



DISTRICT OF NORTH SAANICH
Subdivision Application

Date: MAY 24 2022

Vadim Application No: SUB 828

DNS Staff Contact: BRIAN GREEN

Property Address: 00 DERRICK RD, NORTH SAANICH

MARK ERAUT

Applicant: VANGUARD PROJECTS INC. Telephone: 250-213-3230

Address: 10830 DERRICK RD, NORTH SAANICH, BC V8L 5M5

Registered Owner(s): 56964 ALBERTA LTD INC NO. A17160

Name

c/o 652 WAIN ROAD

Address

NORTH SAANICH, BC V8L 5M5 780-919-0125

Address

LORI VENABLES

Telephone Number

Legal Description

Lot: Block: 59 Section: 17

Range: 3WEST Plan: VIP1151 PID: 007-837-321

Existing Zoning: R-2

within Specified Water Area

within Specified Sewer Area

Yes/No Yes/No

Description of Proposed Subdivision

No. of Existing Lots 1 No. of Proposed Lots 3 New Lots Created 2

Total Acreage 1.80 A [7,049 m^2] No. of Existing Homes 0

Typical Lot Size 2350 m^2

Proposed use or uses RESIDENTIAL

Comments:

PROPOSAL IS TO CREATE 2 ADDITIONAL LOTS
WIDTH VARIANCE IS REQUIRED AS LOT WIDTHS ARE
22 CM (8.5 in) LESS THAN THE 26M.

Subdivision Application Fee

Boundary Lot Adjustment (3 or less lots, no new lots created) \$1000

Subdivision Application (creating 1 or more new lots)

Basic Application Fee \$1500

Plus \$250 for Each New Lot Created \$ 500

TOTAL

\$ 2,000

Receipt # 247047

Additional fee payment is required before final approval.

I/We, the parties holding interests in the above described property are aware of this application and it is made with my/our full consent and approval. I/we also certify that the owners of adjoining properties, including the owners of those properties with boundaries common with the property being subdivided have been notified of my/our intention to subdivide and have been advised that objections may be heard by the Approving officer, and that I/we have read and are aware of the regulations and procedures herewith.

MAY 24, 2022
Date

Mark E. ...
VANGUARD PROJECTS INC

Signatures of Registered Owners

Note:

PRELIMINARY ACCEPTANCE IS ONLY VALID FOR SIX MONTHS.

BUILDING PERMITS ARE NOT ISSUED until essential services (water, sewer, storm drainage, road base, electrical and telecommunications).

0 3 6 12 18 24 30
 The intended plot size of this plan is 560mm in width by 864mm in height, (D size), when plotted at a scale of 1:300.

3
 Plan VIP54995

C
 Plan 28393

TENTATIVE SUBDIVISION

VANGUARD PROJECTS INC

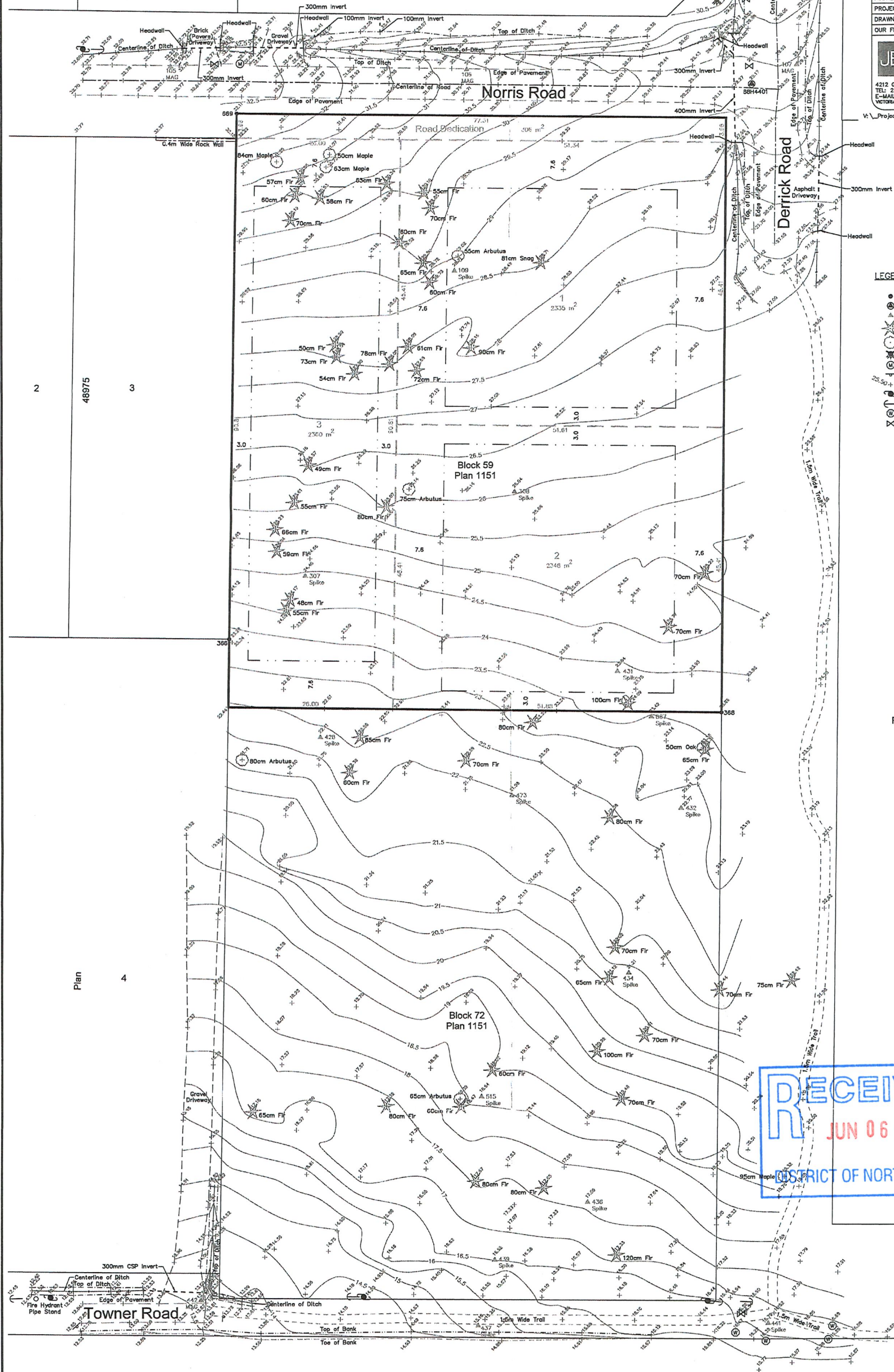
Block 59, Section 17,
 Range 3 West, North Sannich
 District, Plan 1151

ADDRESS : Norris and Derrick Roads
 PROJECT SURVEYOR : RPH
 DRAWN BY: RPH/BAR DATE: MAY 05/22
 OUR FILE : 33986 REVISION: MAY 11/22

JEA J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS

4215 CLANFORD AVE, VICTORIA, B.C. V8Z 4B7
 TEL: 250-727-2214 FAX: 250-727-3395
 E-MAIL: info@jeaanderson.com
 VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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- LEGEND**
- --- Denotes Standard Iron Post Found
 - ⊙ --- Denotes Control Monument Found
 - ⊕ --- Denotes Traverse Station Placed
 - ⊛ --- Denotes Coniferous Tree
 - ⊙ --- Denotes Deciduous Tree
 - ⊙ --- Denotes Hydrant
 - ⊙ --- Denotes Manhole
 - ⊙ --- Denotes Street Sign
 - ⊙ --- Denotes Typical Spot Elevation
 - ⊙ --- Denotes Utility Pole
 - ⊙ --- Denotes Utility Pole Anchor
 - ⊙ --- Denotes Water Service
 - ⊙ --- Denotes Water Valve Box

Rem. 1
 Plan 6228

RECEIVED
 JUN 06 2022
 DISTRICT OF NORTH SAANICH