

1. **SUBDIVISION AND DEVELOPMENT VARIANCE PERMIT APPLICATION**

Report of the Director of Planning dated February 6, 2025.

To approve Development Variance Permit DVP00521 for 2660 and 2670 MacDonald Drive East to allow variances to lot width and engineering requirements in association with a subdivision application.

DISTRICT OF SAANICH

NO. DVP00521

DEVELOPMENT VARIANCE PERMIT

To: **Clive Alexander Walker**
2660 MacDonald Drive
Victoria, BC V8N 1X9

Marc David Vincent
[REDACTED] **Robin Street**
Victoria, BC [REDACTED]

(herein called "the Owners")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands as described as follows:

Lot A, Section 44, Victoria District, Plan 52449

2660 MacDonald Drive East

and

Lot 4, Section 44, Victoria District, Plan 5905

2670 MacDonald Drive East

(herein called "the lands")

3. The owners have submitted to the Approving Officer a tentative plan for a boundary adjustment (SUB00942) as shown on the plan of subdivision prepared by V.I. Powell & Associates Land Surveyors date stamped as received on September 26, 2024, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:
 - (a) By varying the minimum lot width provided by Section 280.5(a) of Schedule 280 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Lot 1 of the subdivision from 30 m to 26.75 m.
5. The Development Variance Permit varies the provisions of the Subdivision Bylaw, 1995, as follows:

- (a) By varying (by waiving) the requirement for an enclosed storm system or onsite disposal system required by Section 1.2 of "Schedule F" attached to the Subdivision Bylaw, 1995, No. 7452.
- (b) By varying (by waiving) the requirement for onsite stormwater management required by Section 3.5.16 of "Schedule H" attached to the Subdivision Bylaw, 1995, No. 7452.
- (c) By varying (by waiving) the requirement for roadway widening required by Section 2.3.4. (d) of "Schedule C" attached to the Subdivision Bylaw, 1995 No. 7452.
- (d) By varying (by waiving) the requirement for the municipally owned portion of the existing sanitary services to extend to the new property line, complete with an inspection chamber, required by the Master Municipal Construction Documents (MMCD) Standard Drawing S7, as noted by Section 4.3.3 of "Schedule H" attached to the Subdivision Bylaw, 1995, No. 7452.

6. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

Development Servicing Requirements

Development File: SVS02733
Civic Address: 2670 MACDONALD DR E
Page: 1

Date: Oct 21, 2024

Drain

1. A suitably designed storm drain must be installed to service the proposed subdivision and the tributary area from the existing manhole fronting 2658 MacDonald Drive. Service connections complete inspection chambers are required to both lots.
2. Stormwater management must be provided for both lots 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" to the Subdivision Bylaw.

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.

Road

1. Property dedication is required along the entire frontage of the subdivision on MacDonald Drive East towards 15.0 m wide road allowance. The jog in the property line is to be rounded off with an appropriate radius. (shown on proposed subdivision plan, received by Planning Dept, on Sept. 26, 2024)
2. The existing pavement, fronting this subdivision, must be widened to minimum 6.0 m. Where the additional pavement is provided will need to be carefully determined due to the proximity of many bylaw protected trees. Asphalt water control is to be provided complete with a catch basin to drain road runoff.

Sewer

1. The existing connections for both lots are to be extended to the new property line and provided with inspection chambers.

Water

1. The existing water services are to be retained by both lots.

BC LAND SURVEYORS SITE PLAN OF PROPOSED SUBDIVISION

Civic: 2660 & 2670 MacDonal Drive East

Legal Lot A Section 44, Victoria District, Plan VIP52449

Lot 4 Section 44, Victoria District, Plan 5905

Scale 1:500

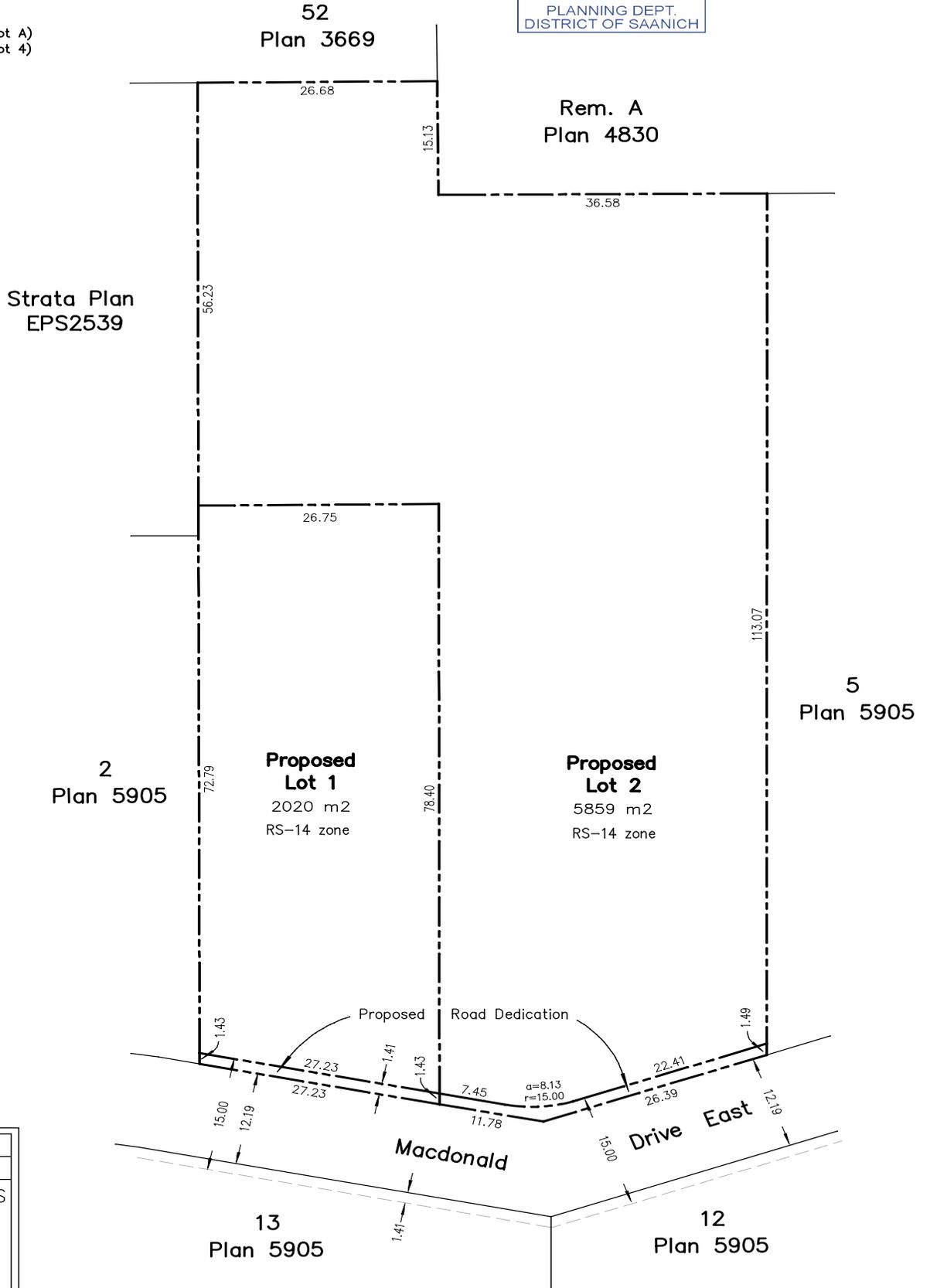
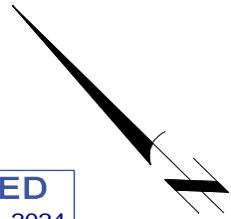


All distances are shown in metres.

Plot on 11" x 17"

Parcel Identifier: 017-389-283 (Lot A)
 Parcel Identifier: 005-945-801 (Lot 4)
 in the District of Saanich
 Current Zoning: RS-14

RECEIVED
 September 26, 2024
 PLANNING DEPT.
 DISTRICT OF SAANICH



Option C-2

Date	August 29, 2024
File	14135-45
V.I. POWELL & ASSOCIATES Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	