



# Central Saanich

## DEVELOPMENT PERMIT

NO. 3060-20-14/24

8012 TURGOOSE TERR

TO:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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

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:

- Zoning Bylaw No. 2180 is varied to reduce the natural boundary of the sea setback requirement of 10m to 0m for the proposed retaining wall; and
- Zoning Bylaw No. 2180 is varied to reduce the natural boundary of the sea setback requirement of 10m to 7.3m for the proposed pool.

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

PARCEL IDENTIFIER: 000-832-898

LOT 22 SECTION 4 RANGE 4E SOUTH SAANICH DISTRICT  
PLAN 14876

(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. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.

3. 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.
4. 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 deposit in the amount of \$5,000 by way of either an irrevocable letter of credit, or a certified cheque.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 Signature]

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
[Redacted Signature]

\_\_\_\_\_  
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 # 3060-20-14/24**

000-832-898

**LOT 22 SECTION 4 RANGE 4E SOUTH SAANICH DISTRICT PLAN 14876  
8012 TURGOOSE TERR**

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### **Attachments:**

Letter of Assessment for proposed retaining wall and pool at 8012 Turgoose Terrace by Corvidae Environmental Consulting Inc, dated February 24, 2025

Geotechnical Memorandum by Ryzuk Geotechnical Engineering and Materials Testing, dated February 4, 2025