



# Memo

**To:** Subdivision Office  
**From:** Jagtar Bains – Development Coordinator  
**Date:** March 19, 2025  
**Subject:** Servicing Requirements for Development - REVISED

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**PROJECT: TO REZONE FROM A-1 TO RS-8 TO CREATE ONE ADDITIONAL LOT RESULTING IN A TOTAL OF TWO LOTS FOR SINGLE FAMILY DWELLING USE. VARIANCES REQUESTED.**

**SITE ADDRESS: 5190 DEL MONTE AVE**  
**PID: 004-471-687**  
**LEGAL: LOT AMB SECTION 44 LAKE DISTRICT PLAN 11104**  
**DEV. SERVICING FILE: SVS02363**  
**PROJECT NO: PRJ2021-00132**

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 listed on the following pages(s).

***No further action is required prior to the issuance of conditional subdivision approval.***

# Development Servicing Requirements

Development File: SVS02363  
Civic Address: 5190 DEL MONTE AVE  
Page: 1

Date: Nov 22, 2024

## **Drain**

1. A suitably designed storm drain system must be installed to service the proposed development and the tributary area from the existing system located in the northeast corner of 5181 Rutli Meadows Place.
2. Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. For further details, refer to section 3.5.16, Stormwater Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision Bylaw.
3. The existing 200 mm main on Del Monte Avenue is to be extended southwards to provide a connection to the proposed catch basin fronting the southeast corner of this subdivision.

## **General**

1. This proposal is subject to the prevailing Municipal Development Cost Charges.
2. The existing non-conforming building must be removed prior to Subdivision approval.
3. The existing Municipal Right-of-Way along the rear of 5184 / 5190 Del Monte Avenue must be widened to minimum 3.5 m to permit installation/maintenance of both sanitary sewer and storm drain systems. The new statutory Right-of-Way across 5184 Del Monte Avenue must be registered prior to approval of servicing drawings for this subdivision.
4. 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.
5. The project arborist shall be present to oversee the installation of services within or adjacent to the tree protection areas.

## **Hydro/tel**

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

## **Road**

1. Del Monte Avenue, fronting this proposal, must be widened to 8.5 m Municipal residential road standards complete with concrete curb and gutter.

## **Sewer**

1. The existing sewer connection is to be capped.
2. Subsequent sewer connections will be required for both proposed lots the existing main traversing this property.

## **Water**

1. The existing 13 mm water service must be disconnected.
2. Provisional water connections will be required for proposed lots from the existing main on Del Monte Avenue.
3. Fire Underwriters Survey (fus) calculations will be required at time of issuance of building permits for both lots. Any deficiencies identified when compared against the District's water model will become a requirement of the project at the applicant's expense.