



Temporary Use Permit for Temporary Farm Worker Housing APPLICATION

District of Saanich
Planning Department
770 Vernon Avenue
Victoria BC V8X 2W7
tel 250-475-5471 fax 250-475-5430
saanich.ca

PART 3

Y/N		SUBMISSION DETAILS
SITE AND SERVICING PLAN (min. scale 1:100) (prepared and certified by a BCLS)		
Y	N	Label and provide dimensions of property lines, and any right-of-ways, easements and/or restrictive covenant areas.
Y	N	Label and provide dimensions and setbacks of existing and proposed buildings/structures including building projections/overhangs. Dimension separation space between all buildings.
Y	N	Label and provide dimensions in (m2) of all hard surfaced areas on the lot including driveways, patios and walkways. Indicate Total Lot Coverage (Hard Surfacing).
Y	N	Show the geodetic elevations of original Natural Existing Grade at all external corners of the farm worker housing. Calculate Average Existing Natural Grade.
Y	N	Show the location, size and alignment of all existing and proposed underground utilities (e.g. water, sanitary, storm, gas, hydro, cable).
Y	N	Label and show the alignment of all existing and proposed above-ground utilities (e.g. hydro, cable).
Y	N	Show surveyed locations and driplines of all Trees, numbered to correspond with the Tree Inventory (see below). Include locations/driplines of boulevard Trees, and the locations/driplines of Protected Trees on adjacent properties that have a dripline within 4 m of any proposed construction activities. See Tree Information on last page of application form.
FLOOR PLANS (min. scale 1:100)		
Y	N	Dimension all rooms and label with intended use.
Y	N	Label foundation and crawl space areas.
Y	N	Reference the locations of building cross sections.
FLOOR PLANS (min. scale 1:100)		
Y	N	Provide a building cross section of the farm worker housing.
ELEVATIONS (min. scale 1:100)		
Y	N	Provide colour elevation drawings of all sides of the proposed farmworker housing- labelled north, south, east, west. Details may include information on roof form and dormers, window dimensions and function, colour palette, lighting and proposed materials.
Y	N	On building elevations, show height measured from Average existing Grade.



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Y/N		SUBMISSION DETAILS
LANDSCAPE PLAN (use the Site and Servicing plan as a base)		
Y	N	Provide a Tree Inventory (in table form) numbering each tree to correspond with tree numbers shown on the Landscape Plan and Site and Servicing Plan including: tree number, species, size, bylaw status, and whether the tree is to be retained, removed, replacement, or is new. See Tree Information on last page.
Y	N	Show surveyed locations and driplines of all Trees, numbered to correspond with the Tree Inventory (see below). Include locations/driplines of boulevard Trees, and the locations/driplines of Protected Trees on adjacent properties that have a dripline within 4 m of any proposed construction activities. See Tree Information on last page of application form.
Y	N	Label any existing and proposed surface stormwater management features such as rock gardens, rain gardens, rain barrels, or swales.
TEMPORARY FARM WORKER HOUSING RATIONALE		
Y	N	Complete the Temporary Farm Worker Housing Rationale in the template provided that describes: 1) demonstrated need for farmworker housing based on agricultural operations; and 2) how your project aligns with construction and siting criteria.



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TREE INFORMATION

What is a Tree?

Saanich defines a Tree as being 5 meters or more in height or having a diameter-at-breast-height (DBH) of 10 centimetres or more.

What is a Protected Tree?

Saanich defines a Protected Tree as being:

- a. One of the species listed below, that is 2 meters or more in height or 4 centimeters in diameter-at-breast-height (DBH):
 - Arbutus
 - Garry Oak
 - Pacific Dogwood
 - Pacific Yew
- b. One of the species listed below that is 30 centimeters in diameter-at-breast-height (DBH):
 - Douglas fir
 - Grand fir
 - Big Leaf Maple
 - Western Red Cedar
- c. A tree that is 60 centimeters or more in diameter-at-breast-height (DBH).
- d. A replacement tree (previously planted to replace a Protected Tree)
- e. Located in a Streamside Development Permit Area
- f. A tree planted or retained as a requirement of a subdivision application or a permit, including a development permit, blasting permit, building permit, fill permit, or plumbing permit
- g. A significant tree (see Schedule B of the Tree Protection Bylaw)
- h. A tree with evidence of a nest or use by raptors, osprey or a heron colony
- i. A tree on municipal property such as a boulevard

What is a Tree Inventory?

The following is an example of a Tree Inventory:

No.	Species	Size (DBH)	Bylaw Status	Status
1	Big Leaf Maple	32 cm	Protected	To be retained
2	Pacific Dogwood	4 cm	Protected	To be removed
3	Blue Spruce	15 cm	Not protected	To be retained
4	Garry Oak			New
5	Pacific Dogwood			Replacement tree

Is Tree Replacement required for my temporary farm worker housing project?

You are **encouraged** to provide replacement trees for the removal of all non-Protected Trees at a 1:1 ratio.

You are **required** to provide replacement trees for the removal of all Protected Trees according to the Tree Protection Bylaw No. 9272. For trees within the construction area this is a 2:1 ratio. In some cases a 3:1 ratio may apply (see Sections 19 (j) and (k) of the bylaw).