

Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- Rezoning/Bylaw Text Amendment
- OCP Amendment
- Development Permit
- Development Variance Permit
- Board of Variance
- Temporary Use Permit

Location of Property

Civic Address 9115 LOCHSIDE DRIVE PID N/A
 Legal Lot A Block . Section 5 Range 3EAST Plan VIP 84931

Contact

Please print clearly

Applicant

Name	KENNETH W. SNODGRASS		Company	THE OWNER STRATA PLAN VIS 6561
Address	#302-9115 LOCHSIDE DRIVE		City	SIDNEY
Email	[REDACTED]		Postal Code	V8L 0A9
Phone	Cell	Fax		
[REDACTED]	[REDACTED]	[REDACTED]		

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required)	Date
<i>Kenneth W. Snodgrass</i>	APRIL 26, 2023

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name	THE OWNERS STRATA PLAN VIS 6561		Company	
Address	#200-1931 MT. NEWTON X ROAD		City	SAANICHTON
Email	[REDACTED]		Postal Code	V9M 2A9
[REDACTED]	[REDACTED]	[REDACTED]		

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

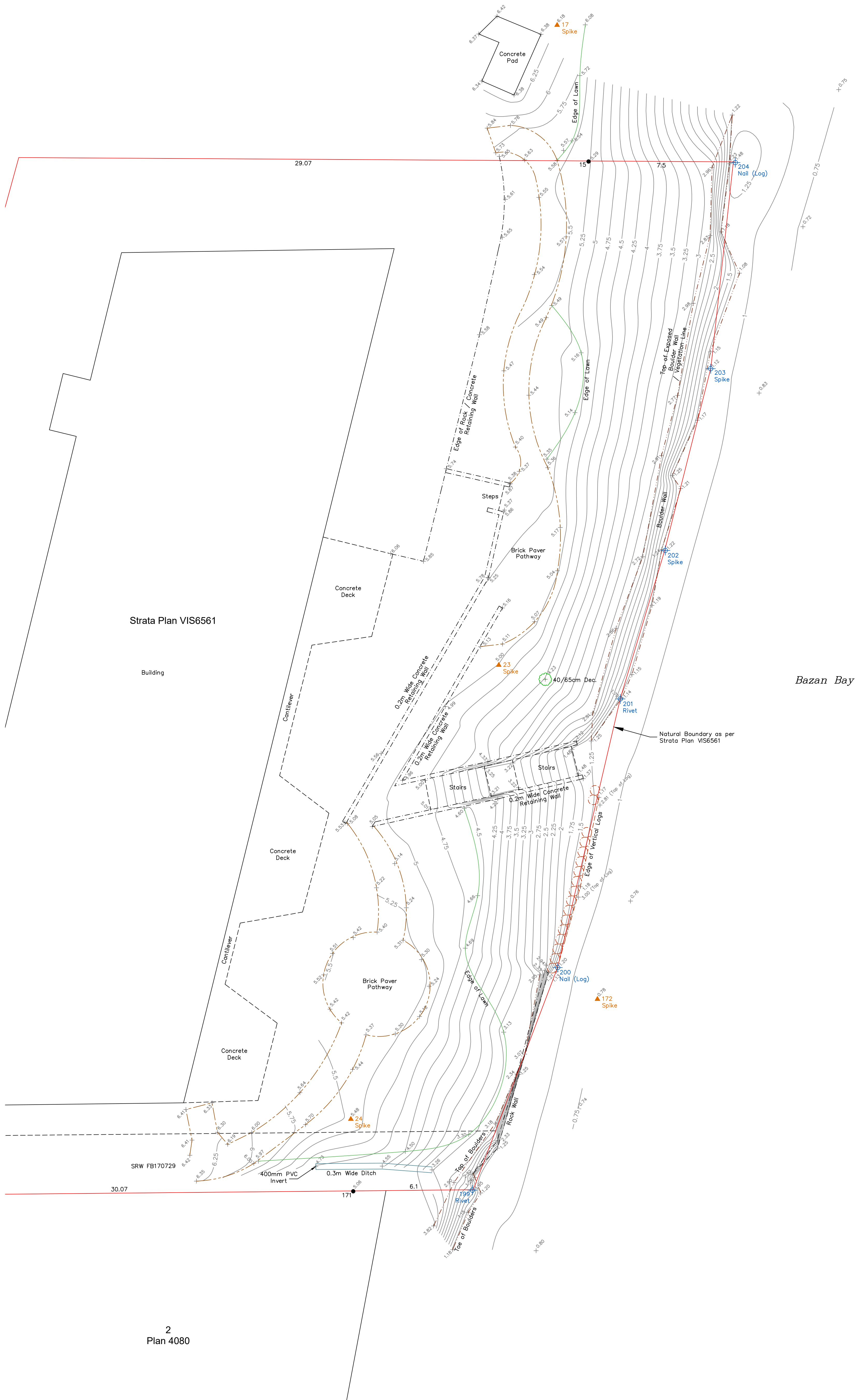
Reviewed By	Date	File No.
Received	Received By	Folio No.
Required Documents	Receipt No.	Fees \$
Required Plans		

Forms of payment accepted: CASH CHEQUE INTERAC

Development Permit Area No. 4: Steep Slopes

Development Permit Application Guideline Review Table

OCP Section	Guideline	Proposal Details (describe how your proposal achieves the DP Guidelines)
14.6.1	There shall be no site disturbances on a steep slope other than those allowed in a development permit or subject to a general exemption as outlined in section 14.2.	Proposed works include improvements to the existing sea wall to reduce/minimize slope erosion and regression. Some disturbances associated with equipment access will be necessary. Such will be re-mediated (re-planted) upon completion.
14.6.2	To ensure that development is accessible to fire protection services, new development will be required to provide access for fire protection vehicles at a grade not more than 10 percent (10%).	Emergency access will not be impeded by the proposed repairs/improvements.
14.6.3	Excluding trees that present a safety hazard, no disturbance of vegetation or movement of substrate will be allowed where there is any potential for erosion, except as allowed in a development permit.	The proposed works will continue to reduce erosion. The proposed seawall will minimize the potential for slope instability as per the recommendations made in the provided geotechnical report.
14.6.4	Any development must be designed to avoid stormwater runoff that could destabilize the slope or cause damage to neighbouring properties.	The proposed sea wall project will not gather surface water due to the installation of free draining backfill and filter fabric to reduce the migration of fines behind the wall. These improvements will promote drainage and reduce the potential of destabilization of the slope.
14.6.5	Removal of vegetation should be minimized to allow only for building sites, sewage disposal systems, driveways, landscaping and other permitted uses.	Removal of vegetation will be limited within the area of the proposed wall plus access area for equipment and aims to reinstate the natural grade with landscape over.
14.6.6	<p>Applicants shall be required to provide a Slope Stability Plan certified by a qualified professional with relevant expertise showing how the proposed development is to be designed and constructed in order to prevent any destabilization or erosion of the slope. The Slope Stability Plan must include, but is not limited to whichever of the following factors are relevant to the proposed development:</p> <ul style="list-style-type: none"> a) Slope stability prior to development, identification of any areas subject to erosion, landslide, landslip, rockfall and windthrow; b) Soil types, depth and conditions; c) Siting of all buildings and other structures, services, driveways and parking areas; d) Stream channelling and drainage systems; e) Measures to safeguard neighbouring properties and structures from hazards arising from the siting, preparation of the site and construction of the proposed development; f) Design of mitigation measures such as sediment traps in areas subject to destabilization during land clearing, construction and rehabilitation; g) Alternative vegetation and erosion control measures; h) Survey of tree cover and other major vegetation cover shown before and after the proposed development; and i) Location of wells, sewage disposal systems and soil test sites. 	See provided geotechnical report.



Strata Plan VIS6561

Building

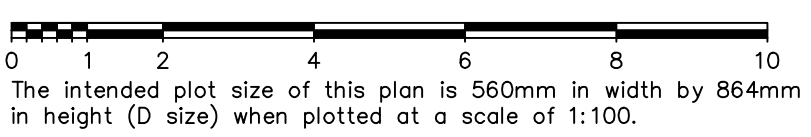
Bazan Bay

2
Plan 4080

Distances and elevations are in metres

Elevations are geodetic based on control monument 77H6286

Elevations are at grade unless noted otherwise



The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:100.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on Strata Plan Common Property.

LEGEND

- --- Denotes Standard Iron Post Found
- ▲ --- Denotes Traverse Station Placed
- Dec. --- Denotes Deciduous Tree
- 5.00+ --- Denotes Typical Spot Elevation
- 203 Spike --- Denotes Typical Numbered Markers Placed



SITE PLAN

FIRM MANAGEMENT CORPORATION

Section 5, Range 3 East,
North Saanich District,
Strata Plan VIS6561

ADDRESS : 9115 Lochside Drive

PROJECT SURVEYOR : RPH

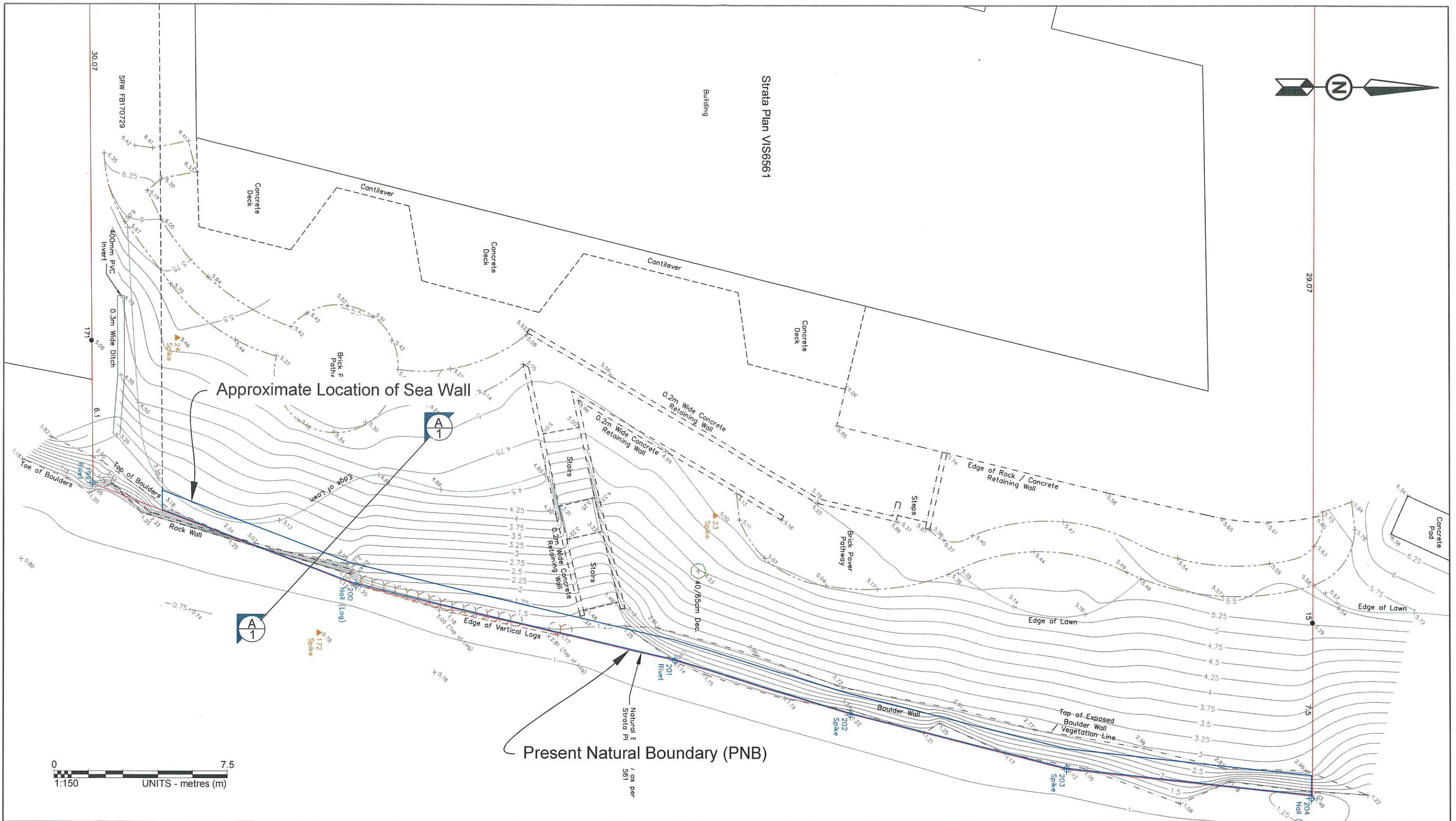
DRAWN BY : BAR DATE : MAR 06/23

OUR FILE : 34404 REVISION :

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:_Projects\34404\08\02\Microsurvey\34404.dwg



NOTES

1. This drawing is scaled for 11x17 sheet and does not require further scaling to fit. Scales will differ if printed on different sheet size.
2. Background imagery taken from JE Anderson Survey plan dated March 6, 2023.

RYZUK
ENGINEERING & MATERIALS TESTING

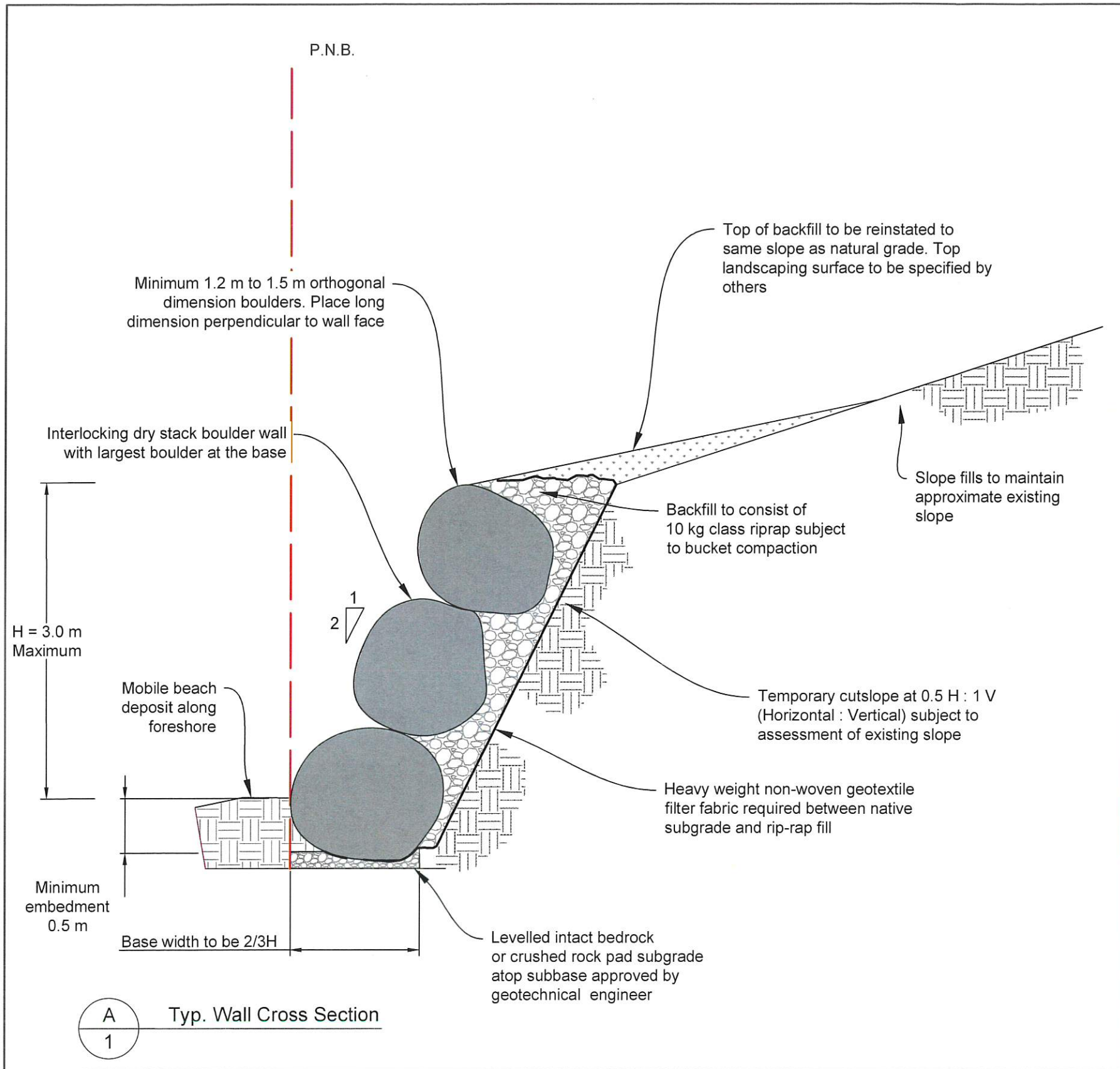
#6-40 CADILLAC AVENUE - VICTORIA, BC V8Z 1T2
 TEL: 250-475-3131
 mail@ryzuk.com

REV.	DESCRIPTION	YY/MM/DD	DRAWN BY
1	ISSUED FOR DPA	23/08/22	SG
0	ISSUED FOR DISCUSSION	23/04/10	SG

SEAL

PROFESSIONAL ENGINEER
 PROVINCE OF
R. S. CURRIE
 199723 (6/23)
 PTPN: 1002996

PROJECT No.	CLIENT
11344-1	Owners Strata Plan VIS 6561
EO/LEAD	PROJECT TITLE
SCS	Geotechnical Assessment
REVIEW	PROJECT ADDRESS
RSC	9115 Lochside Drive - Sidney, BC
SCALE	DRAWING PACKAGE
1:150	BOULDER STACK SEA WALL
SHEET No.	SHEET NAME
01 of 02	SITE PLAN



Geotechnical Specifications

- The boulder stack wall is proposed to be placed along the natural boundary, extending approximately 52 m and possibly an additional 6 m if extended through the SRW.
- The boulder stack wall should be placed in a curvilinear manner to follow the natural boundary.
- Boulders should be placed in a manner to limit the size of the interstitial space (void) between the boulders.
- Boulders are to be laid with the largest dimension perpendicular to the wall face.
- Material Specifications:

Backing Layer: 10 Kg. Class Rip-Rap or approved alternative.

Rock Gradation:

Percentage Larger Than Given Rock Mass

85%	50%	15%
1 Kg	10 Kg	30 Kg

This indicates that 85% of the backing layer rock by mass will be larger than 1 Kg, 50% will be larger than 10 Kg, and 15% will be larger than 30 Kg. For visual comprehension only, the following indicates the approximate average dimension of an angular rock for each specified rock class mass.

1 Kg	10 Kg	30 Kg
60 mm	200 mm	310 mm

The mean rock diameter is therefore approximately 200 mm. The nominal thickness of backing layer as measured perpendicular to slope is to be a minimum 300 mm.

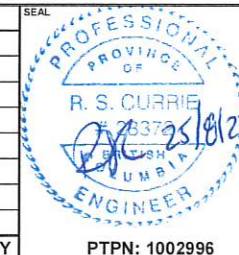
- The rocks generally shall be evenly graded about the stipulated sizes. Each individual rock shall have a thickness greater than one third their length, and none shall have a mass greater than five times that of the specified class mass. The rock is to be angular and consist of durable particles of igneous origin.
- Geotextile fabric to be non-woven heavy grade filter fabric (Nilex U551, Terrafix 360 R or equivalent).
- Backfill and boulders are considered to be sufficiently free draining such that specific drainage installation to accommodate hydrostatic pressure is not considered necessary.
- Seismic design has been based on a horizontal acceleration coefficient of 0.1465 (half the 10% probability of exceedance in 50 years). The retaining wall has been designed in accordance with Table 4: Retaining Wall Design Criteria - Minimum FOS in the EGBC Professional Practice Guidelines for Retaining Wall Design (Version 1.1)
- Foreshore area is considered a high energy erosional environment. Periodic maintenance will be required to maintain the effectiveness of the wall.

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SCALE	NTS	DRAWING PACKAGE	BOULDER STACK SEA WALL
SHEET No.	02 of 02	SHEET NAME	WALL DESIGN