

December 21, 2016

Ian Rogers and Judith Rosewilde
3784 Mystic Lane
Victoria, BC V8P 5E8

Dear Ian and Judith:

Re: Streamside Development Permit for the proposed accessory building at 3784 Mystic Lane
File: DPR00666; DPE00666

This will confirm that on December 21, 2016, the Manager of Environmental Services approved and issued Development Permit No. 00666 for the proposed accessory building within the Streamside Development Permit Area at 3784 Mystic Lane.

Enclosed is a copy of the Development Permit which has been executed on behalf of the Municipality.

I would like to point out that the approved plans attached to and forming part of the permit must be adhered to and if any changes are contemplated, minor or otherwise, approval must be obtained from the Manager of Environmental Services before proceeding.

It would now be in order for you to contact the Inspection Services Division with respect to obtaining a building permit and any other approvals that may be required.

Prior to issuance of a building permit you are required to provide to the Municipality security by an irrevocable letter of credit or certified cheque in the amount of \$600.00 (120% of the estimated cost of plant materials and labour) to guarantee the performance of the requirements of the permit respecting landscaping. This should be submitted to our Development Services Division.

Yours truly,



Adriane Pollard
Manager of Environmental Services

TDM/gv
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Enclosure

cc: Development Coordinator
Manager of Inspection Services
Permit Coordinator, Inspections
Legislative Services

DISTRICT OF SAANICH

DPR00666
DPE00666

DEVELOPMENT PERMIT

TO: Ian Rogers and Judith Rosewilde
3784 Mystic Lane
Victoria, BC V8P 5E8

(herein called "the Owner")

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

**Lot B, Section 44, Victoria District, Plan 12873
3784 Mystic Lane**

(herein called "the lands")

3. This Development Permit regulates the development of the lands as follows:

By supplementing the provisions of the Zoning Bylaw, 2003, to require the buildings and structures to be sited, and the land developed in accordance with the:

- site plan, prepared by Heels Design and Drafting Services, dated and received October 25, 2016, a copy of which is attached to and forms part of this Permit, and
- conditions of TRP12957 which requires protective fencing to be installed and supervision of excavation by an arborist.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. (a) Prior to the issuance of a Building Permit, the owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$600.00 to guarantee the performance of the requirements of this Permit respecting landscaping.

- (b) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the certificate of occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the owner and may apply the security provided herein in payment of the costs of the works, including consultants and administration fees.
 - (c) Upon satisfactory completion of the landscaping works by the owner, the Municipality shall return to the owner the security provided, including, in the case of cash security, interest at the rate payable by the Municipality for prepaid taxes.
 - (d) In the event that any tree identified for retention is destroyed, removed or fatally injured by the owner, a replacement tree shall be planted in the same location by the owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Environmental Services.
7. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
8. This Permit is not a Building Permit.

ISSUED THIS 21st DAY OF December 20 16



Manager of Environmental Services
The District of Saanich

APPENDIX A

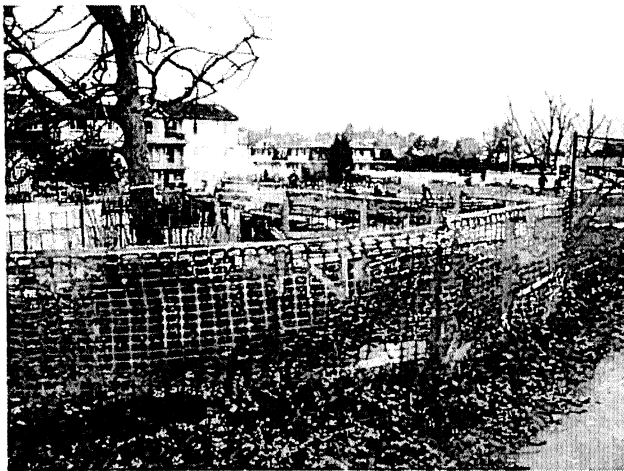
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

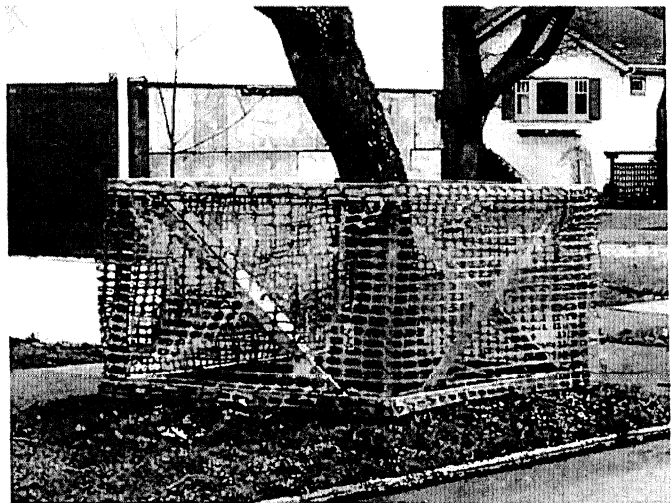
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

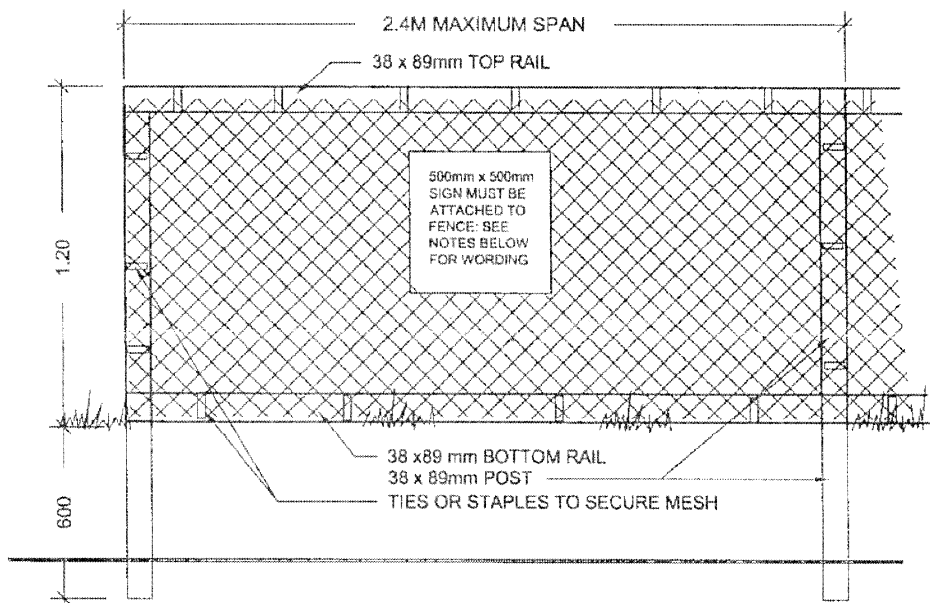
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME

TREE PROTECTION FENCING

H:\shared\parks\Tree Protection Fencing.pdf

DATE: March'08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

G. NO.
11
of 2

Res.

336

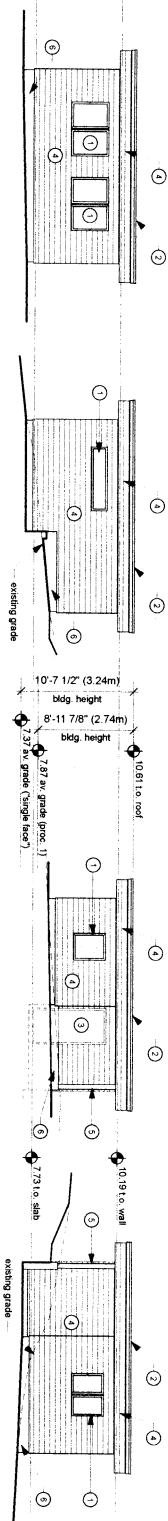


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11T

(m)

KEY TO EXTERIOR FINISHES					
1	thermo-glazed vinyl window				
2	metal flashing over painted wood trim				
3	wood door, frame & trim - painted				
4	horizontal Hardi-plank siding - painted				
5	wood posts - stained or painted				
6	unfinished conc. found. wall				



6 East Elevation
1/8" = 1'-0"

5 North Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

3 South Elevation

Effective RSI Calculations

Exterior Walls - 2x6 @ 16" o/c - R22
Target for Compliance = 2.78 RSI

Parallel effective RSI for wall section

Insulation Area = 77

SFP 2x6 studs @ 48mm (16") (0.009 RSI/mm)

with R22 (liver glass batt) insulation between studs

Effective RSI = 2.31/1.9 = 7/3.87

RSI calculation for complete assembly

Hard board siding
1/2" (12.7mm) gypsum board
1/2" (12.7mm) plywood sheathing
6-mil poly vapour barrier
12.5mm (1/2") Gypsum board
interior air film (wall)

TOTAL ASSEMBLY

3.16 RSI

Flat Roof - 2x10 @ 16" o/c - R32
Target for Compliance = 4.67 RSI

Parallel effective RSI calculation for roof section

Insulation Area = 87

SFP 2x10 studs @ 48mm (16") (0.009 RSI/mm)

with R32 (liver glass batt) insulation between studs

Effective RSI = 13/2.05 = 6.34

RSI calculation for complete assembly

15.5mm (5/8") plywood
effective RSI from above
15.5mm (5/8") gyp/board
interior air film (ceiling)

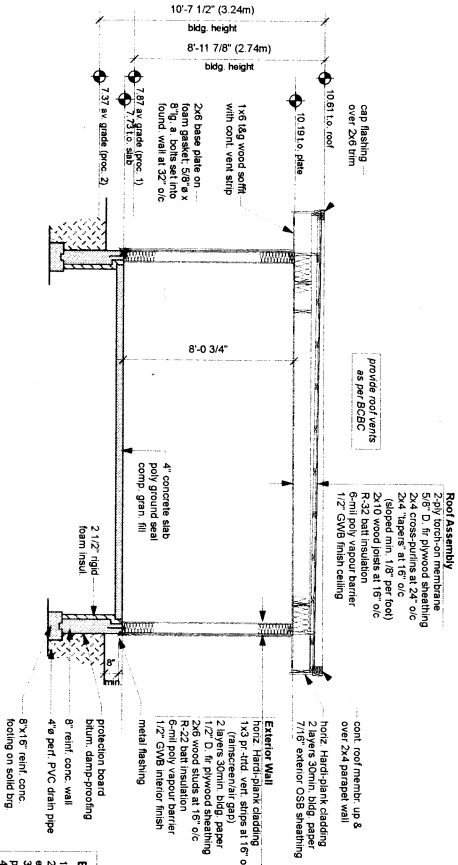
TOTAL ASSEMBLY

4.97 RSI

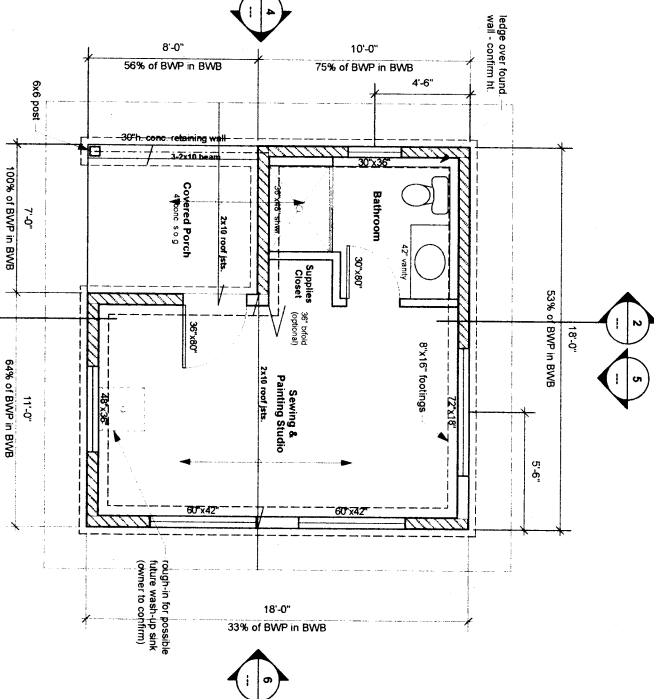
Slab on Grade Footing Wall - 8" Concrete
with 2 1/2" XPS on Interior
Target for Compliance = 1.96 RSI

RSI calculation for complete assembly

2.21 RSI



2 Building Section
1/4" = 1'-0"



1 Floor Plan
1/4" = 1'-0"

Braced Wall Panel (BWP) & Framing Notes:

1. Braced wall panels to be sheathed in 1/2" D. fir plywood.
2. Provide 2 1/2" x 10 1/2" nails at 6" o/c around all plywood.
3. Provide 5/8" x 8" long (min) anchor bolts at max. 32" o/c.
4. Solid block bay, rafters every 2nd space c/w 3 1/4" x 0.125" plywood sheathing (5/8" D. fir plywood) to top of blocking with 2 1/2" x 0.128" nails at 6" o/c.
5. All wall framing to be 2x6 (no 1 or 2 KD SFP or D. fir) at 16" o/c.

1/4" = 1'-0"
BWP = braced wall panel

General Notes

1. All work to conform to the 2012 B.C. Building Code and be to the satisfaction of local inspection authorities having jurisdiction.
2. All dimensions and details to be confirmed prior to start of work. Any discrepancies or errors in these drawings shall be brought to the immediate attention of the owner and/or general contractor.
3. Exterior dimensions are to face of concrete foundation wall or face of exterior wall sheathing. Interior dimensions are to face of finished drywall unless indicated otherwise.
4. Heating - electric baseboard heaters (to be confirmed).
5. Hot water - supplied by gas on-demand hot water system.
6. Bathroom fan to act as principal ventilation exhaust fan (continuous operation). Ensure all requirements of BCBC 9.32 are met.
7. New vinyl windows to have maximum of 1.8 U-value.

Heels Design
3 DRAFTING SERVICES

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Victoria, B. C. V8A 6K7
Phone: 384-9031 Fax: 384-9036
Email: heelsdesign@shaw.ca

PROJECT
Rogers/Rosewilde Res.
3784 Mystic Lane
Saanich, B. C.
Proposed Accessory Building

SHEET TITLE
Floor Plan
Building Section
Exterior Elevations

PROJECT NO.: 2015-13
DWG. SCALE: as noted
PRINT DATE: August 22, 2016
DWG. NO.: A2
2 of 2