District of North Saanich
Community Stewardship Commission

Regular Meeting

Tuesday, June 23, 2020 at 10:00 a.m.
Council Chambers
1620 Mills Road

At this time, due to the COVID-19 Pandemic, public access to Municipal Hall is not permitted. Public that may have wished to attend will now be able to view the meeting Live using the District's new Live Streaming feature at https://northsaanich.ca/local-government/council-committee-meetings/

AGENDA — PAGE NO.

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

(a) Minutes of the meeting held February 26, 2020 — 3 - 5
2020-02-26 Minutes

3. REFERRALS

(a) Development Permit with Variances Application - 2457 Tryon Road — 7 - 37
(Referred by: Council for comments)

rpt 2457 Tryon Rd DP with variances

4. ADJOURNMENT

SUBJECT TO APPROVAL
Minutes of the Community Stewardship Commission
District North Saanich - 1620 Mills Road
Wednesday, February 26, 2020 at 2:00 p.m.

PRESENT:	Chair	F. Mailhot
	Members	D. Dancik
		D. Hartshorne
		V. Kreiser
		W. Schiewe
		J. Thorp
		P. Young
ABSENT:	Member	J. Taylor
ATTENDING:	Council Liaison	M. Weisenberger
	Director of Planning and Community Services	Anne Berry
	Commission Secretary	Crystal Gotto

Councillor Weisenberger assumed the role of Chair and called the meeting to order at 2:00 p.m.

1 WELCOME AND INTRODUCTION OF MEMBERS

2 ELECTION OF CHAIR AND VICE CHAIR

Councillor Weisenberger called for nominations for the position of Chair.

MOVED BY: P. Young
SECONDED BY: D. Hartshorne

1- CSC That Floyd Mailhot be nominated Chair of the Community Stewardship Commission.

CARRIED

Councillor Weisenberger called a second and third time for further nominations for Chair. As there were none, Floyd Mailhot was declared Chair.

Floyd Mailhot assumed the role of Chair and called for nominations for the position of Vice-Chair.

MOVED BY: P. Young
Seconded by unanimous consent

2- CSC That Deborah Dancik be nominated Vice-Chair of the Community Stewardship Commission.

CARRIED

Floyd Mailhot called a second and third time for further nominations for Vice-Chair. As there were none, Deborah Dancik was declared Vice-Chair.

3 APPROVAL OF AGENDA

The Commission, by unanimous consent, added Liaison Reports as item 6a) of the agenda.

MOVED BY: F. Mailhot
SECONDED BY: J. Thorp

3- CSC That the agenda be approved as amended.

CARRIED

4 ADOPTION OF MINUTES

a) Minutes of the meeting held October 23, 2019

The Commission, by unanimous consent, approved the minutes from the meeting held October 23, 2019.

5 REFERRALS

a) Proposed Council Policy for Sponsorship Signage in District Parks
(Referred by: Council for comments)

The Director of Planning and Community services gave an overview of the Proposed Council Policy for Sponsorship Signage in District Parks and addressed questions from the Commission.

S. Parslow and R. Halliday from the North Saanich Freeride Park gave comments regarding sponsorship signage in the North Saanich Freeride Bike Park.

MOVED BY: V. Kreiser
SECONDED BY: D. Hartshorne

4- CSC That North Saanich explore the issues of sponsors that sell or serve alcohol and whether they would be included in the Policy.

CARRIED

A point of order was raised regarding public participation during discussion of a motion and was sustained by the Chair.

MOVED BY: D. Hartshorne
SECONDED BY: V. Kreiser

5- CSC The Commission recommends that Council approve the draft policy for sponsorship signage with changes already identified by staff and that they address capping the number of signs.

CARRIED

MOVED BY: D. Hartshorne
Seconded by unanimous consent

6- CSC If an organization currently receives direct monetary funding from the District, Council reserves the right to request a percentage of the revenue from the signs.

DEFEATED

OPPOSED: J. Thorp, W. Schiewe, P. Young, D. Dancik

The Director of Planning and Community Services left the meeting at 3:00 p.m.

6 NEW BUSINESS

a) **Liaison Reports – Community Agricultural Commission and the Community Planning Commission**

P. Young gave a verbal report from the Community Planning Commission and F. Mailhot gave a verbal report from the Community Agricultural Commission.

b) **Appointment of liaison to Community Agricultural Commission**

The Commission, by unanimous consent, appointed Floyd Mailhot as liaison to the Community Agricultural Commission.

c) **Appointment of liaison to Community Planning Commission**

The Commission, by unanimous consent, appointed Deborah Dancik as liaison to the Community Planning Commission.

7 ADJOURNMENT

The Commission, by unanimous consent, adjourned the meeting at 3:11 p.m.

CERTIFIED CORRECT

Commission Chair

APPROVED AND CONFIRMED

Curt Kingsley
Director, Corporate Services

District of
North Saanich

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: June 15, 2020

From: Brian Green
Director of Planning and Community Services

File: DP2020-01-001

Re: Development Permit with Variances Application – 2457 Tryon Road

RECOMMENDATION(S):

That Council authorize the issuance of DP2020-01-001 (Development Permit with Variances) for 2457 Tryon Road for the construction of a single family dwelling, in accordance with the site plans, drawings and draft development permit conditions contained herein, including the following variances to Sections 110.3, 502.2.4 (f), 502.2.4 (d) (iv), 502.2.4 (b) (ii) of Zoning Bylaw No. 1255:

1. Setback from the natural boundary of the marine shoreline from 15.0m to 10.24m
2. Minimum separation of the accessory building to the principal building from 3.0m to 0m
3. Minimum exterior side yard setback for an accessory building from 7.6m to 4.72m
4. Maximum size of an accessory building increased from 65sq. m to 68.05sq. m

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:

Protect and Enhance Rural, Agricultural, Heritage, Marine and Environmental Resources

INTRODUCTION

The purpose of this report is provide Council with information, analysis and recommendations regarding an application for a Development Permit with Variances at 2457 Tryon Road for a new single family dwelling.

BACKGROUND:

Property Description and Adjacent Land Uses
The subject property is located at 2457 Tryon Road on the north east shore of the peninsula at Curteis Pt. The property is accessed from Tryon Road which is accessed off the Patricia Bay Highway (Hwy 17) and is approximately 6500sq.m (1.6 acres) in size and is currently zoned 'Single Family Residential 2 Zone) (R-2) (see Appendices A, B and C). The lot is an irregular shaped lot due to the foreshore and the cul-de sac bulb at the front of the lot. Adjacent properties to the north and south are similar in use and size.

Proposal
The existing single family dwelling is proposed to be significantly refurbished and is essentially replaced by a new single family dwelling in the same approximate location on the same footprint as the existing home.

DISCUSSION:

Zoning Bylaw Considerations

The subject property and proposed development is within 15m of the natural boundary of the marine foreshore which triggers the requirement for a Development Permit under DPA-1 (Marine Foreshores and Uplands). A Development Permit application was submitted on January 13, 2020 and was approved and issued by staff on February 20, 2020.

Subsequently on receipt of a Building Permit for the new single family dwelling it was identified by staff that the proposed building did not conform to the Zoning Bylaw in relation to the 15m setback from the Marine Foreshore or the 3m separation distance of the Accessory Building with the Principal Building. A revised Building Permit was subsequently submitted which identified two further variances to the Zoning Bylaw.

Unfortunately, staff did not identify the need for variances at the time of the submission of the Development Permit application and the section in the application form which relates to setbacks that was submitted by the applicant was left blank.

Therefore staff has worked with the applicant to submit a Development Permit with Variances that seeks variances to the Zoning Bylaw as follows:

1. As per the attached site plans, a variance is required to relax Section 110.3 of the Zoning Bylaw to reduce the required setback from the natural boundary of the marine foreshore from 15.0m to 10.24m
2. A variance is required to relax Section 502.2.4 (f) of the Zoning Bylaw to reduce the required minimum separation of the accessory building from 3.0m to 0m.
3. A variance is required to relax Section 502.2.4 (d (iv) of the Zoning Bylaw to reduce the minimum exterior side yard setback from 7.6m to 4.72m
4. A variance is also required to relax Section 502.2.4(b)(ii) to increase the maximum size of an accessory building from 65sq.m to 68.05sq.m

In addition, staff worked with the applicant on the original Development Permit and note the following key considerations and the previous conditions that were attached to DP2020-01 that would be attached to this amendment application:

- All collected storm water must be suitably discharged in a manner that does not destabilize vegetation or soils;
- All necessary silt abatement measures must be undertaken including runoff control and silt fences;
- No tree removal shall occur other than the trees approved by District of North Saanich and the one fir tree identified for removal in Schedule B of the Development Permit;
- Removal of invasive species within the marine foreshore and revegetation with native species should occur once construction is completed, as per the recommendations set out in Schedule B of the Development Permit; and
- Invasive species should be removed by hand.

A copy of the draft Development Permit conditions and environmental report can be found in Appendix D of this report.

Relevant Official Community Plan Policies

The District's OCP designates upland areas extending 15m inland from the high water mark as a Development Permit Area (DPA-1). The purpose of this DPA is to regulate development along the shoreline, foreshore and uplands to provide long term protection for the ecological values of these areas and guard against their deterioration and contamination. Development Permits submitted in this DPA must meet the following guidelines:

DPA Guidelines

14.3.1 No site alterations shall be permitted in a foreshore area, as designated in section 14.3 above, except those allowed in a development permit or subject to the general exemptions outlined in section 14.2.

14.3.2 Existing trees and vegetation on the upland area and adjacent to the foreshore must be retained in order to maintain the existing habitat and to control erosion.

14.3.3 No habitable buildings or other structures requiring foundations will be constructed and no sewage disposal system will be installed in these Development Permit Areas except those allowed in a development permit or subject to the general exemptions outlined in section 14.2.

14.3.4 Modification of channels, banks or shores which could result in environmental harm or significantly alter local hydrological conditions will not be permitted.

14.3.5 Development must be designed so as to maintain the quality of any storm water flowing toward or into the ocean and to prevent any increase in volume and peak flow of runoff.

14.3.6 Proposed development must be designed to avoid any increase in runoff and to prevent any effluent or storm water discharge that could have a detrimental effect on the environment.

14.3.7 Controls are required on surface-water drainage to prevent pollutants from entering water features.

14.3.8 Intensively landscaped areas and other related activities should be sited so as to prevent nutrient-rich water from entering natural water features.

OPTIONS:

The following options are associated with this application:
Option 1: (Recommended) That Council approve application #DP2020-01-001
Option 2: That Council decline the application #DP2020-01-001
Option 3: That Council approve the application #DP2020-01-001 with amendments

FINANCIAL IMPLICATIONS:

None identified

LEGAL IMPLICATIONS:

None identified

CONSULTATIONS:

There is no notification process associated with Development Permit with Variance applications under the *Local Government Act* or Council's Development Application Procedures Bylaw.

SUMMARY/CONCLUSION:

Overall, the proposed redevelopment of this property will result in the siting of the new house in the same approximate location as the existing house resulting in less disturbance to the property and natural areas.

In addition, given the new home is sited generally in the same location as the existing house, it is not anticipated that the proposed siting of the new single family dwelling will have any detrimental impact on any adjoining properties.

Respectfully submitted,

Brian Green
Director of Planning and Community Services

Concurrence,

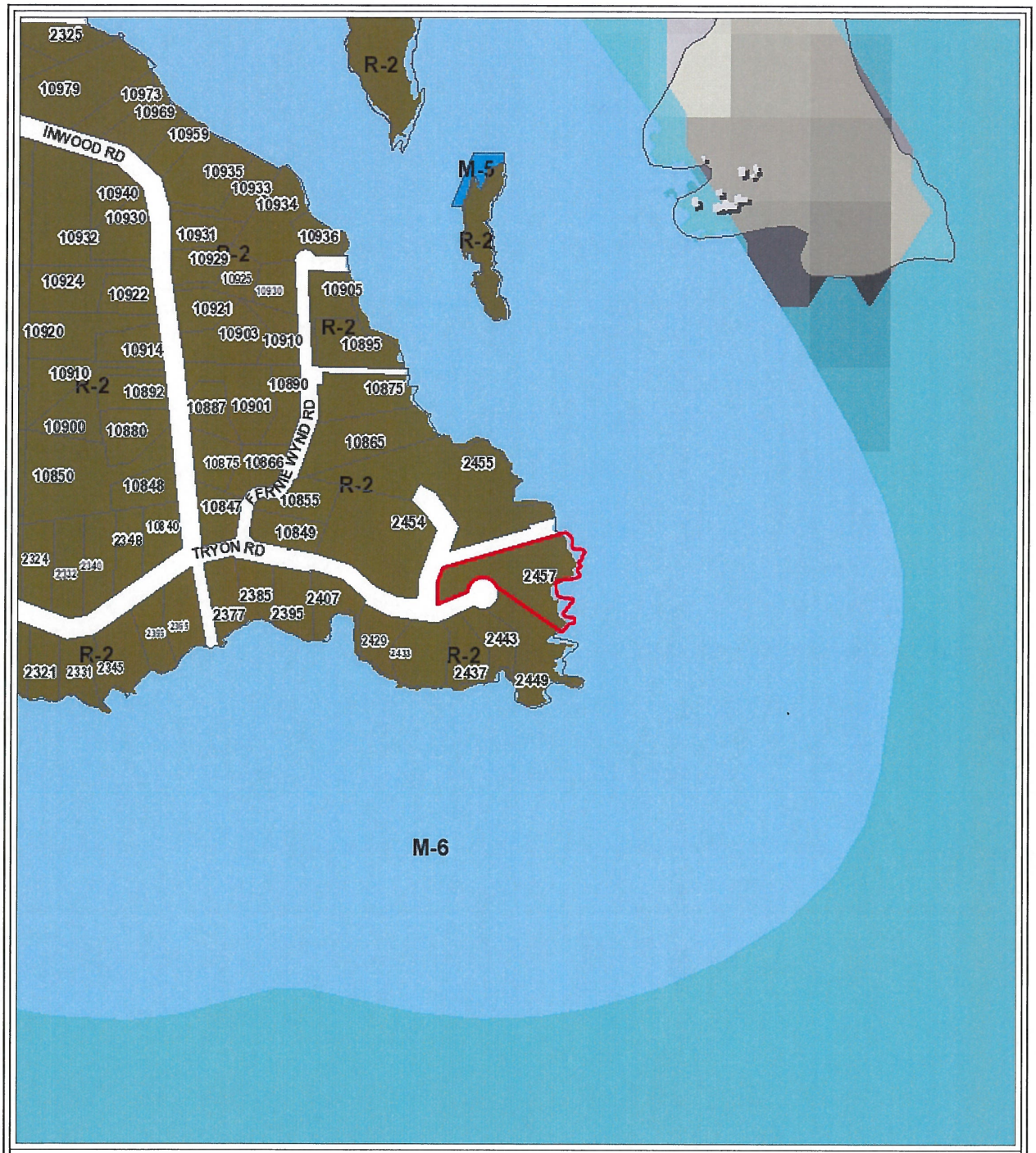
Tim Tanton
Chief Administrative Officer

Attachments:

Appendix A Location Plan
Appendix B Orthophoto of Subject Property
Appendix C Zoning Map
Appendix D Development Permit DP2020-01-001

		LOCATION MAP	DATE:	June 5, 2020
north saanich		2457 Tryon Road	TYPE:	Development Permit
			FILE #:	DP2020-04
			SCALE:	1:5,000

north saanich	**ORTHOPHOTO**	DATE:	June 5, 2020
	2457 Tryon Road	TYPE:	Development Permit
		FILE #:	DP2020-04
		SCALE:	1:1,502



		ZONING MAP	DATE:	June 5, 2020
north saanich		2457 Tryon Road	TYPE:	Development Permit
			FILE #:	2020-04
			SCALE:	1:5,000

Appendix D

DISTRICT OF NORTH SAANICH
DEVELOPMENT PERMIT DP 2020-01-001

This Development Permit is hereby issued by the Director of Planning & Community Services of the District of North Saanich to **Stewart Macpherson** for **Lot 1, Section 18, Range 4 East, North Saanich District, Plan 16852; PID 000-092-029 (2457 Tryon Road)** subject to the following terms and conditions as imposed under sections 488 and 491 of the *Local Government Act*:

1. SCHEDULES:
Development of the site must be completed in substantial compliance with the attached drawings and documents:

Schedule A	Site Plan (Victoria Design Group, May 25, 2020)
Schedule B	Biologist Report (Corvidae Environmental Consulting Inc., January 2020)

2. CONDITIONS:
As provided for under section 491 of the *Local Government Act*, the following conditions must be adhered to:

1. All works will be monitored by the designated Qualified Environmental Professional during construction to ensure that the designs and plans detailed in Schedules A and B are adhered to:
    a. All collected storm water must be suitably discharged in a manner that does not destabilize vegetation or soils;
    b. All necessary silt abatement measures must be undertaken including runoff control and silt fences;
    c. No tree removal shall occur other than the trees approved by the District of North Saanich and the one fir tree identified for removal in Schedule B;
    d. Removal of invasive species within the marine foreshore and revegetation with native species should occur once construction is completed, as per the recommendations set out in Schedule B;
    e. Invasive species should be removed by hand;
    f. That Section 110.3 of District of North Saanich Zoning Bylaw No. 1255 be varied as it applies to the residence as shown on Schedule A: Site Plan, by decreasing the minimum setback from the natural boundary of the marine foreshore from 15.0 m to 10.24 m;
    g. That Section 502.2.4(f) of District of North Saanich Zoning Bylaw No. 1255 be varied as it applies to the residence and accessory building as shown on Schedule A: Site Plan, by decreasing the minimum separation of the accessory building and residence from 3.0 m to 0 m;
    h. That Section 502.2.4(d)(iv) of District of North Saanich Zoning Bylaw No. 1255 be varied as it applies to the accessory building as shown on Schedule A: Site Plan, by reducing the minimum exterior side yard setback on the North side from 7.6 m to 4.72 m; and
    i. That Section 502.2.4(b)(ii) of District of North Saanich Zoning Bylaw No. 1255 be varied as it applied to the accessory buildings as shown on Schedule A: Site Plan, by increasing the maximum allowable size of an accessory building in the R-2 zone from 65 sq m to 68.05 sq m.

3. REGISTRATION:
Notice of this Permit shall be filed in the Land Title Office at Victoria under S. 503 of the *Local Government Act,* and upon such filing, the terms of this Permit (DP 2020-01-001) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.

4. PERMIT EXPIRY:
If the Permittee does not substantially start any construction permitted by this Permit within **two years** of the date of this Permit as established by the approval date, this Permit shall lapse.

5. SCHEDULES:
The plans and specifications attached to this Permit are an integral part of this Permit.

6. OTHER PERMITS:
Despite issuance of this permit, construction may not start without a Building Permit, Tree Cutting Permit or other necessary permits. It is the owner's responsibility to determine whether such permits are required.

Approved by the Director of Planning & Community Services as authorized under Bylaw No. 1324:

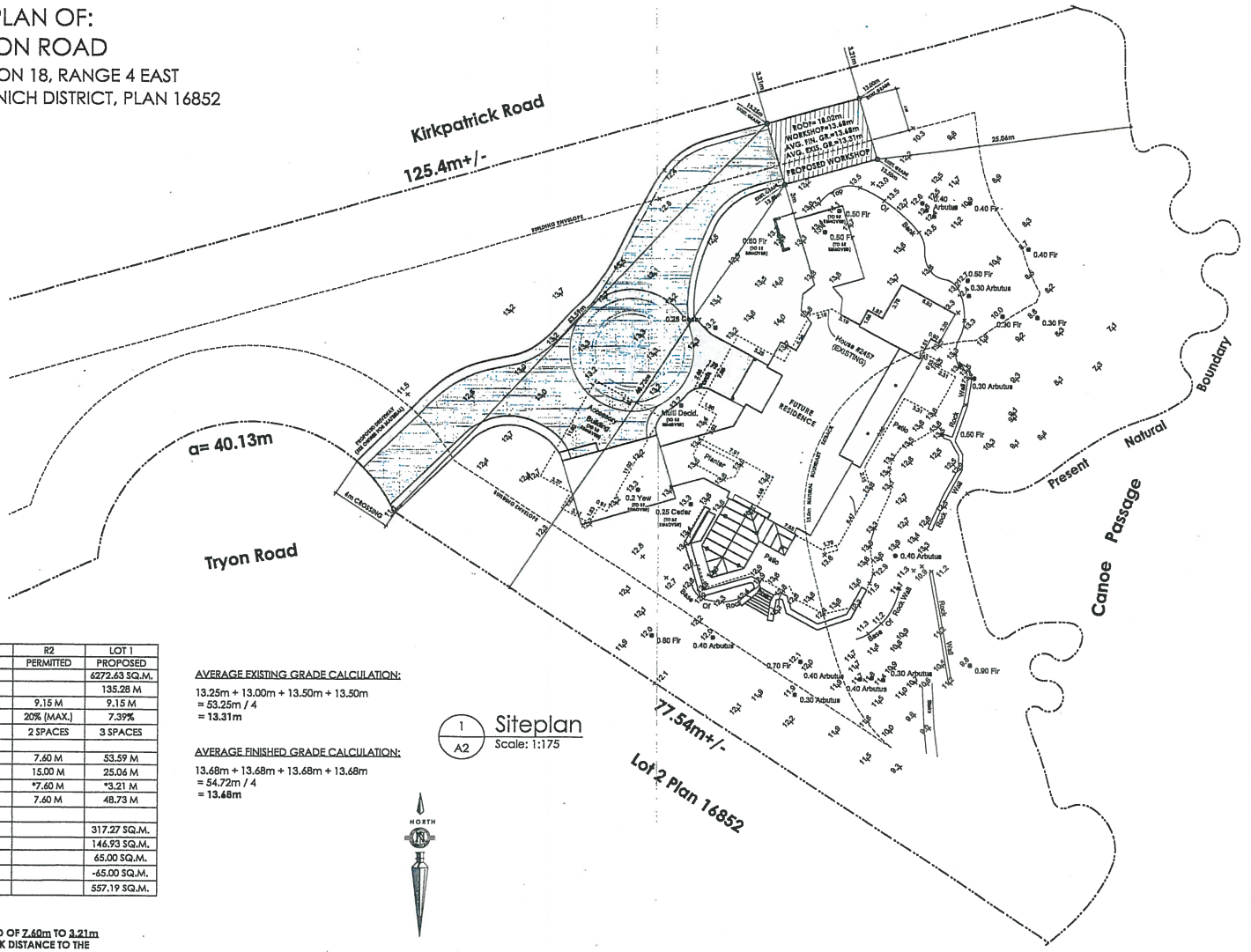
_____
Brian Green

Date: _____, 2020

Schedule A

SKETCH PLAN OF:
2457 TRYON ROAD

LOT 1, SECTION 18, RANGE 4 EAST
NORTH SAANICH DISTRICT, PLAN 16852



SITE DATA	R2	LOT 1
ITEMS	PERMITTED	PROPOSED
LOT AREA		6272.63 SQ.M.
LOT WIDTH		135.28 M
BUILDING HEIGHT	9.15 M	9.15 M
LOT COVERAGE	20% (MAX.)	7.39%
REQ. PARKING	2 SPACES	3 SPACES
SETBACKS		
- FRONT (SW)	7.60 M	53.59 M
- REAR (SE)	15.00 M	25.06 M
- EXT. SIDE (NW)	*7.60 M	*3.21 M
- EXT. SIDE (S)	7.60 M	48.73 M
FLOOR AREA		
- MAIN		317.27 SQ.M.
- UPPER		146.93 SQ.M.
- GARAGE		65.00 SQ.M.
		-65.00 SQ.M.
GROSS FLOOR AREA		557.19 SQ.M.

*VARIANCE REQUIRED OF 7.60m TO 3.21m DECREASE IN SETBACK DISTANCE TO THE (NW) EXTERIOR SIDE YARD LINE.

AVERAGE EXISTING GRADE CALCULATION:

13.25m + 13.00m + 13.50m + 13.50m
= 53.25m / 4
= 13.31m

AVERAGE FINISHED GRADE CALCULATION:

13.68m + 13.68m + 13.68m + 13.68m
= 54.72m / 4
= 13.68m

1 / A2 Siteplan
Scale: 1:175

LIST OF DRAWINGS

A1	General Notes
A2	Site Plan
A3	Elevations, Foundation/Workshop Plan, Section
A4	Construction Details

ISSUED/REVISED		
01	05/14/20	Check Set for Client review
02	05/15/20	Building Permit Application

victoria design group
103 - 891 Alltree Avenue
Victoria, B. C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364
www.victoriadesigngroup.ca

DATE: May 25, 2020
DRAWING NO.: 8259
DRAWN BY: W.G.M
REVIEWED BY: M.D.K
SCALE: As Shown
SHEET NO.: A2 OF A3

PROJECT
Proposed Workshop
Stewart Macpherson
2457 Tryon Road
District of North Saanich

Schedule B

ENVIRONMENTAL ASSESSMENT
FOR 2457 TRYON ROAD

PREPARED FOR:
GRAEME MANN
GT MANN CONTRACTING
1551 BROADMEAD AVE
VICTORIA, BC V8P 2V1

CORVIDAE PROJECT #2020-001
JANUARY 2020

CORVIDAE
ENVIRONMENTAL CONSULTING INC
6526 WATER STREET, SOOKE, BC

SOLUTION ORIENTED. PROTECTION OF THE ENVIRONMENT. ABSOLUTE INTEGRITY. OPEN COMMUNICATION. RESPECT.

TABLE OF CONTENTS

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CAVEAT

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the Official Community Plan, communications with the client, site visits, review of site plans and design drawings and other documentation relevant to the project. This EA has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project and reclamation activities directly related to the project.

1 INTRODUCTION

Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the proposed changes to 2457 Tryon Road, North Saanich, V8L 5H8 (the property; PID 000-092-029).

The property currently has a single-family home (Photo 1). The new owner is planning to construct a new residence on the footprint of the existing home (Figure 1). Several portions of the existing building, including a small attached studio (Photo 2), will be retained (Figure 1). The patio on the shoreline side of the house will either retained or reconstructed in approximately the same area (Photo 3). The existing landscaping consists of several rock walls (Photo 4 & 5). These walls will be retained and repaired if necessary.

A portion of the existing residence and patio, and therefore, the planned residence and patio on approximately the same footprint, are located within the 15m Marine Uplands and Foreshore Development Permit Area (DPA). Further details are provided in Section 1.1. The property also has a Steep Slope DPA, however, all of the planned renovation/reconstruction activities appear to be outside this area, and therefore, it will not be discussed in detail.

This document provides an assessment of the current environmental conditions on the property, including the ecological features in the shoreline area, and recommendations to mitigate the impacts of the planned development. The requirements in Part 14 of Bylaw No. 1130 (District of North Saanich 2007) are discussed in the context of development on the property.

1.1 REGULATORY FRAMEWORK

This Conditions and Impacts Report is designed to comply with the provisions set out in the North Saanich Official Community Plan (OCP) for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

Municipal

- North Saanich OCP, Bylaw No. 1130 (District of North Saanich 2007)

  Development Permit Area (DPA) No. 1 – Marine Uplands and Foreshore

  Those areas of North Saanich on Development Permit Area No. 1 Map shaded as red, dotted, pink, yellow, green and purple, are designated as a development permit area pursuant to Section 919.1(1)(a) of the Local Government Act. This development permit area consists of Upland areas extending 15 metres inland from the high water mark. A development permit is required in order to balance development opportunities with conservation of the ecological and scenic values of the shoreline and minimize any impact to wildlife habitat.

  Development Permit Area (DPA) No. 4 – Steep Slopes

  That part of North Saanich shaded orange shown on Development Permit Area No. 4 Map, is designated as a development permit area pursuant to Section 919.1(1)(b) of the Local Government Act. This development permit area includes all areas with slopes exceeding 30% (17.2 degrees) over a minimum 6 metre run.

The guiding principle for the use of Development Permits is found within the Local Government Act. Development Permit Areas can be designated for purposes such as, but not limited to the following:

- Protects, enhances and restores the biodiversity and ecological values and
- functions of environmentally sensitive areas.
- Fosters compatibility between development, existing land uses and
- environmentally sensitive areas.
- Maintains connectivity between sensitive ecosystems; and
- Protects water quality and quantity.

Provincial

- British Columbia (BC) *Wildlife Act* (1996)
- Invasive Species Council of BC
- BC *Weed Control Act* (1996, current as of October 2016)
- *Riparian Areas Regulation* (2004)

Federal

- *Migratory Birds Act* (1994)
- *Species at Risk Act* (SARA) (2002)

2 SCOPE OF WORK

Corvidae completed an environmental assessment of the property. The environmental assessment documented the ecological features on the property along the marine shoreline and foreshore areas. Background information was reviewed, including applicable databases. During the assessment, the following features were documented in this report:

- Areas of sensitivity, habitat and biodiversity values;
- Plant communities and plant species on site;
- Potential wildlife presence and wildlife habitat;
- Soil types and properties;
- Terrain; and
- Surface water flow patterns.

Following the field assessment, the biophysical features were mapped, and setback areas have been identified. Mitigations to minimize the impacts of the proposed development on the environment have been provided in Section 6.

3 METHODS

3.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2019a and 2019b);
- BC HabitatWizard (Province of BC 2019);
- North Saanich mapping system and database (District of North Saanich 2019); and
- North Saanich Official Community Plan Bylaw No. 1130 (District of North Saanich 2007).

3.2 FIELD ASSESSMENT

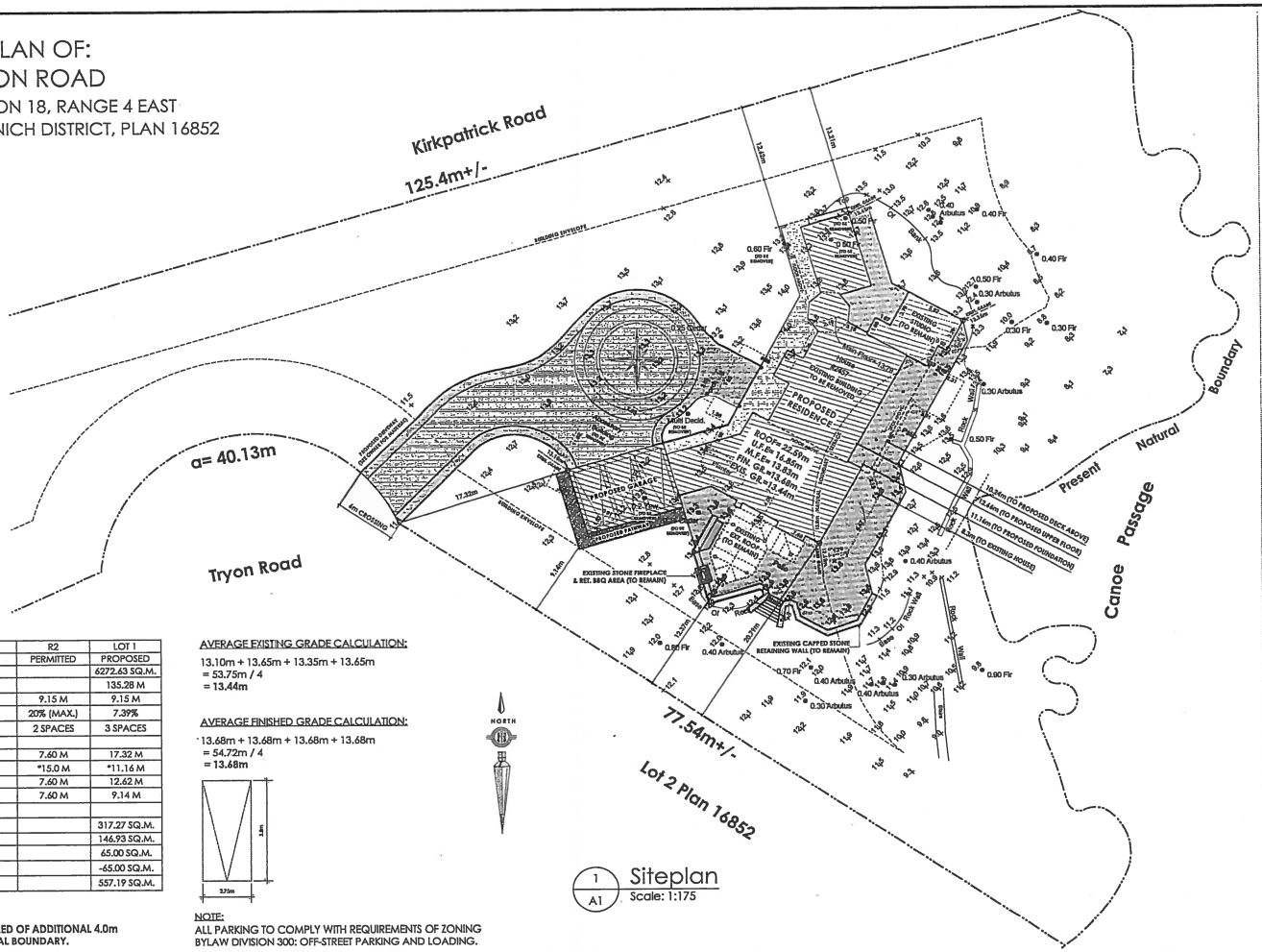
A field assessment of the property was completed by a Qualified Environmental Professional (QEP) from Corvidae. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, and assessed the current conditions of the property.

4 ENVIRONMENTAL SITE ASSESSMENT

Corvidae completed a site visit on January 6, 2020. Figure 2 provides a detailed view of the property and environmental aspects. Appendix A shows photos of the property including the existing structures and shoreline.

SKETCH PLAN OF:
2457 TRYON ROAD

LOT 1, SECTION 18, RANGE 4 EAST
NORTH SAANICH DISTRICT, PLAN 16852



SITE DATA	R2	LOT 1
ITEMS	PERMITTED	PROPOSED
LOT AREA		6272.63 SQ.M.
LOT WIDTH		135.28 M
BUILDING HEIGHT	9.15 M	9.15 M
LOT COVERAGE	20% (MAX.)	7.39%
REQ. PARKING	2 SPACES	3 SPACES
SETBACKS		
- FRONT (SW)	7.60 M	17.32 M
- REAR (SE)	*15.0 M	*11.16 M
- EXT. SIDE (NW)	7.60 M	12.62 M
- EXT. SIDE (S)	7.60 M	9.14 M
FLOOR AREA		
- MAIN		317.27 SQ.M.
- UPPER		146.93 SQ.M.
- GARAGE		65.00 SQ.M.
		-65.00 SQ.M.
GROSS FLOOR AREA		557.19 SQ.M.

*VARIANCE REQUIRED OF ADDITIONAL 4.0m TO PRESENT NATURAL BOUNDARY.

AVERAGE EXISTING GRADE CALCULATION:
13.10m + 13.65m + 13.35m + 13.65m
= 53.75m / 4
= 13.44m

AVERAGE FINISHED GRADE CALCULATION:
13.68m + 13.68m + 13.68m + 13.68m
= 54.72m / 4
= 13.68m

NOTE:
ALL PARKING TO COMPLY WITH REQUIREMENTS OF ZONING BYLAW DIVISION 300: OFF-STREET PARKING AND LOADING.

1/A1 Siteplan
Scale: 1:175

vdg | victoria design group
#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

Date
Dec 06, 2019

Project Address
2457 Tryon Road

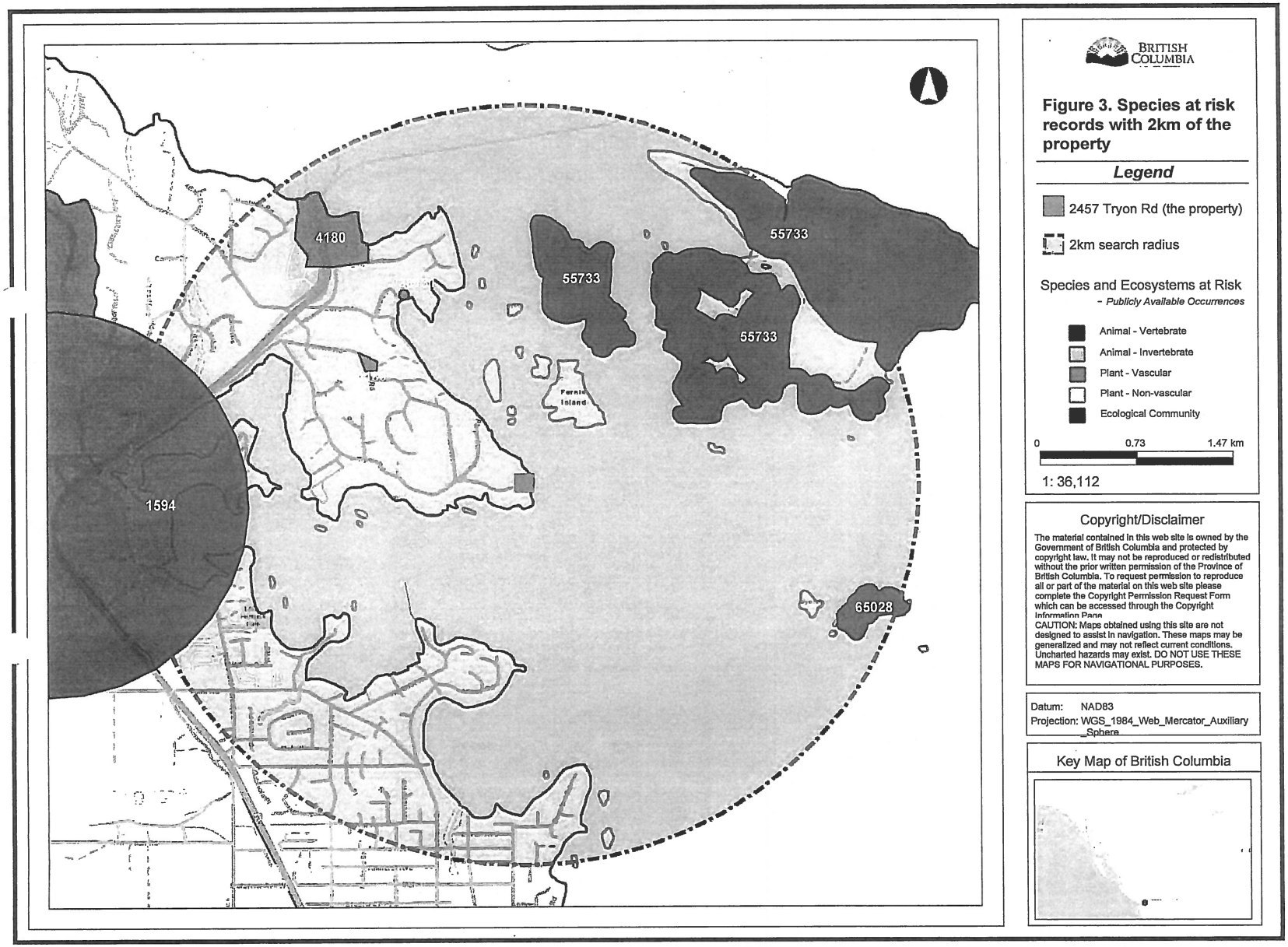
Prepared for
Stewart Macpherson

Project #
8259

Scale
1:175

Drawn By
WGM

PROPOSED SITEPLAN 2457 TRYON ROAD, NORTH SAANICH



BRITISH COLUMBIA

Figure 3. Species at risk records with 2km of the property

Legend

2457 Tryon Rd (the property)

2km search radius

Species and Ecosystems at Risk

- Publicly Available Occurrences

- Animal - Vertebrate
- Animal - Invertebrate
- Plant - Vascular
- Plant - Non-vascular
- Ecological Community

0 0.73 1.47 km

1: 36,112

Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia

4.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Douglas-fir (CDF) biogeoclimatic zone, specifically in the Moist Maritime Coastal Douglas-fir Subzone (CDFmm) (BC CDC 2019b). The CDFmm occurs at low elevations (<150 m) along southeast Vancouver Island, the southern Gulf Islands, and part of the Sunshine Coast.

The CDFmm has the mildest climate in Canada. This subzone has a long growing season with warm, dry summers and mild, wet winters.

4.2 TERRAIN AND SOILS

Soils in the CDF biogeoclimatic zone, generally derived from morainal, colluvial, and marine deposits, are typically Brunisols, grading with increased precipitation to Humo-Ferric Podzols (Pojar et al. 1991).

The property slopes downwards from the existing residence to Haro Strait (eastern aspect). Portions of the property are mapped within the steep slope DPA (District of North Saanich 2007, Figure 2). None of the planned work occurs within the steep slope DPA. The beach is rocky, with several rocky outcrops.

4.3 VEGETATION

Forests in the CDFmm zone are typically dominated by Douglas-fir, arbutus, and western redcedar. Grand fir and shore pine may also be present. Salal (*Gaultheria shallon*), dull Oregon-grape (*Mahonia nervosa*), ocean spray (*Holodiscus discolor*), baldhip rose (*Rosa gymnocarpa*), and red huckleberry (*Vaccinium parvifolium*) are common in the shrub layer. Bracken fern (*Pteridium aquilinum*), snowberry (*Symphoricarpos* spp.), grasses, and pacific sanicle (*Sanicula crassicaulis*) are common in the herb layer. Oregon beaked moss (*Eurhynchium oreganum*), step moss (*Hylocomium splendens*), and electrified cat's-tail moss (*Rhytidiadelphus triquetrus*) dominate the well-developed moss layer.

The centre of the property is largely landscaped with exotic and native species. Native vegetation and mature trees are present around the margins of the property. With the exception of small rock walls to create gardens, the shoreline slope is largely unmodified and vegetated. The previous owners had brushed a large area of the foreshore below the house, including a number of shrub-sized Garry oak trees (Photo 6). This area is dominated by invasive ivy and Scotch broom (Photo 7).

A number of mature trees are present. One mature fir tree that is within the 15m Marine and Foreshore DPA will be removed during the re-build of the residence (Photo 3 & 4). The tree is located in a small gravel area between the house and a small rock wall and is leaning towards the ocean. A mature arbutus within DPA and near the house will be retained (Photo 8).

During the site assessment the species in Table 1 were found on the site.

Table 1. Plant species observed on site during field visit on January 9, 2020

Common Name	Scientific Name	BC Provincial Status[1]	*SARA* Schedule 1 Status[2]
African lily	*Agapanthus africanus*	Exotic	--
Arbutus	*Arbutus menziesii*	Yellow	--
Blue spruce	*Picea pungens*	--	--
Broad-leaved stonecrop	*Sedum spathulifolium*	Yellow	--

Common Name	Scientific Name	BC Provincial Status[1]	*SARA* Schedule 1 Status[2]
Broom moss	*Dicranum scoparium*	Yellow	--
Butterfly bush	*Buddleja davidii*	Exotic	--
Cleavers	*Galium aparine*	Yellow	--
Common foxglove	*Digitalis purpurea*	Exotic	--
Common nipplewort	*Lapsana communis*	Exotic	--
Douglas-fir	*Pseudotsuga menziesii*	Yellow	--
English ivy	*Hedera helix*	Invasive; Exotic	--
Evergreen candytuft	*Iberis sempervirens*	Exotic	--
Falsebox	*Paxistima myrsinites*	Yellow	--
Garry oak	*Quercus garryana* var. *garryana*	Yellow	--
Hairy bitter-cress	*Cardamine hirsuta*	Exotic	--
Heart-leaved bergenia	*Bergenia cordifolia*	Exotic	--
Honeysuckle	*Lonicera hispidula*	Yellow	--
Japanese maple	*Acer palmatum*	Exotic	--
Kinnikinick	*Arctostaphylos uva-ursi*	Yellow	--
Licorice fern	*Polypodium glycyrrhiza*	Yellow	--
Pacific sanicle	*Sanicula crassicaulis*	Yellow	--
Prickly rose	*Rosa acicularis*	Yellow	--
Red-stem moss	*Pleurozium schreberi*	Yellow	--
Rhododendron	*Rhododendron* spp.	Exotic	--
Rockspray cotoneaster	*Cotoneaster horizontalis*	Exotic	--
Rosemary	*Salvia rosmarinus*	Exotic	--
Salal	*Gaultheria shallon*	Yellow	--
Scotch broom	*Cytisus scoparius*	Exotic	--
Sword fern	*Polystichum munitum*	Yellow	--
Tall Oregon grape	*Mahonia aquifolium*	Yellow	--
Trailing blackberry	*Rubus ursinus*	Yellow	--

[1] BC CDC 2019a
[2] Government of Canada 2019

4.4 WILDLIFE

The forested habitat found in the CDF biogeoclimatic zone is home to many wildlife species. Black-tailed deer, black bear, cougar are the most common large mammals in this zone on Vancouver Island. Many bird species occur in this zone, including pileated woodpecker, yellow-bellied sapsucker, hairy woodpecker, downy woodpecker, Steller's jay, raven, chestnut-backed chickadee, brown creeper, winter wren, varied thrush, Hutton's vireo, black-headed grosbeak, and white-crowned sparrow. Several amphibians can occur in wet and moist habitats in this zone are western toad, Pacific treefrog, northern red-legged frog, western red-backed salamander (Pojar et al. 1991).

Wildlife habitat present on the property includes mature forest and shoreline habitat. No wildlife species of concern were observed in the project area during the site visit. No dens or burrows were found. No

bird nests or amphibians were observed during the assessment. During the site assessment the species in Table 2 were heard or seen in the area.

Table 2. Wildlife Species observed on site during field visit on January 6, 2020

Common Name	Scientific Name	BC Provincial Status[1]	*SARA* Schedule 1 Status[2]
American Robin	*Turdus migratorius*	Yellow	--
Chestnut-backed chickadee	*Poecile rufescens*	Yellow	--
Red-breasted nuthatch	*Sitta canadensis*	Yellow	--
Gull sp.	--	--	--

[1] BC CDC 2019
[2] Government of Canada 2019

4.5 SPECIES AT RISK

A query of the BC CDC iMap tool yielded occurrences of the following 2 species and 2 ecosystems at risk within a two-kilometer radius of the property (BC CDC 2019). Species are listed in Table 3 and the location of occurrences in relation to the property is provided in Figure 3.

Table 3. Species at risk that may occur in the vicinity of 2457 Tryon Road

Occurrence ID	Common Name	Scientific Name	BC Provincial Status[1]	*SARA* Schedule 1 Status[2]
1594	Red Alder / Slough Sedge [Black Cottonwood]	*Alnus rubra / Carex obnupta [Populus trichocarpa]*	Red	--
4180	Dense spike-primrose	*Epilobium densiflorum*	Red	Endangered
38131	Howell's triteleia	*Triteleia howellii*	Red	Endangered
55733; 65028	Douglas-fir / dull Oregon-grape	*Pseudotsuga menziesii / Berberis nervosa*	Red	--

[1] BC CDC 2019
[2] Government of Canada 2019

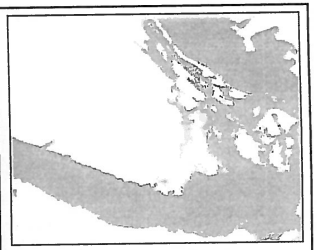
4.6 RIPARIAN AREAS AND FISHERIES

Due to the sloping nature of the foreshore, surface water drainage from the property will follow the slope towards the shoreline. However, there are no drainage features or watercourses present on the property.

4.7 SHORELINE AND FORESHORE AREA

The shoreline is rocky with several small rocky beaches. Most of the shoreline has a vertical rocky drop off to the ocean. The foreshore is vegetated with both native and invasive species (Photos 6 & 7). An existing set of rock steps are set into the slope and lead down to a small beach access. None of the planned works will involve clearing vegetation in the shoreline or foreshore area, outside of previously disturbed areas.

Figure 2. Environment features and development permit areas (DPAs) at 2457 Tryon Road



Legend

- Property lines
- Existing residence
- Existing patio
- Existing rock walls
- Planned residence
- Planned patio
- Steep slope DPA
- Shoreline DPA/setback
- Fir tree to be removed

Notes

0.0 0 0.02 0.0 Kilometres

NAD_1983_UTM_Zone_10N

5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential impacts of the proposed development of the property on the environment are:

- Impacts on sensitive ecosystem areas, such as shoreline habitat,
- Loss of existing vegetation,
- Spread of invasive plant species,
- Change in wildlife habitat availability and wildlife mortality risk, and
- Sediment movement in the project area.

The residual environmental impacts of the activities on the property will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report.

FORESHORE HABITAT

The removal of trees and vegetation in the foreshore area results in the loss of features, functions and conditions that are vital for maintaining shoreline stability. Vegetation in the foreshore area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the marine environment.

VEGETATION

The effects of tree removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation immediately adjacent to cleared areas may experience in changes to the canopy structure and understory plant species due windthrow and increased light and moisture penetration.

Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils in high traffic areas. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive plant establishment may be the reduction or displacement native species by capturing resources and occupying habitats.

WILDLIFE AND WILDLIFE HABITAT

Habitat loss and alteration from vegetation and tree clearing and the noise from construction can cause displacement of wildlife, use of less suitable habitat, reduced foraging ability, increased energy expenditure and lower reproductive success.

EROSION AND SEDIMENT MOBILIZATION

Construction activities and removal of vegetation and trees may expose slopes and soils to erosion and can result in the movement of sediment on the property. Damage or degradation of soil surfaces during tree removal and construction can include loss of soil structure, increased erosion, and soil compaction, which can negatively affect post-construction reclamation efforts.

STEEP SLOPES

The loss of vegetation and mature trees can have significant effect on the stability of slopes. None of the planned works will occur in the steep slope area and therefore no adverse effects are expected.

6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

The mitigation measures provided in this report are designed to protect sensitive ecosystems and were developed in accordance with the North Saanich OCP (District of North Saanich 2007) and Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a).

PROTECTION OF THE SHORELINE

With the exception of one fir tree, maintenance of landscaped gardens, and invasive species removal by hand, no additional clearing of trees or vegetation should occur within the foreshore 15 m setback from the present natural boundary of the shoreline.

REVEGETATION

Landscaping or revegetation of disturbed areas within the foreshore and steep slope DPAs should be undertaken upon the completion of any construction or disturbance. If possible, landscaping should include the planting of native species listed below in Table 4.

Table 4. Recommended native vegetation to plant in disturbed areas

Common Name	Species
Saskatoon	*Amerlanchier alnifolia*
Kinnikinnick	*Arctostaphylos uva-ursi*
Salal	*Gaultheria shallon*
Tall Oregon-grape	*Mahonia aquifolium*
Low Oregon-grape	*Mahonia nervosa*
Wax-myrtle	*Myrica californica*
Sword fern	*Polystichum munitum*
Red currant	*Ribes sanguineum*
Baldhip rose	*Rosa gymnocarpa*
Nootka rose	*Rosa nutkana*
Salmonberry	*Rubus spectabilis*
Evergreen huckleberry	*Vaccinium ovatum*
Native clover cover crop	*Trifolium wormskijoldii or t. microdon*
Coastal Revegetation Mix by Pacific Premier	

The purpose of using native species is that they will require less irrigation once established. However, depending on weather conditions, the native plants may need to be watered following planting and in the subsequent summer. In addition to the native plants, a cover crop of native clover or Coastal Revegetation Mix is recommended in open areas to compete with weed species, fix nitrogen and provide slope stabilization.

INVASIVE SPECIES

Invasive species encountered during the house construction and landscaping should be removed and disposed of appropriately. There are areas of significant invasive species infestation in the shoreline. If the owner would like to enhance the shoreline habitat, these invasive plants can be removed at any time and replaced with native species without a further development permit on the condition that the work is done by hand, without the use of any motorized or power-assisted tools, equipment or machinery (District of North Saanich 2007).

English ivy can be removed by hand pulling and cutting of vines. Removal should occur fall, when plants are easier to remove due to moist soil conditions. Aboveground vines should be cut and pulled so no rooted portions re-grow.

Scotch broom removal should occur in late summer, after native wildflowers have gone dormant but before its seed pods begin to open. Small broom plants can be pulled easily from the ground by hand. Larger plants should be cut below the root crown using loppers or a pruning saw. Avoid disturbing the soil which can stimulate dormant broom seeds to sprout. Removed plants should be bagged and disposed of properly in a landfill.

WILDLIFE AND WILDLIFE HABITAT

The following measures should be taken to minimize impacts on wildlife and wildlife habitat:

- Vegetation and tree clearing should be completed outside of the migratory bird window (prior to March 15th or after August 15th; Government of Canada 2019). In the event that clearing is to occur during the sensitive timing window, a qualified professional should perform a pre-clearing survey for nesting birds and should implement the appropriate mitigation for any active nests.
- A visual survey for raptor nests should be undertaken before tree removal or commencement of construction. While no nests were observed during the site visit, raptors may build nests as early as January/February. In the event that a nest is present, a qualified professional should recommend the appropriate mitigation.
- Avoid additional removal of established trees or shrubs, where possible.

EROSION AND SEDIMENT CONTROL MEASURES

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

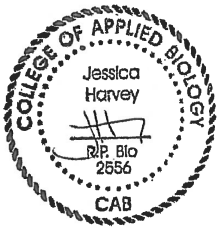
During construction, surface water run-off can be controlled using swales/rain gardens to slow water velocity and absorb surface water flow.

Areas of exposed soil should be revegetated as soon as possible with a cover crop of native clover or coastal seed mix in order to prevent erosion. Upon completion of construction, planting of native species of ferns and shrubs (Table 3 above) in the Marine and Foreshore DPA which naturally have deep roots to aid in soil stabilization and erosion prevention.

7 CONCLUSION

As the planned activities at 2457 Tryon Rd are within the footprint of the existing house and patio, negative impacts to the sensitive shoreline are not anticipated. During the planned re-build of the residence, implementation of the mitigation and restoration measures recommended in this report, will minimize the impacts of work inside the Marine and Foreshore DPA.

Report Prepared By:



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APPENDIX A – SITE PHOTOGRAPHS

Photo 1. Existing residence at 2457 Tryon Rd. View from shore. January 6, 2020.

Photo 2. Existing studio to be retained during house re-build. January 6, 2020.

Photo 3. Existing house and patio to be replaced within similar footprint. Mature fir tree to be removed. January 6, 2020.

Photo 4. Exisitng rock walls will be retained and repaired as needed. Fir tree to be removed. January 6, 2020.

Photo 5. Landscaped area and existing rock wall to be retained. January 6, 2020.

Photo 6. Shoreline and foreshore area. Brushed and small oak trees cut by previous owners. View east. January 6, 2020.

Photo 7. Rocky shoreline and foreshore area and with invasive English ivy and Scotch broom. January 6, 2020.

Photo 8. Rear of existing studio and house. Arbutus tree to be retained. January 6, 2020.