



# Memo

**To:** Angila Bains  
**From:** Jagtar Bains  
**Date:** May 1, 2025  
**Subject:** Fourth Reading for Development Application

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**SITE ADDRESS: 139 PETWORTH DR  
4920 PROSPECT LAKE RD  
PID: 017-487-307**

**DEVELOPMENT SERV. FILE: SVS02715**

**000-385-590**

**PROJECT: TO REZONE FROM A-2 AND A-4 TO A-2 AND A-4 TO SUPPORT A  
SUBDIVISION TO CREATE TWO FEE SIMPLE LOTS AND 4 STRATA LOTS  
(FOR A TOTAL OF 6 LOTS)**

For the purposes of final reading of the Zoning Bylaw for the above property, this will confirm that we have received a letter of intent from the applicant (copy attached) to complete the engineering requirements as noted in our letter to the applicant.

A handwritten signature in blue ink, appearing to read "Jagtar Bains".

Jagtar Bains  
Development Coordinator

April 30<sup>th</sup>, 2025

Mr. Jagtar Bains, Development Coordinator  
Engineering Department  
District of Saanich  
770 Vernon Avenue, Victoria, BC V8X 2W7

**Re: REZ000595 Rezoning and Proposed Subdivision of:**

- **Lot 1, Section 133, Lake District Plan VIP530895 Except Parts in Plans VIP 73756 & EPP117989 (PID 017-487-307) 139 Petworth Drive**
- **Part of that Part of Section 133, Lake District, Lying to the North and West of Plan 278 BL, Except Parts in Plans 7906, 41090, VIP 53085, VIP73756 (PID 000-385-590) 4920 Prospect Lake Road**

Dear Sir,

In reference to your memo dated September 17<sup>th</sup>, 2024, and as attached, we, the owners of 139 Petworth Drive and 4920 Prospect Lake Road, agree to provide the engineering services and installations noted within as a condition of subdivision approval.

Best Regards,



Evelyn Joyce Gibson (139 Petworth Drive and 4920 Prospect Lake Road)



Robert Ian Gibson (139 Petworth Drive)



# Memo

**To:** Subdivision Office  
**From:** JAGTAR BAINS  
**Date:** September 17, 2024  
**Subject:** Servicing Requirements for Development - REVISED

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**PROJECT: TO REZONE FROM A-2 AND A-4 TO A-2 AND A-4 TO SUPPORT A SUBDIVISION TO CREATE TWO FEE SIMPLE LOTS AND 4 STRATA LOTS (FOR A TOTAL OF 6 LOTS)**

**SITE ADDRESS: 139 PETWORTH DR**

**4920 PROSPECT LAKE RD**

**PID: 017-487-307**

**000-385-590**

**LEGAL: LOT 1 SECTION 133 LAKE DISTRICT PLAN VIP53085 EXCEPT PART IN**

**PLANS VIP73756 AND EPP117989**

**SECTION 133 LAKE DISTRICT EXCEPT PLAN 7906 41090 VIP53085, VIP73756.**

**DEV. SERVICING FILE: SVS02715**

**PROJECT NO: PRJ2017-00389**

The intent of this application is to subdivide the above referenced two parcels into six lots. Some of the more apparent Development Servicing requirements are listed on the following pages(s).

**No further action is required by the applicant prior to the issuance of Conditional Approval.**

# Development Servicing Requirements

Development File: SVS02715  
Civic Address: 139 PETWORTH DR  
Page: 1

Date: Sep 17, 2024

## Drain

1. If the Engineer determines it to be necessary for compliance with Section 1.1 of Schedule F, stormwater management is to be provided in accordance with the requirements of Schedule H "Subdivision & Offsite Engineering Specifications" of Subdivision Bylaw.
2. Drainage path for all lots must be shown on plans.

## General

1. Private easements will be required for driveways for proposed Strata Lots C and D.
2. This proposal is subject to the prevailing municipal development cost charges.
3. Dwellings are to be fully sprinklered.
4. Adequate water supplies dedicated for fire fighting are required.
5. Geotechnical report must be registered on title as part of subdivision approval.

## Hydro/tel

1. Private hydro/communications poles must be installed within the common area to serve proposed Strata Lots.

## Road

1. Proposed common road must be constructed to rural road standards complete with 5.0 m wide pavement and 1.0 m wide gravel shoulders complete with a turning area.
2. All driveways must be constructed in accordance with the requirements of section 15.1 of Building Bylaw, 2019, No. 9529. See attachment for details.
3. All Fire Department requirements for fire access must be met, including hammerheads/turnarounds at each lot and midway.

## Sewer

1. Proof is required that proposed Strata Lots A, C, and D and proposed Fee Simple Lot 1 have the capability of being provided with a conventional septic tank and disposal field to meet the requirements of the Vancouver Island Health Authority.
2. Ensure that the existing sewage disposal field on proposed Strata Lot B meets the current requirements of the Vancouver Island Health Authority.

## Water

1. Confirmation from a professional engineer is required that proposed Fee Simple Lot 1 and proposed Strata Lots A, C and D have the capability to supply 3400 litres of potable water per day from a well, or alternatively, a well must be drilled on site and the flow verified prior to subdivision approval.
2. Proof is required that the existing well on proposed Strata Lot B has the capacity to supply 3400 litres of potable water per day.
3. Adequate water supplies dedicated for fire fighting are required for each dwelling.