



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, JULY 18, 2016.

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90(1)(e) of the *Community Charter*.

II 7:30 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Council meeting held July 11, 2016
2. Committee of the Whole meeting held July 11, 2016

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting
**** IMMEDIATELY FOLLOWING ****
The Council Meeting in the Council Chambers

- P. 2**
1. **3171 & 3181 KINGSLEY STREET – DEVELOPMENT VARIANCE PERMIT**
Report of the Director of Planning dated June 2, 2016 recommending that Council approve Development Variance Permit DVP00371 for a proposed lot consolidation and boundary adjustment subdivision to create two lots from three existing lots to add one additional single family dwelling and that ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the items outlined in the report. Variances are requested for combined side yard setback and non-basement area for the existing dwelling and height for the proposed dwelling.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: June 2, 2016
Subject: Subdivision and Development Variance Permit Application
Files: SUB00734; DVP00371 • 3171 & 3181 Kingsley Street

PROJECT DETAILS

Project Proposal: The applicant is requesting three variances to accommodate a lot consolidation and boundary adjustment subdivision to create two lots, from three existing lots, under the current RS-6 zoning. The variances requested are combined side yard setback and non-basement area for the existing dwelling, and height for the proposed dwelling.

Address: 3171 & 3181 Kingsley Street

Legal Description: Lot 3, Block 2, Section 27, Victoria District, Plan 1311 except the southerly 40 feet
Lot 2, Block 2, Section 27, Victoria District, Plan 1311 except the northerly 40 feet
The southerly 40 feet of Lot 3, Block 2, Section 27, Victoria District, Plan 1311

Owner: Pedro R Camacho-Maldonado & Yira Y Yances-Ortega

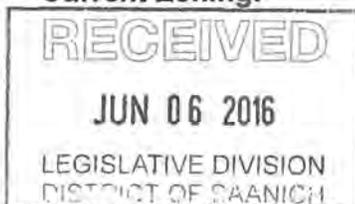
Applicant: Cumming Design – contact Tara Cumming

Parcel Size: 817.5 m² total (204.25 m² + 204.25 m² + 409 m²)

Existing Use of Parcel: Residential

Existing Use of Adjacent Parcels: North: RS-6 (Single Family Dwelling) Zone
South: RS-6 (Single Family Dwelling) Zone
East: RS-6 (Single Family Dwelling) Zone
West: RS-6 (Single Family Dwelling) Zone

Current Zoning: RS-6 (Single Family Dwelling) Zone



CW
1

Minimum Lot Size:	560 m ²
Proposed Zoning:	RS-6 (Single Family Dwelling) Zone
Proposed Minimum Lot Size:	482.4 m ² and 335.1 m ²
Local Area Plan:	Shelbourne
LAP Designation:	n/a
Community Assn Referral:	Referral sent to Camosun Community Association on December 10, 2014. No response after the first referral. No response to date regarding second referral sent on October 23, 2015, which outlined revisions to the proposal.

PROPOSAL

The applicant is requesting three variances to accommodate a lot consolidation and boundary adjustment subdivision to create two lots, from three existing lots, under the current RS-6 zoning. The variances requested are combined side yard setback and non-basement area for the existing dwelling, and height for the proposed dwelling (see Figures 1 and 2).

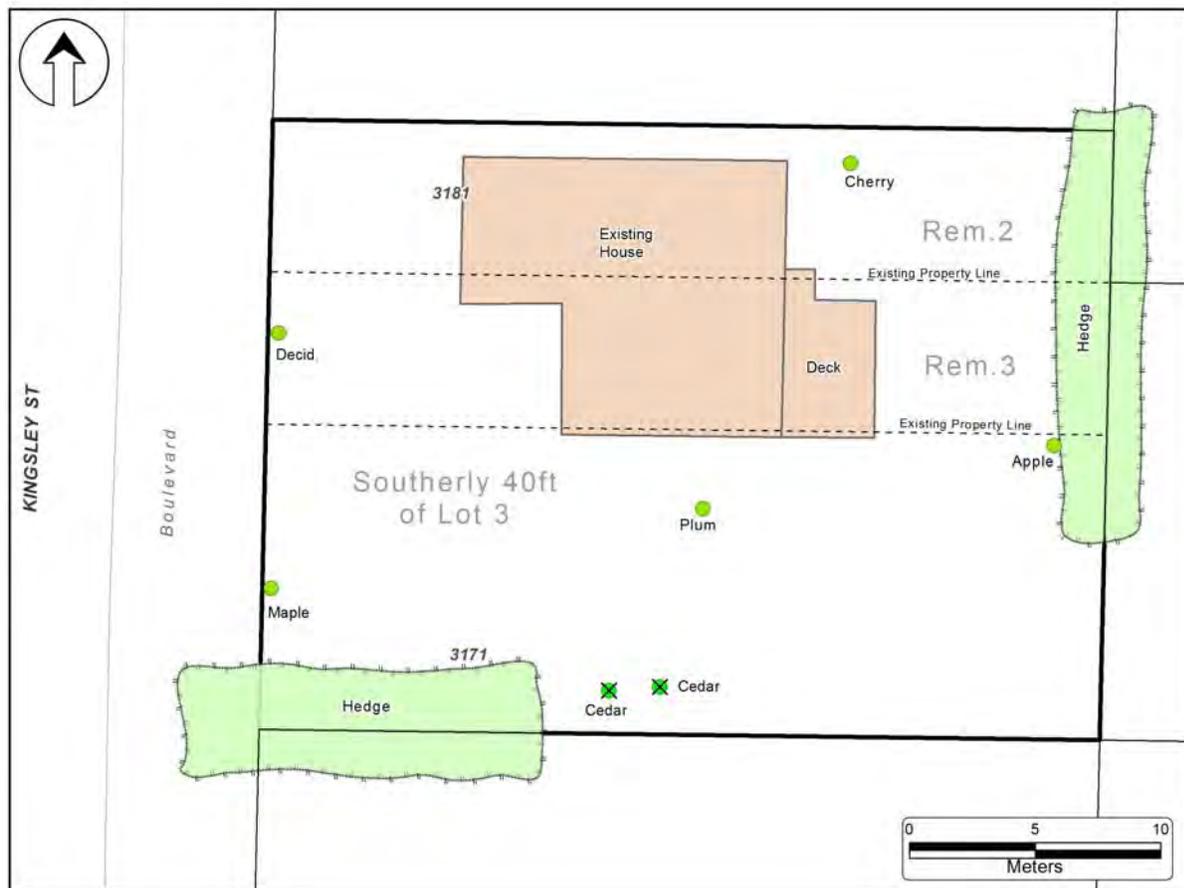


Figure 1: Existing lot configuration



Figure 2: Proposed Subdivision

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian

environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”

4.2.4.3 “Support the following building types and land uses in Neighbourhoods:

- Single family dwellings;
- Duplexes, tri-plexes, and four-plexes;
- Townhouses;
- Low-rise residential (up to four storeys); and
- Mixed-use (commercial/residential) (up to four storeys).”

Shelbourne Local Area Plan (2008)

6.1 “Protect and maintain the stability and character of Shelbourne by maintaining single family dwellings as the predominant land use.”

6.2 “Consider single family in-fill development that is compatible with, and contributes to, the character and quality of the community and preserves the privacy of dwellings.”

DISCUSSION

Neighbourhood Context

The three subject lots are located on the east side of Kingsley Street between North Dairy Road and Lansdowne Road (see Figure 3). The surrounding land use is predominantly RS-6 zoned single family residential development.

The existing lots, originally created in 1912 and subsequently further subdivided before 1950, are 204 m², 204 m² and 409 m² in area. An existing dwelling, built in 1950, straddles all three lots (see Figure 1).

The two existing smaller lots are approximately 6 m in width and the larger lot of the three, is approximately 12 m in width. In comparison, the two parcels directly to the north are approximately 511 m² in size and 15 m in width. The surrounding parcels are approximately 613 m² and 18 m in width.

Land Use

The OCP contemplates the majority of future growth being focused in “Centres” and “Villages”, and along major transportation corridors such as Shelbourne Street.

The subject lots are within the Shelbourne Valley Action Plan Area, and also within 150 m of Hillside mall, which is classified as a “Major Centre” in the CRD’s Regional Growth Strategy. The lots are also within walking/cycling distance of a range of educational facilities, commercial services and recreational opportunities and are well served by public transportation.

It should be noted that under the existing lot configuration, and by demolishing the existing house, it would be possible to build a new dwelling on each of the three lots. Under this scenario, significant variances would be required for two of the lots in order to build dwellings that would suit the surrounding neighbourhood. The applicant wishes to keep the existing home and only create and develop one new lot. While encouraging additional density in this area is appropriate, retaining the existing dwelling and building one new dwelling would be more in keeping with the existing streetscape.

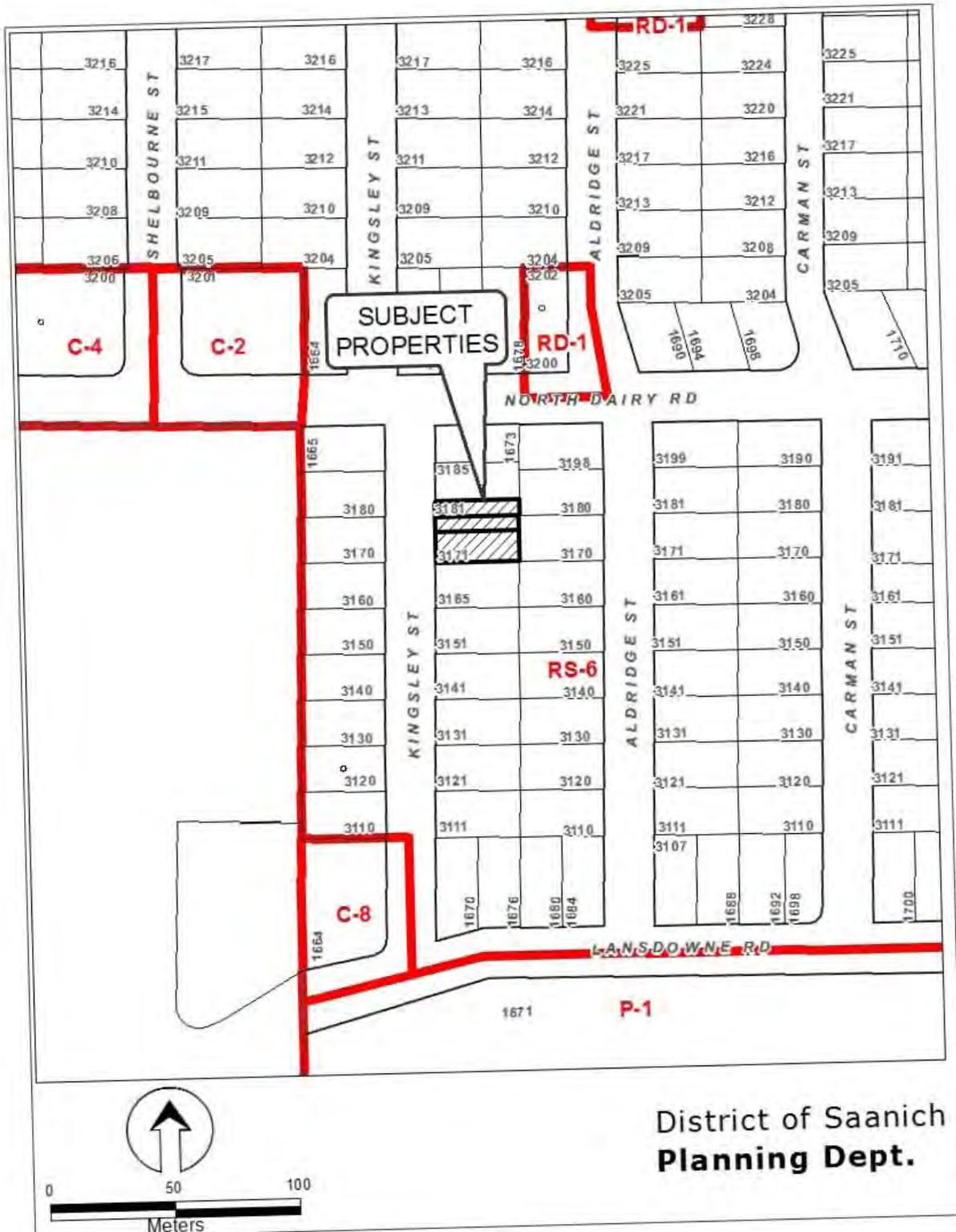


Figure 3: Location Plan

District of Saanich
Planning Dept.

Subdivision Bylaw 7452 states:

- 5.1 “No land shall be subdivided having:
- (a) a width or an area less than the minimum prescribed in the Zoning Bylaw;
 - (b) a depth less than 27.5 metres (90.2 feet) for conventional lots and 30.0 metres (98.43 feet) for panhandle lots.”
- 5.2 “Notwithstanding Section 5.1, the Approving Officer may approve a plan of subdivision which creates a parcel or parcels which do not comply with the minimum parcel size or width requirements of the Zoning Bylaw where:
- (a) two or more parcels are being consolidated and re-subdivided; and
 - (b) the proposed subdivision will result in the same or a lesser number of parcels; and
 - (c) none of the parcels to be created by the subdivision is smaller in area or in width than the smallest of the existing parcels of land being subdivided; or
 - (d) at least one of the parcels in the proposed subdivision is within the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved the subdivision, in which case one of the new parcels may be smaller than the smallest existing parcel.”

The subject proposal meets the requirements of Section 5.2 of the Subdivision Bylaw. By eliminating one of the interior lot lines and moving the other farther south, the end result would be one less parcel and both of the subsequent parcels would be larger in area and wider than the smallest original parcel. A subdivision application under this Section of the Subdivision Bylaw does not require Council approval, it is strictly under the purview of the Approving Officer. However, in this instance, the applicant is requesting variances in order to retain the existing dwelling and to achieve a viable building envelope for the proposed new dwelling. The proposed variances are discussed further in this report.

Site and Building Design

The subject development parcel is essentially flat and fully developed with lawn and mature landscaping. The street frontage features a wide grass boulevard extending along the length of the block.

To eliminate the encroachment of the existing dwelling over the existing property lines, the applicant proposes to adjust the southerly interior lot line to create proposed Lot B with an area of 335.1 m² and a width of 10 m. The remainder Lot A would have an area of 482.4 m² and lot width of 14.4 m. The existing dwelling would remain on Lot A. The applicant has provided a conceptual dwelling design for proposed Lot B.

The proposed new dwelling is designed with an attached single car garage extending beyond the main building face and entrance, a design feature that is typical of newer homes. The main pedestrian entrance is stepped back from the front façade but features an enhanced covered area. As well, to reduce the visual impact of the vehicle entrance, the applicant proposes an open deck above the garage (see Figures 4 and 5).

The new dwelling would have a gross floor area of 166.5 m² which would include a 45 m² secondary suite in the basement. The new dwelling would be sited 9.0 m from the front lot line to create off-street parking for the main living unit as well as one additional parking space required for the suite.

There is no consistent dwelling height, massing, or architectural style in the immediate neighbourhood. Nearby dwellings along Kingsley Street are a mix of one, one and one half, and two storey homes of varying ages and designs. Through the size, siting and design of a new dwelling the applicant has attempted to fit the development into the existing neighbourhood. However, given the smaller size of the lot, the new house will inevitably be a change from the existing development pattern of this established neighbourhood.

As previously noted, the subject property falls within the Shelbourne Valley Planning Area, and near a “Major Centre” as outlined in the Regional Growth Strategy, where future increased density is anticipated. This proposal is one means of allowing for such an increase in density, in a more compatible single family format.

If this development application is supported by Council, a covenant to require that the siting and design of a new dwelling on proposed Lot B conforms to the conceptual plans presented by the applicant should be secured prior to the issuance of the Development Variance Permit.



Figure 4: Conceptual Streetscape

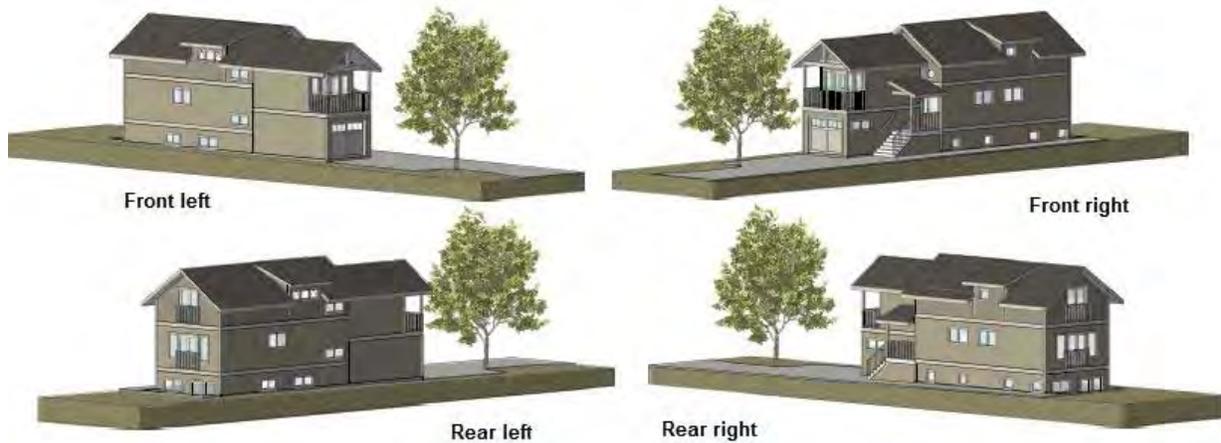


Figure 5: Conceptual Dwelling Design Proposed Lot B (Plans prepared by Cumming Design)

VariANCES

Combined Side Yard Setback

The existing dwelling is to be retained on proposed Lot A. Zoning Bylaw regulations specify a minimum combined side yard setback of 4.5 m for a dwelling in the RS-6 zone. The applicant has requested a variance to reduce the requirement from 4.5 m to 3.35 m for a difference of 1.15 m. The variance is relatively minor in nature and supportable in order to retain the existing dwelling.

Non-Basement Area

The maximum percentage of non-basement area permitted in the RS-6 zone is 80% of the permitted gross floor area. To retain the existing dwelling on proposed Lot A, the non-basement percentage would increase from 80% to 88%. Based on the lot area of proposed Lot A, the maximum non-basement area permitted is 192 m². The existing dwelling has a non-basement area of 210.9 m², a difference of approximately 17.9 m². The variance is relatively minor in nature and supportable in order to retain the existing dwelling.

Height

As per Section 5.27 of the Zoning Bylaw, dwelling height is restricted to 6.0 m for sloped roofs for those lots with an area less than 446 m² or a width of less than 13.5 m. Proposed Lot B falls within these parameters. To accommodate a solar panel in the future and to provide natural light on the upper floor, a shed dormer is proposed on the southerly (right) roof structure (see Figure 5). With the addition of the shed roof, the proposed height of the dwelling is 6.4 m, 0.4 m over the permitted height. Although a dwelling could be designed to meet the height restriction, designing one to accommodate a future solar panel would be difficult. It is for that reason the height variance can be supported.

Environment

No environmental concerns have been identified during the review of this proposal. Parks has reviewed the application and advises that there are two existing front yard trees that are important to the streetscape. The Purple Plum on proposed Lot A, and the Crimson King Maple on proposed Lot B. It is anticipated that both trees can be maintained. Parks has recommended that any driveway construction and service installations be conducted under the supervision of an arborist and the design be such that it floats over the root system of the maple. It is anticipated that two Western Red Cedars and one plum tree will be removed as part of this development. As well, the large cedar hedge along the south property line separating the subject parcel and 3165 Kingsley Street will be removed. The applicant proposes to replace it with a new cedar hedge using the *Thuja occidentalis* species.

The applicant has committed to constructing the new dwelling to an EnerGuide 82 or energy equivalent standard, including the installation of heat pumps and the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems. The applicant has proposed using permeable surfacing for the driveway and walkway, and sustainable stormwater management practices would be used, including in-ground detention tanks.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located inside the Urban Containment Boundary, and lies within the Shelbourne Corridor Planning Area and adjacent to a "Major Centre" (Hillside mall) as outlined in the CRDs Regional Growth Centre. Additional residential density in this area is appropriate and follows the principles of "Smart Growth".
- The site is also within 500 m of Camosun College with a range of educational, cultural, and recreation opportunities.
- Lansdowne Middle School is approximately 300 m distant and St. Michael's University School is within 500 m.
- Browning Park is approximately 500 m distant and the recreational services of the Cedar Hill Recreation Centre are within 900 m.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The applicant has committed to constructing the new dwelling to an EnerGuide 82 or energy equivalent standard, including the installation of heat pumps and the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems. The future dwelling on proposed Lot B has been designed to show the location of a future solar panel and the floor plans show where the conduits could be accommodated. These commitments would be secured by covenant.
- The proposed development includes sufficient area suitable for backyard gardening.
- The parcels are located approximately 150 m from public transit on Shelbourne Street, and 200 m on Lansdowne Road.
- The current level of public transit service in the area includes a total of six routes available on Shelbourne Street (Routes # 4, 8, 19, 22, 27, 28), Hillside Avenue/Lansdowne Road

(Routes # 4, 8). Buses travel along all routes at an average of every 19 minutes during week days.

- One major grocery store is available at the major Hillside “Centre”, which promotes the sale of BC products or produce.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development without putting pressures onto environmentally sensitive areas or undisturbed lands.
- The applicant has proposed using permeable surfacing for the driveway and walkway.
- The proposal includes sustainable stormwater management practices and includes in-ground detention tanks.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- The applicant has agreed to register a covenant securing the design of a new dwelling for the proposed lot as presented to the neighbourhood.
- The new dwelling on proposed Lot B includes a secondary suite which contributes to a diversity of housing options.
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The proposal would be within the commercial catchment/employment area for the businesses and services located within the major Hillside “Centre”.
- Home based businesses are permitted in this zone.

COMMUNITY CONSULTATION

An initial referral was sent to the Camosun Community Association on December 10, 2014. No response was received. Following revisions to the proposal, a second referral was sent to the Community Association on October 23, 2015, advising of the changes. To date, there has been no response from the Association.

At the time this report was prepared, no correspondence or concerns had been expressed by the immediate neighbours.

SUMMARY

The applicant is requesting three variances to accommodate a lot consolidation and boundary adjustment subdivision to create two lots from three existing lots under the current RS-6 zoning. The variances requested are combined side yard setback and non-basement area for the existing dwelling, and height for the proposed dwelling. The variances are supportable given they are either relatively minor in nature, or are to realize sustainable building practices.

The OCP contemplates the majority of future growth being focused in “Centres” and “Villages”, and along major transportation corridors such as Shelbourne Street. The subject lots are within the Shelbourne Valley Action Plan Area, and also within 150 m of Hillside mall, which is classified as a “Major Centre” in the CRD’s Regional Growth Strategy. The lots are also within walking/cycling distance of a range of educational facilities, commercial services and recreational opportunities and are well served by public transportation.

It should be noted that under the existing lot configuration, and by demolishing the existing house, it would be possible to build a new dwelling on each of the three lots. Under this scenario, significant variances would be required for two of the lots in order to build dwellings that would suit the surrounding neighbourhood. The applicant wishes to keep the existing home and only create and develop one new lot. While encouraging additional density in this area is appropriate, retaining the existing dwelling and building one new dwelling would be more in keeping with the existing streetscape.

There is no consistent dwelling height, massing, or architectural style in the immediate neighbourhood. Nearby dwellings along Kingsley Street are a mix of one, one and one half, and two storey homes of varying ages and designs. Through the size, siting and design of a new dwelling the applicant has attempted to fit the development into the existing neighbourhood. However, given the smaller size of the lot, the new house will inevitably be a change from the existing development pattern of this established neighbourhood. If this development application is supported by Council, a covenant to require that the siting and design of a new dwelling on proposed Lot B conforms to the conceptual plans presented by the applicant should be secured prior to the issuance of the Development Variance Permit.

No environmental concerns have been identified during the review of this proposal. Parks has reviewed the application and advises that there are two existing front yard trees that are important to the streetscape. It is anticipated that both trees can be maintained. The applicant has committed to constructing the new dwelling to an EnerGuide 82 or energy equivalent standard, including the installation of heat pumps and the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems. The applicant has proposed using permeable surfacing for the driveway and walkway, and sustainable stormwater management practices would be used, including in-ground detention tanks.

RECOMMENDATION

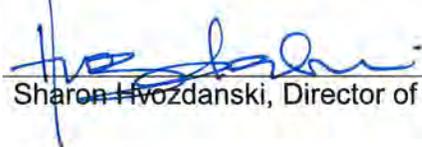
1. That Development Variance Permit No.DVP00371 be approved;
2. That ratification of the Development Variance Permit be withheld pending registration of a covenant requiring that:
 - The new dwelling on proposed Lot B conform to a minimum EnerGuide 82 or equivalent energy efficient building design and construction standard;
 - The installation of heat pumps and the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems;
 - The exterior design, siting and size of a dwelling on proposed Lot B is consistent with the conceptual housing style as presented to Council and as shown in the plans by Cumming Design received November 2, 2015; and
 - That the future driveway and walkway on proposed Lot B be constructed of permeable pavers.

Report prepared by: 

 Andrea Pickard, Planner

Report prepared and reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdzanski, Director of Planning

LG/AP/sl
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Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning


 Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DVP00371

DEVELOPMENT VARIANCE PERMIT

TO: **Pedro R. Camacho-Maldonado and Yira Y. Yances-Ortega**



(herein called "the Owner")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands known and described as:

**Lot 3 Block 2 Section 27 Victoria District Plan 1311 except the southerly 40 feet
Lot 2 Block 2 Section 27 Victoria District Plan 1311 except the northerly 40 feet
The southerly 40 feet of Lot 3 Block 2 Section 27 Victoria District Plan 1311**

3171 & 3181 Kingsley Street

(herein called "the lands")

3. The owner has submitted to the Approving Officer a tentative plan of subdivision to eliminate one parcel and reconfigure the remainder parcels into two lots as shown on the plan of subdivision prepared by Cumming Design received on November 2, 2015, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:
 - (a) By varying the combined side yard setback provided by Section 210.4(a)(ii) of Schedule 210 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the existing dwelling on proposed Lot A of the subdivision from 4.5 m to 3.35 m.
 - (b) By varying the non-basement area provided by Section 210.4(c) of Schedule 210 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the existing dwelling on proposed Lot A of the subdivision from 80% to 88%.
 - (c) By varying the maximum height permitted provided by Section 5.27 (a) of the Zoning Bylaw, 2003, No. 8200 in respect to the height of the proposed dwelling on proposed Lot B of the subdivision from 6.0 m to 6.4 m.

5. This Permit is not a Building Permit.

COPY

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



ENGINEERING
Development

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: December 17, 2014
Subject: Servicing Requirements for Development

**PROJECT: LOT CONSOLIDATION AND BOUNDARY ADJUSTMENT SUBDIVISION TO
CREATE TWO LOTS FROM THREE EXISTING LOTS UNDER CURRENT RS-6**

SITE ADDRESS: 3171 KINGSLEY ST

PID: 007-609-795

LEGAL: LOT 3 BLOCK 2 SECTION 27 VICTORIA LAND DISTRICT PLAN 1311

DEV. SERVICING FILE: SVS01924

PROJECT NO: PRJ2014-00383

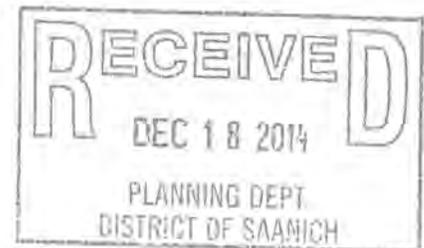
The intent of this application is to consolidate three existing lots into two lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

A handwritten signature in black ink, appearing to read "Jagtar Bains", is written over a horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT

ENTERED
IN CASE



Development Servicing Requirements

Development File: SVS01924
Civic Address: 3171 KINGSLEY ST
Page: 1

Date: Dec 17, 2014

Drain

1. STORM WATER MANAGEMENT MUST BE PROVIDED FOR PROPOSED LOTS A AND B IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
2. THE EXISTING, MOST SOUTHERLY CONNECTION, IS TO BE USED BY PROPOSED LOT B. A PRIVATE EASEMENT IS REQUIRED ACROSS THE CORNER OF PROPOSED LOT A IN FAVOR OF PROPOSED LOT B.
3. THE EXISTING CONNECTIONS, WHICH ARE TO BE USED BY PROPOSED LOTS A AND B, ARE TO BE PROVIDED WITH INSPECTION CHAMBERS.

Gen

1. THE CHIMNEY ON THE NORTH SIDE OF THE EXISTING HOUSE MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.

Road

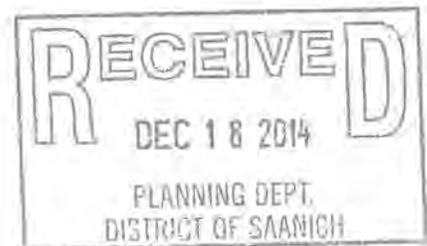
1. THERE ARE NO ROAD REQUIREMENTS.

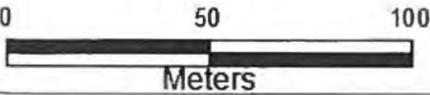
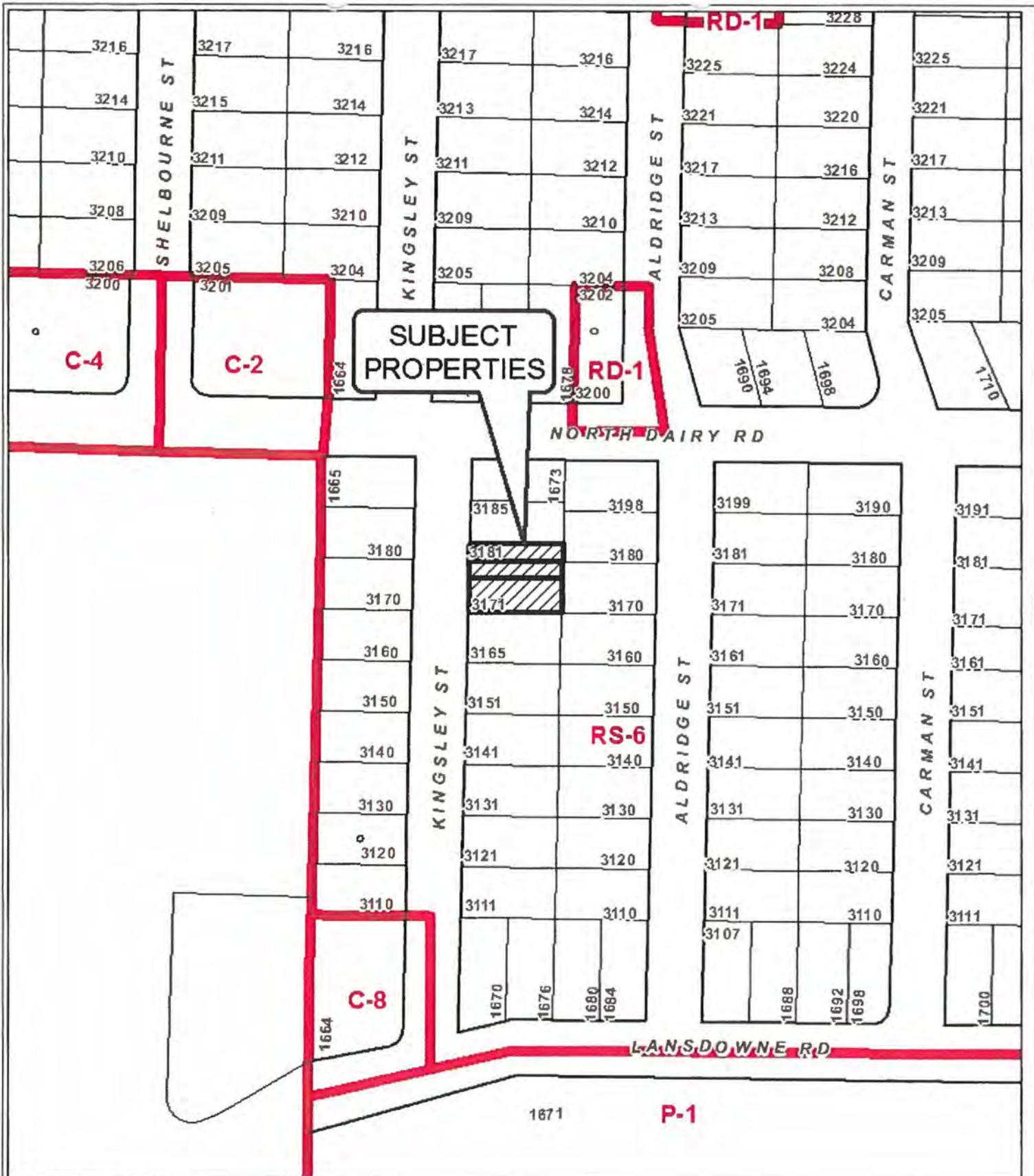
Séwer

1. THE EXISTING HOUSE CONNECTION FOR PROPOSED LOT A MUST BE PROVIDED WITH AN INSPECTION CHAMBER.
2. SUBSEQUENT SEWER CONNECTION B WILL BE REQUIRED FOR PROPOSED LOT B FROM THE EXISTING MAIN KINGSLEY STREET.

Water

1. A FIRE HYDRANT WILL BE REQUIRED.
2. PROVISIONAL WATER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B.
3. THE EXISTING 13 MM WATER SERVICE TO PROPOSED LOT A, MUST BE UPGRADED TO 19 MM.





District of Saanich
Planning Dept.