



Memo

To: Subdivision Office
From: JAGTAR BAINS
Date: August 22, 2024
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-6 TO RS-2 TO CREATE ONE ADDITIONAL LOT FOR SINGLE FAMILY DWELLING USE, RESULTING IN A TOTAL OF TWO LOTS, VARIANCE REQUESTED

SITE ADDRESS: 3745 TILlicum RD

PID: 002-003-872

LEGAL: LOT 24 SECTION 14 VICTORIA DISTRICT PLAN 8356

DEV. SERVICING FILE: SVS02756

PROJECT NO: PRJ2024-00249

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

Development Servicing Requirements

Development File: SVS02756
Civic Address: 3745 TILlicum RD
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Drain

1. Stormwater management must be provided for both lots including the existing house in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train, and sediment basin. For further details, refer to section 3.5.16 "Stormwater Management and Erosion Control" of Schedule H "Engineering Specifications" to the Subdivision Bylaw. (action required - provide conceptual design)
2. Subsequent drain connection will be required for proposed Lot B from the existing main on Tillicum Road. This connection is to be installed in common trench with the sewer connection.
3. The existing storm drain connection at the rear of proposed Lot A is to be capped.
4. The existing connection on Tillicum Road is to be extended to new property line.

General

1. Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works installed by District of Saanich Forces will be at the expense of the developer.
2. This proposal is subject to the prevailing municipal development cost charges.
3. Private storm drain easement will be required over the southwest corner of proposed Lot B in favor of 3735 Tillicum Road to cover the existing connection.
4. A conceptual design drawing must be provided showing the services and storm water managements for both lots. (action required)

Road

1. A driveway drop must be constructed as per Saanich Standard Drawings No. C7SS and C16SS for proposed Lot B.
2. The existing damaged sidewalk panels, fronting this property, must be replaced. These panels were damaged during the construction of the house on proposed Lot A.
3. 1.05 m wide property dedication is required along the entire frontage of the subdivision on Tillicum Road for road allowance. (action required to amend the subdivision plan)

Sewer

1. 100 mm sewer connection is required for proposed Lot B from the existing main on Tillicum Road in common trench with the drain connection.
2. The existing connection on Tillicum Road is to be extended to the new property line.

Water

1. A provisional water connection will be required for proposed Lot B from the existing main on Tillicum Road. Water meter will be required at the building permit stage. This connection is to be minimum 3.0 m away from sewer and drain connections.
2. The existing water service to proposed Lot A is to be relocated to new property line.