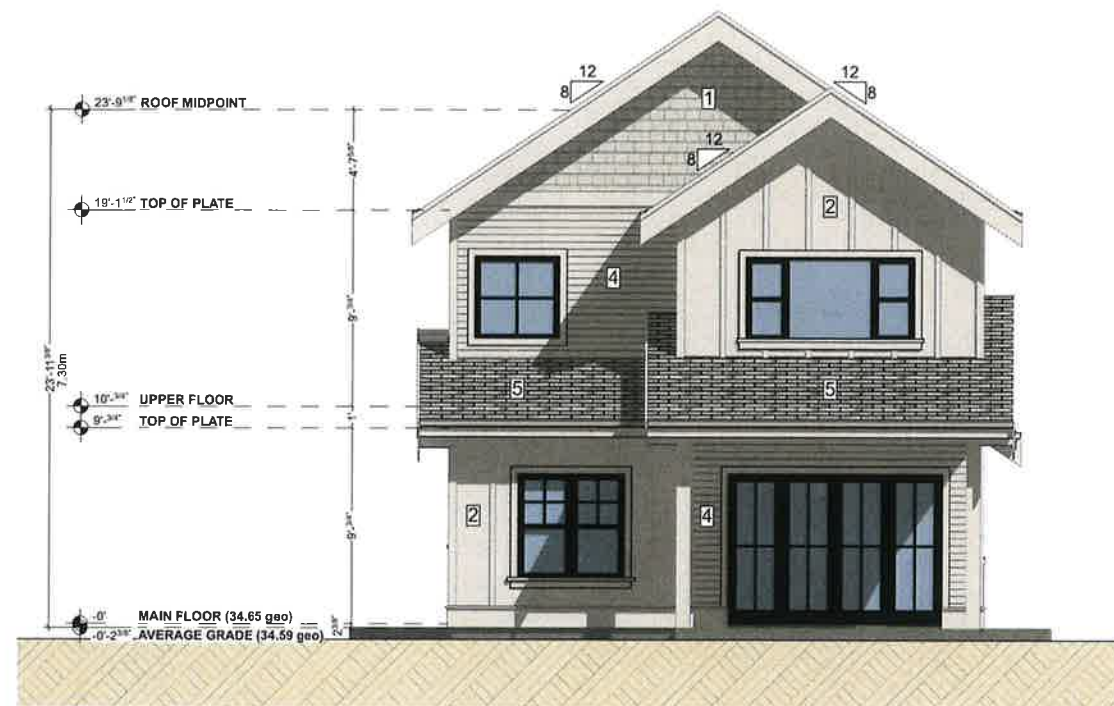
ELEVATIONS

A-201

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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HAGAN RD LOT A & LOT B

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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.

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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.

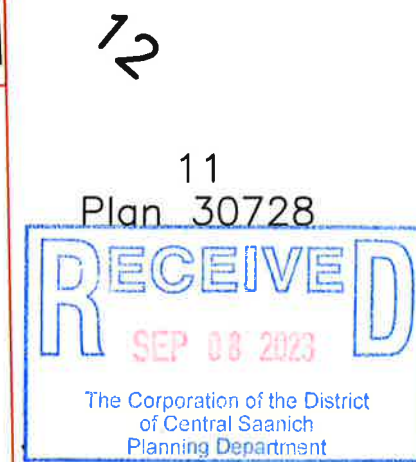
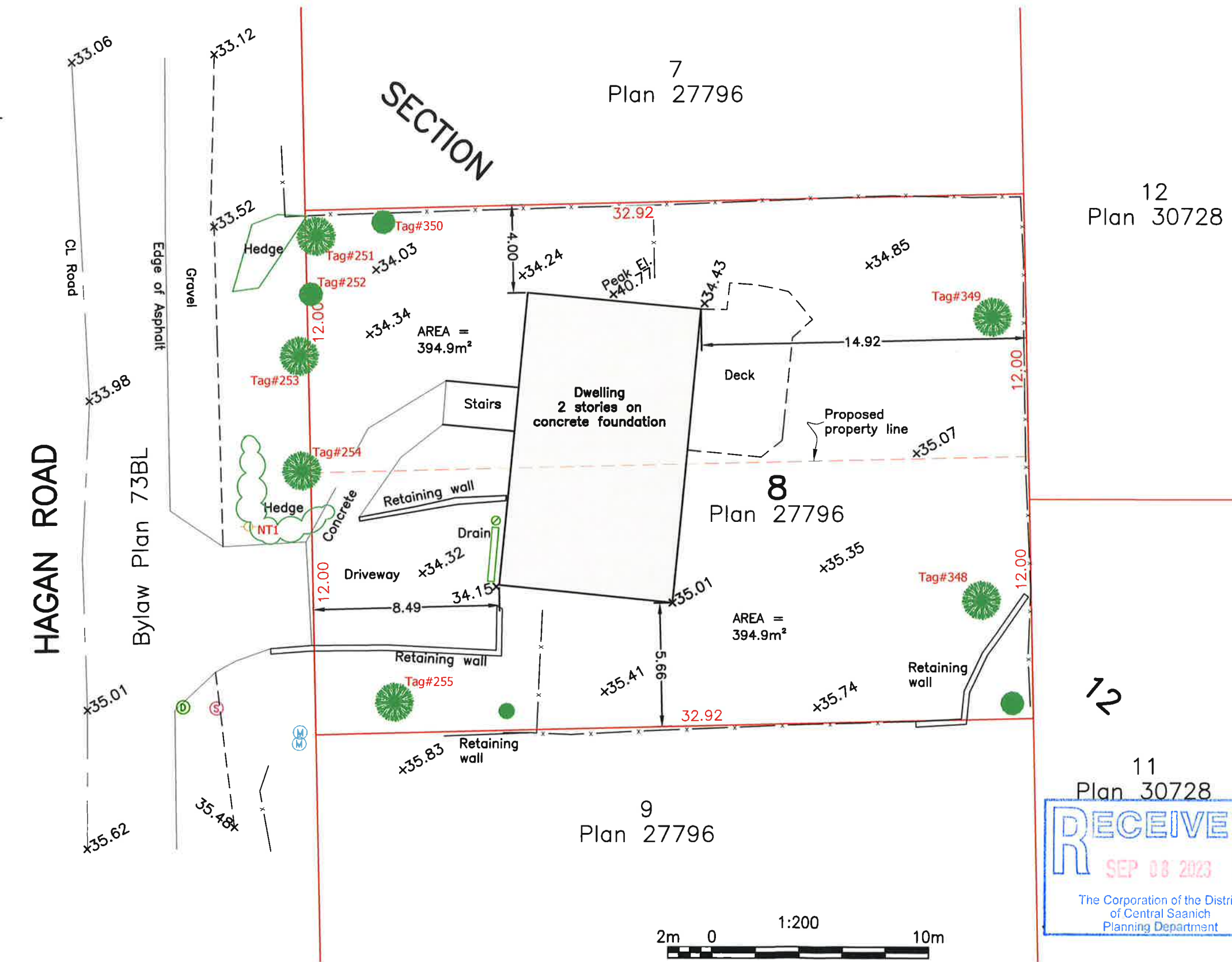
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CERTIFIED CORRECT :

Mitchell Lasseur

SEPT 01, 2023

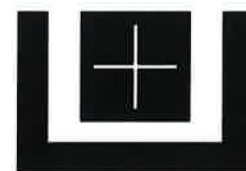
B.C.L.S.



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

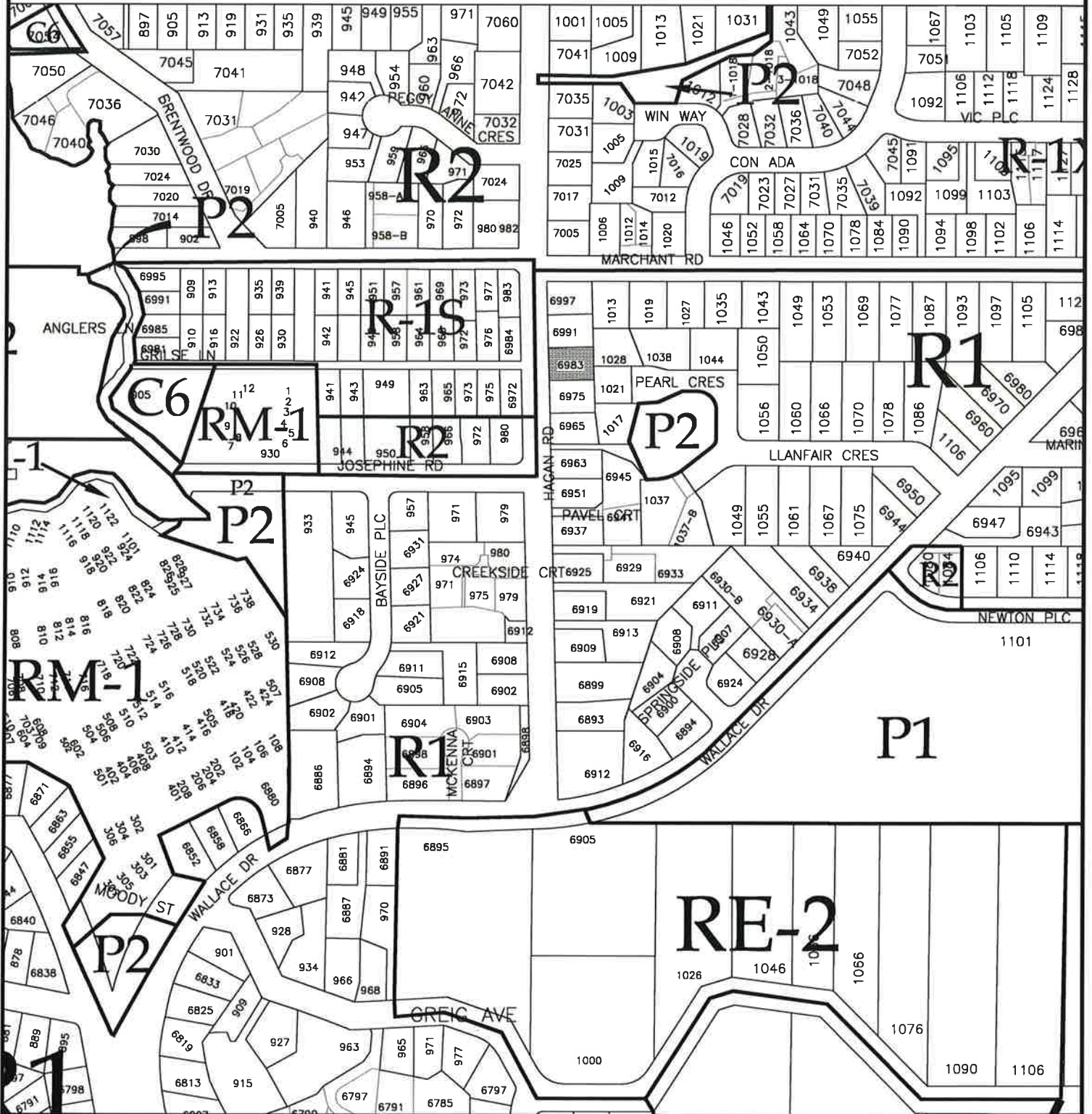
LEGEND



SUBJECT SITE



scale 1:4000





Central Saanich

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



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 BVTAs 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, 10hm/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

Figure 1b- Site Plan- Future Build.

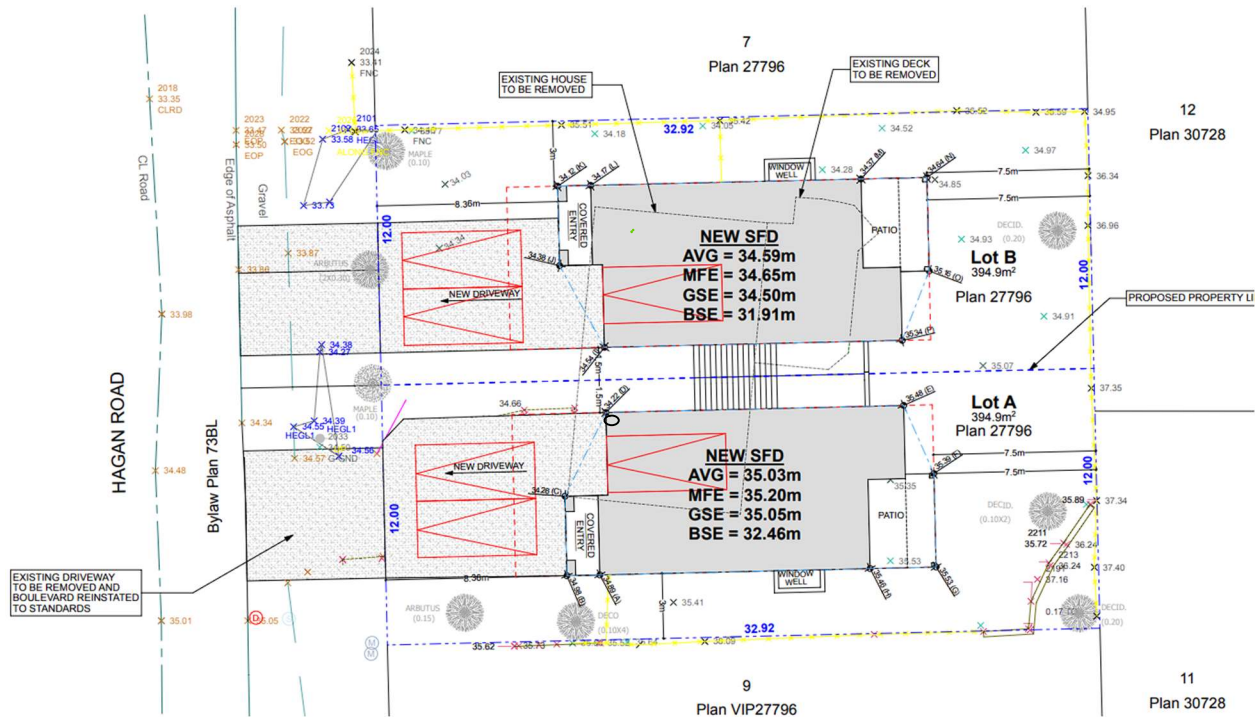


Figure 2 Site Photo- Hagan Rd. frontage.

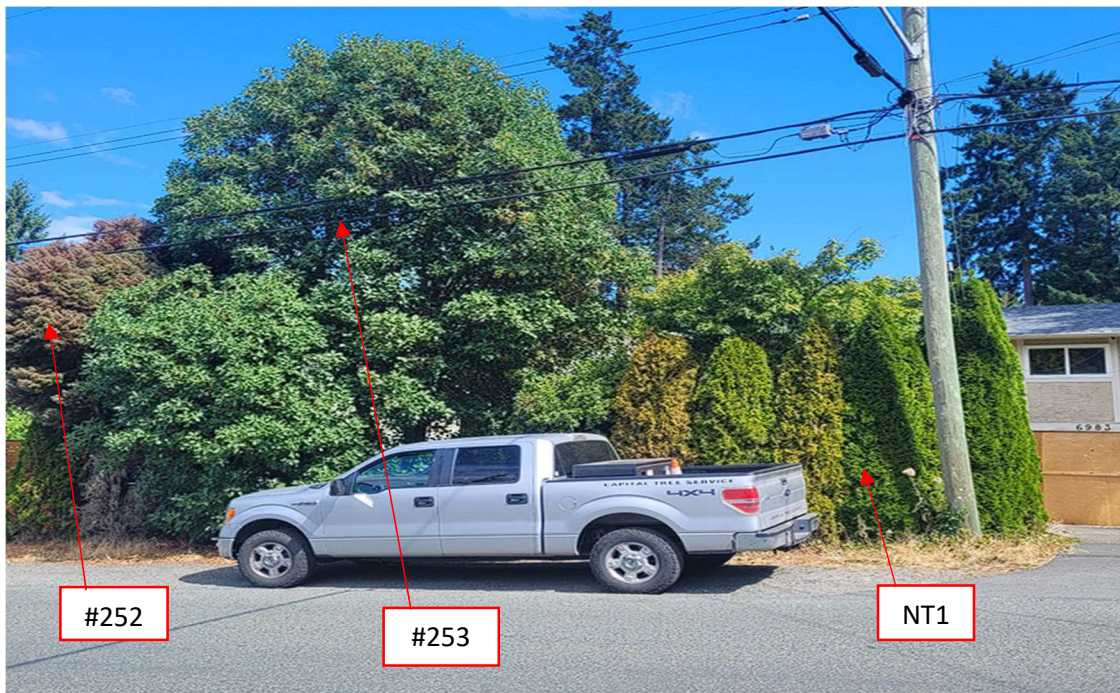


Figure 3 Site Photo- Facing Hagan Rd. Front Yard.



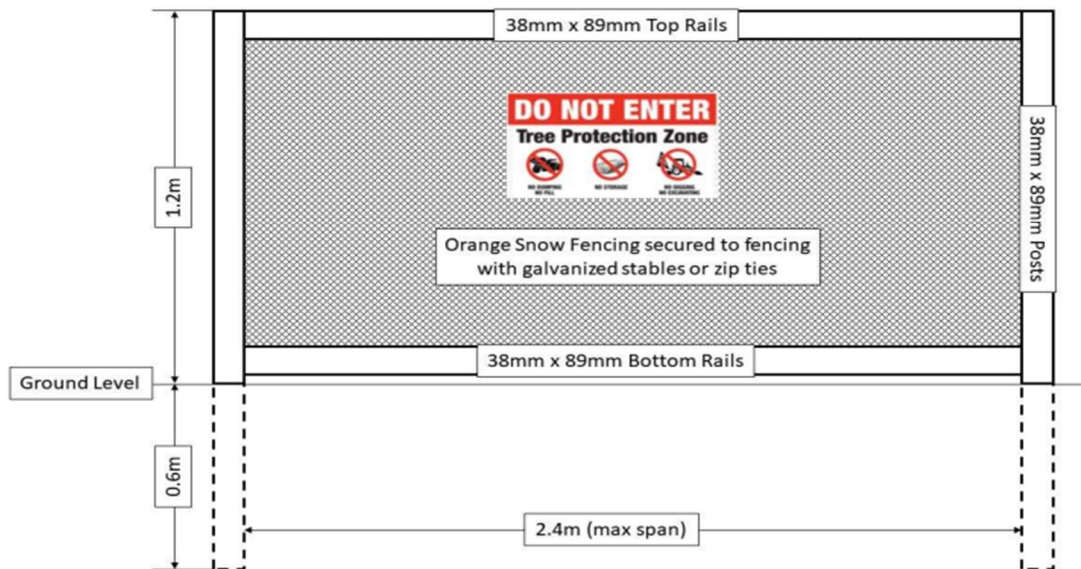
Figure 4 Site Photo- Facing Hagan Rd. Front Yard.



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.