

July 3, 2020

Love Developments
107 - 3259 Alder Street
Victoria BC V8X 1P3

Attn: Taylor Love

Dear Taylor Love:

Re: Proposed Subdivision of Lot 2, Section 62, Victoria District, Plan 7064
File: SUB00808 • 3448 Salsbury Way

The following information is provided in response to your request to renew Conditional Approval of subdivision to create five bare land strata lots in accordance with the RS-6 Zoning regulations, the Bare Land Strata 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, date stamped January 4, 2018. Conditional Approval is valid until June 15, 2021. 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 and Common Property areas are to be shown on the survey plan.
- b) Non-conforming structures must be removed. A building permit must be issued and finalized prior to 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 the areas labelled as "Area A" and Area B" as **Tree Covenant Area**. The exact location of the protected areas are to be determined in conjunction with Parks staff, the project arborist and project surveyor.
 - Prohibit the construction of a dwelling unit or any portion of a dwelling unit within 3.0 m of the westerly property line of proposed Strata Lot 2.
 - Prohibit the construction of a dwelling unit or any portion of a dwelling unit within 3.0 m of the easterly property line of proposed Strata Lot 4.
 - Prohibit the construction of a dwelling unit or any portion of a dwelling unit within 3.0 m of the southerly property line of proposed Strata Lot 5.
 - Prohibit the construction or placement of any building or structure within 1.0 m of the proposed covenant boundaries.
 - Require that the strata lot owners provide and continuously maintain a minimum of three visitor parking stalls within the common property of the proposed bare land strata plan.
- 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 tree 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 tree covenant area(s) before any construction equipment enters the lands.

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) Prior to approval of the subdivision, invasives in the proposed covenant areas must be removed. Please contact the Parks Department to discuss and coordinate this requirement.
- g) An opaque fence must be constructed along the westerly property line of proposed Strata Lot 4 and the rear of 3438 Salsbury Way prior to subdivision approval. The fence must be constructed as per Zoning Bylaw 8200 requirements for fence height.

- h) As per Tree Protection Bylaw No. 9272 requirements, replacement trees will be required to replace removed Bylaw Protected trees. Efforts should be made to plant as many trees as possible on the site, however, it is recognized that there may not be enough room. Cash In lieu of planted trees is acceptable. **There is evidence of bird nesting(s) in the Garry Oaks and Cottonwood trees, therefore removal of these trees should be done after nesting season. This is generally between Fall and the beginning of March.**
- i) The proposed Common Property landscaped area shown as Area "C" on the attached Tree Management Plan prepared by Gye and Associates and dated stamped January 4, 2018 must be restored as proposed on the plan.
- j) Development of this property is subject to Tree Protection Bylaw No. 9272. Enquiries should be directed to the Parks Division, Parks, Recreation and Community Services at 250-475-5522.
- k) Under Section 510 of the *Local Government Act*, land for parkland not in excess of 5% of the land being subdivided shall be provided without compensation. The Act further provides a cash-in-lieu option to the 5% dedication. The Municipality will exercise its right under Subsection 2 and require a cash payment of 5% of the land proposed for subdivision. Land value will be calculated on the basis of the average market value of all the land in the proposed subdivision on the date of the preliminary approval or if the preliminary approval has been renewed, on the date of the most recent renewal of preliminary approval. A calculation will be made by the Lands Commissioner upon receipt of the FINAL SUBMISSION (Item C), and where applicable, a copy of the interim agreement. You will be advised in due course of the 5% cash-in-lieu charge. Payment shall be made prior to final approval of the subdivision plan.
- l) A road name is required for the proposed common property access route. Please provide three choices which do not conflict with names currently in use in the region. If there is any historical significance to the names you have chosen, it would be useful to have the historical background pertaining to the names(s) for our archival records. Please note that names sounding like other names currently in use may be rejected by emergency service providers to avoid confusion. For your convenience, the street names on the attached Street Name list have received approval for use.

(2) Services

- a) Road construction and service installations are to be carried out under the provisions of the Tree Protection 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.**
- b) 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. **Prior to final approval, all enquiries 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. Licensed Surveyor, 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 Certificate 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. A duplicate print of the subdivision plan showing 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 prints of all electronic plans must also be provided as part of the final submission.
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 extends 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.

Sincerely,



Liz Gudavicius
Approving Officer

LG/rh

Attachments Proposed subdivision plan
 Tree management plan
 Servicing requirements
 Street names list

cc: Jason Hodgins, Manager of Development Services
 Nathalie Dechaine, Manager Community Development/Business Systems - Parks



Memo

To: Subdivision Office
From: Jason Hodgins
Date: June 18, 2020
Subject: Servicing Requirements for Development - REVISED

PROJECT: SUBDIVISION UNDER THE CURRENT RS-6 SINGLE FAMILY ZONING TO CREATE FIVE BARE LAND STRATA LOTS

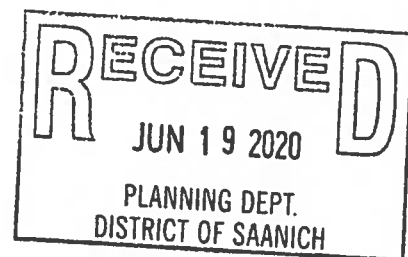
**SITE ADDRESS: 3448 SALSBURY WAY
PID: 005-812-992
LEGAL: LOT 2 SECTION 62 VICTORIA DISTRICT PLAN 7064
DEV. SERVICING FILE: SVS02135
PROJECT NO: PRJ2017-00825**

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


Jason Hodgins
Development Services Manager

cc Harley Machielse, Director of Engineering

ENTERED
IN CASE



Development Servicing Requirements

Development File: SVS02135
Civic Address: 3448 SALSBURY WAY
Page: 1

Date: Jun 18, 2020

Drain

1. An appropriately designed storm drain system must be installed to serve proposed subdivision and tributary area from the existing main fronting 3412 Maplewood Road. The existing sub-standard drain main running through 3435 Salisbury Way and 3412 Maplewood Road will be replaced by the owner of 3448 Salisbury Way on 50/50 percent cost sharing basis with the District. All engineering design work, cost estimates, layout, construction supervision and record drawings for this work will be completed by the consulting engineer at the developer's expense.
2. All storm drain works required on Salisbury Way will be completed at the developer's expense.
3. 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 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.
4. A suitably designed common drainage system must be installed within the proposed common area to serve all proposed lots.

General

1. This proposal is subject to the prevailing municipal development cost charges.
2. The existing non-conforming buildings must be removed prior to subdivision approval.

Hydro/tel

1. Underground wiring is required to serve all proposed lots.

Road


1. The proposed common road must be constructed to a minimum width of 6.0 m complete with concrete curb and gutter. "No Parking" sign will be required on one side and in the turning areas. Street lighting will be required.
2. A pole mounted LED light must be installed on the existing pole fronting 3451 Salisbury Way.
3. The existing pavement on Salisbury Way, fronting this subdivision, must be improved to 6.0 m of 8.5 m wide residential road standards complete with concrete curb and gutter and a catch basin.

Sewer

1. A suitably designed common sanitary sewer system must be installed to service the proposed subdivision from the existing system on Salisbury Way.
2. The existing sewer connection is to be capped.

Water

1. A suitably sized water service must be installed to serve the proposed subdivision in accordance with AWWA Manual M22. Private water meters should be installed for all proposed lots.
2. The existing 13 mm water service is to be disconnected.

CONDITIONALLY APPROVED
JULY 3, 2020
DATE

APPROVING OFFICER

APPROVED STREET NAME LIST FOR SAANICH

PIONEERS OF SAANICH

Boorman
Botten
Bourque

Carruthers
Casilio
Cass
Catteral
Chard
Cleeves
Coulter
Couvelier
Crosby
Crouch
Cummins

Dempsey
Diggon
Dodd
Dupont
Duval
Dyer

Estes

Farrar
Feltoe
Fewings
Fitzallen
Fitzsimmons
Fortier
Fox

Genn
Gooch
Gowen
Gunning

Heary
Hemming
Higgs
Hutchings

Isherwood

Kirkman

Lehman
Levings
Lum

OTHER NAMES

McWilliam
MacNichol
MacNutt
Mallett
Mannix
Mika
Moffat
Morrel

Ogilvie
Ostler
Ozard

Pollock
Pope
Postur
Pripham

Robertshaw

Sadler
Scholes
Scoby
Severson
Simmonds
Snider
Southwell
Standish
Steinberg
Stokes
Streatfield
Sturrock

Terrell
Tillard
Tubman

Williamson
Work

Cattle
Critchley
Eily

Griffin

Margetish

Sweny

Ursula

