August 1, 2019

IQube Developments Limited
4583 Leyns Road
Victoria BC V8N 3A1

Attn: Robert Jacobson

Dear Robert Jacobson:

Re: Proposed Subdivision of Lot 23, Section 32, Victoria District, Plan 4930
File: SUB00799 • 1542 Athlone Drive

The following information is provided in response to your subdivision application to create one additional lot in accordance with the RS-10 Zoning regulations and those of the Subdivision Bylaw.

A. CONDITIONAL APPROVAL

This letter constitutes Conditional Approval to the subdivision as shown on the attached plan prepared by J.E. Anderson and Associates received June 13, 2019. Conditional Approval is valid until August 1, 2020. If final approval has not been granted to the subdivision within this period, the application will have expired and a new application will be required subject to an additional examination fee structure at the time of application and any change in conditions that may have occurred.

To avoid the new application fee, you must complete the requirements listed in the Conditional Approval or submit a request, with an accompanying fee of $200.00 for renewal of the application prior to the expiry date. Yearly requests for renewal of Conditional Approval will be limited to a five year period from the date of the original Conditional Approval. After this period a new subdivision application and appropriate fees will be required.

B. REQUIREMENTS

The following requirements must be completed, or arrangements made for their completion, before final approval will be granted to the subdivision. It should be noted, however, that upon receipt of further information, as Approving Officer, I may establish additional requirements or reject the subdivision if deemed necessary.

1. General
   a) Lot areas are to be shown on the survey plan.
   b) The non-conforming portion of the existing dwelling must be removed prior to final subdivision approval.
c) The geodetic elevation of the grade, (as determined by Section 5.18 of Zoning Bylaw No. 8200), of each point of intersection of all minimum principal building setback lines for each vacant lot is to be shown on a copy of the final survey plans. All elevations must be within 0.1 metres for the vertical plane and 0.3 metres of the envelope corner for the horizontal plane. Building envelopes are determined by Bylaw No. 8200 and constraints provided by any proposed covenants.

d) A covenant prepared by the Municipal Solicitor with priority over financial charges against the land to:

- Protect “Area A” on the attached plan as a natural state area. The exact covenant area will be determined in consultation with Environmental staff, the project environmental professional and the project surveyor. The two small areas that are now asphalt driveway within Area “A” should be restored as per the recommendations of the project environmental professional. The natural state area should be delineated with a fence.
- The lots must be developed in accordance with the recommendations of the arborist’s report prepared by Talbot MacKenzie and Associates date stamped April 12, 2019.
- The lots must be developed in accordance with the recommendations of the environmental professional prepared by Cascadia Biological Services date stamped April 17, 2019.
- The new dwelling on proposed Lot A must be sited and constructed generally in accordance with the plans prepared by Premium Urban Design date stamped June 13, 2019. Changes to siting and design will only be considered in order to retain Garry Oak tree #731. If changes are required to the siting or design of the dwelling, the number of doors and windows will be limited to what is shown on the plan representing the westerly elevation of the proposed dwelling.
- No portion of the dwelling on proposed Lot A can be located within 3.0 m of the westerly property line;
- No portion of the dwelling on proposed Lot B can be located within 5.5 m of the easterly property line;
- The existing driveway must be reused to access proposed Lot B;
- The common access area, driveways, parking areas and walkways on proposed Lot A are to be constructed using a permeable material.

e) Interim protection procedures for natural state covenant area(s) and enforcement procedures:

i) No construction, works or removal of trees or other vegetation shall be carried out in any proposed natural state covenant area(s) shown on the approved plan during the period between the date of approval of this Conditional Approval and the date of registration of the covenant(s). The owner shall erect temporary construction fencing along the boundaries of the natural state or tree covenant areas before any construction equipment enters the lands and in any event within 30 days of the date of Conditional Approval.
To avoid delay and ensure proper distribution of the plan, your surveyor must provide a plan to the Planning Department showing the specific area(s) for natural state protection as determined by a qualified environmental professional for preparation of the document.

**NOTE: FOR PERMISSION TO REMOVE EXISTING UNHEALTHY TREES LOCATED WITHIN THE PROPOSED COVENANT AREA(S), PLEASE CONTACT THE PARKS DEPARTMENT PRIOR TO THE PREPARATION OF THE DOCUMENT.**

Upon receipt of the plan and the FINAL SUBMISSION (Item C), the Municipal Solicitor will prepare the necessary documents subject to a $350.00 preparation fee.

f) The asphalt driveway/parking area labelled “Area B” is to be removed under the supervision of the project environmental professional and Environmental Services staff. A restoration plan prepared by a landscape professional is required. Although the restored area could include lawn, plants listed in the Plant Inventory included in the report prepared by Cascadia Biological Services date stamped April 17, 2019 should be included, in particular along the edge of the natural state covenant area. It is also encouraged that replacement trees be considered in this area to replace some of the trees that died due to the removal of the irrigation system.

g) The stormwater management systems for each lot must be outside of the root systems of trees #730 and #731.

h) Development of this property is subject to the Saanich Tree Preservation Bylaw No. 9272 and, where applicable, the removal and replacement of any boulevard trees must be carried out in accordance with Council’s Boulevard Tree Policy. Enquiries should be directed to the Parks Division, Parks & Recreation at 250-475-5522.

(2) **Services**

Road construction and service installations are to be carried out under the provisions of the Tree Preservation Bylaw No. 9272 and any amendments thereto. **As well, all works must be conducted under the supervision of the project arborist and in consultation with the Parks Department.**

Attached is a copy of the Service Requirements which must be carried out in accordance with the appropriate sections of the Subdivision Bylaw No. 7452. In this respect, you must engage a consulting engineer.

**All enquiries regarding on site servicing shall be made to the Land Development Section at 250-475-5410 or 250-475-5416.**

C. **FINAL SUBMISSION**

The final submission shall be made to the attention of the Approving Officer in the Planning Department for plan approval. When the plan is approved, you must contact
either your surveyor or your solicitor on the appropriate steps for registration of the plan at the Land Title Office.

The plan, prepared by a B.C.L.S., shall be drawn to a scale of 1:500 unless impractical and shall conform substantially to the conditionally approved plan and shall be accompanied by:

1. An examination fee of $50.00 for each plan/stage of the subdivision.

2. A title search printout for each parcel of land involved in the subdivision. In addition, immediately prior to subdivision approval, a new title search (no older than 30 days) must be provided which clearly states what the State of Title will be at the time of registration. If mortgages shown on the title are to be released, then a letter must be provided by a solicitor undertaking to remove these charges prior to registration. The State of Title must include the current address and owner's full name (no initials). A fee will be levied for changes to Municipal documentation resulting from inaccurate or wrong information provided by the subdivider.

3. Duplicate print of the subdivision plan showing all remaining structures and their distances relative to lot lines and the geodetic elevation of the grade on all vacant lots.

4. Digital submission of electronic plans shall be provided by e-mail to planning@saanich.ca. Two paper copies of each plan must be also be submitted.

5. Evidence procurable from the Tax Department on Form S-1 that the taxes have been paid. The Form must not be dated earlier than ten working days prior to obtaining final approval.

D. TRANSFERABILITY

This letter of Conditional Approval, its terms and conditions are binding upon and extend to any and all owners of the lands shown on the approved plan but only during their respective period of ownership of a fee simple estate in the lands.

To avoid confusion, please provide your surveyor with a copy of this letter.

You may now remove the signs advertising your subdivision from your property.

Sincerely,

Liz Gudavicius
Approving Officer

LG/fc

Attachments: Subdivision plan
Servicing requirements
Conceptual house design
cc:  Land Development Section
     Manager Community Development/Business Systems – Parks
     Parks Development & Review Coordinator
Memo

To: Subdivision Office

From: Jagtar Bains – Development Coordinator

Date: June 28, 2019

Subject: Servicing Requirements for Development

PROJECT: TO CREATE ONE ADDITIONAL LOT UNDER CURRENT RS-10 SINGLE FAMILY ZONING

SITE ADDRESS: 1542 ATHLONE DR
PID: 006-020-526
LEGAL: LOT 23 SECTION 32 VICTORIA DISTRICT PLAN 4930
DEV. SERVICING FILE: SVS02119
PROJECT NO: PRJ2017-00264

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

Jagtar Bains
Development Coordinator

cc Harley Machielse, Director of Engineering
Troy McKay, Manager of Transportation & Development
Development Servicing Requirements

Development File: SVS02119
Civic Address: 1542 ATHLONE DR
Page: 1

Date: Jun 28, 2019

Drain

1. A suitably designed storm drain system must be installed to serve proposed subdivision from the existing system fronting the northwest corner of 1501 Athlone Drive.

2. Storm water management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision By-law. This subdivision is within Type 1 watershed area which requires storm water storage, construction of wetland or treatment train 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.

General

1. This proposal is subject to the prevailing municipal development cost charges.

2. The existing house must be altered to meet the requirements of the zoning by-law or demolished prior to subdivision approval.

Road

1. LED light is required on the existing pole fronting the northern corner of this property on Athlone Drive.

Sewer

1. The existing house connection is to capped and provided with an inspection chamber to serve proposed Lot B.

2. Subsequent sewer connection will be required for proposed Lot A from the existing main on Athlone Drive.

Water

1. Provisional water connection will be required for proposed Lot A from the existing main on Athlone Drive.

2. The existing 13 mm meter is to be upgraded to 19 mm. The existing connection is already 19 mm.

CONDITIONALLY APPROVED
AUGUST 1, 2019

APPROVING OFFICER