

DISTRICT OF SAANICH

DPA01070
Amends DPR87-0061

DEVELOPMENT PERMIT AMENDMENT

To: **Island Home Centre Holdings Ltd., Inc.No. 322,281**
2800 – 666 Burrard Street
Vancouver BC V6C 2Z7

(herein called “the Owner”)

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

Lot 1 (DD EH109213), Section 7, Victoria District, Plan 46337

805 Cloverdale Avenue

(herein called “the lands”)

3. This Development Permit Amendment further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Sign Bylaw, 2006, No. 8789, Section 12(a)(ii) to permit one additional Fascia Sign for a total of three Fascia Signs on the north face of the Staples building at 780 Tolmie Avenue, and
 - (b) By varying the provisions of the Sign Bylaw, 2006, No. 8789, to require the sign be constructed and developed in accordance with the plans prepared by Priority Permits Ltd. received on February 14, 2025, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start construction with respect to the development within 24 months from the date of issuance of the permit, in default of which the permit will lapse and will be of no further force or effect.
 - (a) Any protective fencing of trees or covenant areas must be constructed, installed, and signed according to the specifications in Appendix X.
 - (b) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of “WARNING – Habitat Protection Area” signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.

- (c) In the event that any tree identified for retention is destroyed, removed, or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation, and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in the Director's absence, the Manager of Current Planning.
6. Notwithstanding the provisions of Section 5 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or sitting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw, 2003.
- (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning or in the Director's absence, the Manager of Current Planning.
- (c) Where items noted under Section 6(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
- (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the Landscape Plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors, and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Corporate Officer

APPENDIX X

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and “WARNING – Habitat Protection Area” signs to the Planning Department.

Specifications:

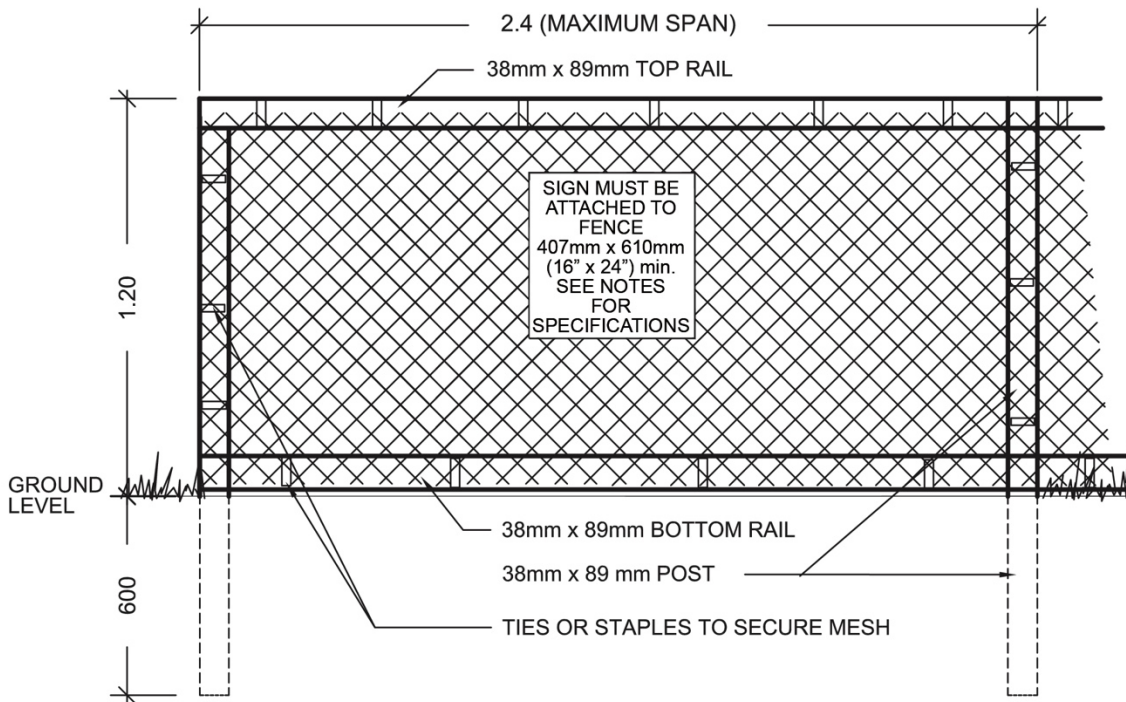
- Must be constructed using 2” by 4” wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a “WARNING – HABITAT PROTECTION AREA” sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.



Schedule "C"
TREE PROTECTION FENCING



Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts. *
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
2. Attach a sign with minimum size of 407 mm x 610 mm (16" x 24") with the following wording:
 - **DO NOT ENTER** - Tree Protection Zone (For retained trees) or;
 - **DO NOT ENTER** - Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

* In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.

DATE: November 2019
SCALE: N.T.S.