

1. Plans

a. Please clearly identify the natural boundary and the 15 m Shoreline Development Permit Area (DPA) setback on all plans.

Per the attached revised site plan we are well back from the shoreline at 44 meters.

b. Confirm the proposed building height measured from natural grade.

The current design according to Central Saanich Municipality height calculation definition is 6.6 meters, well under the 8 meter maximum allowance.

c. Clarify whether a new driveway is proposed or if the existing driveway will be utilized. The site plan should reflect driveway alignment and slope.

The plan is to use the existing driveway per the site plans for the existing house you have on file, which ranges from essentially flat to a maximum of 5%.

d. Identify any proposed landscaping structures (e.g., retaining walls) on the site plan to ensure compliance with Marine DPA setback requirements.

All new landscaping is immediately adjacent to the new home, which as previously stated is 44 meters back from the shoreline.

e. During the site visit, three small accessory buildings were identified on the property. Please confirm whether these structures are proposed to remain as part of the redevelopment. If so, indicate whether they have been included in the proposed 13.5% lot coverage calculation.

IMPORTANT: Please note per the revised site plan I have included the existing garden sheds and greenhouse on the plan in my site coverage calculations. We wish to request the bylaw amendment now show a request for **15% coverage**.

2. Tree Removal in the Erosion District

Please identify any additional trees proposed for removal to facilitate construction. Tree removal within the Erosion DPA must be addressed within the geotechnical report, and applicable tree permits will be required.

As the new home sites on the same site as the existing home no additional tree removal is required.

In addition, during the site visit staff observed that several trees appear to have been removed within the Erosion Development Permit Area. The district's arborist will be following up with the property owner to confirm whether the work was authorized and to determine if any further action is required prior to proceeding with the rezoning application. Please note that a Development Permit is required for any work in a Development Permit Area.

In order to not have this delay our planning approval, can you please have your arborist visit the site as soon as possible and make an assessment of what if anything needs to be remedied.

3. Geotechnical Requirements

A geotechnical report required at the building permit stage

Ryzuk geotechnical engineering have completed a geotechnical assessment, which will be included with the building permit application and is being used by our structural engineer for seismic calculations.

4. Archaeological Review

A Remote Access to Archaeological Data (RAAD) review has been conducted to determine if the 1903 Mt. Newton Cross Road, Saanichton, BC Canada V8M2A9 250.652.4444 Central Saanich.ca property is located within or adjacent to a known or recorded archaeological site. Additional review or permits from the Archaeology Branch may be required prior to any site disturbance or construction activities.

Per the archeological Archaeological Review drawings Laura provided us for 559 Senanu, the building site sits outside both the archeological assessment area as well as the 50m buffer zone.

5. Building Department Review

10 minute fire response time should be looked at as well as spatial based on fire departments comments.

I assume this is something you will be requesting on our behalf and can happen soon so as to not further delay our planning approval.

6. Engineering Department Review:

a. Development must adhere to Surface Storm Water Management Bylaw No. 1606, 2010.

b. The driveway must be constructed in accordance with District Engineering Standards and not exceed a 15% maximum slope. The clear travelled width must be no less than

3.5 metres. If the driveway length exceeds 45 metres, a turnaround area will be required to accommodate emergency vehicles.

All these requirements will be met and reflected in the final building permit drawings we will submit to the Building and Engineering department at the time.

c. The existing driveway culvert pipe condition must be assessed by the owner at the Building Permit stage. If the culvert is damaged or obstructed, it must be replaced in accordance with District Engineering Standards.

This we will completed if lacking during the building phase of the project.

d. The size and condition of the existing water connection will be assessed by District staff at the Building Permit stage. All water pipe and meter upgrades by District workforce is at owner's expense.

We accept this will be the responsibility of the owner and we will be completed as part of the building phase of the project.