



Making a difference...together

Juan de Fuca Electoral Area Planning Services

June 10, 2011

CRD File No.: S-06-07
MoT File No: 01-001-24903

TO: Ryan Evanoff, District Development Technician, Ministry of Transportation and Infrastructure

Re: Subdivision Application for PID 005-809-819; PID 005-809-797; PID 005-809-657; PID 024-647-811; and PID 006-688-594 – Sooke Business Park

With regards to the Preliminary Layout Approval for a 12 lot subdivision of the subject property dated August 5, 2010, please note the following:

Item 4: A Development Permit with Variance (DP-07-08 attached) has been issued and the development is to comply with the conditions outlined. . A condition of the DP includes the registration of several covenants as follows:

- a. That the recommendations stated in the biologist's report (Attachment 5) be set as conditions of the development permit to be secured as a restrictive covenant;
- b. That a covenant be registered on title restricting development adjacent to stormwater works in accordance with the stormwater management plan;
- c. That a covenant be registered on title restricting nuisance uses on site, including primary processing, refuse disposal, auto wrecking, kennels and salvaging of materials unless contained within a building.

Item 5: A Development Permit with Variance (DP-07-08) has been issued to relax the requirement that each lot shall provide proof of potable water. The DP states:

That the variance to waive Part 6, Section 6.02 of Bylaw No. 2040 for the proposed subdivision as shown in the attached survey with legal parcel identifiers PID: 005-809-797, PID: 005-809-819, PID: 006-688-594, PID: 006-742-530, PID: 024-647-811 and PID: 005-809-657, be approved subject to the following conditions:

- a. *That a covenant be registered on title restricting connection to a sewage disposal system prior to obtaining an approved supply of potable water.*

Item 6: The applicant has complied with Section 941 of the *Local Government Act* through the construction of a trail and parking area built to the satisfaction of the Juan de Fuca Electoral Area Community Parks Manager and are to provide a Statutory Right of Way for the trail and parking lot as part of the subdivision registration process.

Therefore, all applicable CRD bylaws have been met. Please contact me for further information or clarification if required.

Regards,

June Klassen
Manager, Local Area Planning

Attachment

cc: Otter Point Holdings Ltd.
CRD Building Inspection

P.O. Box 283, 2-6868 West Coast Road, Sooke, BC V9Z 0S9

T: (250) 642-1500 F: (250) 642-5274



Making a difference...together

Juan de Fuca Electoral Area Planning Services

June 10, 2011

CRD File No.: S-07-07
MoT File No: 01-001-24902

TO: Ryan Evanoff, District Development Technician, Ministry of Transportation and Infrastructure

Re: Subdivision Application for PID 005-809-819; PID 005-809-797; PID 005-809-657; PID 024-647-811; and PID 006-688-594 – Sooke Business Park

With regards to the Preliminary Layout Approval for a 41 lot subdivision of the subject property dated August 5, 2010, please note the following:

Item 4: A Development Permit with Variance (DP-07-08 attached) has been issued and the development is to comply with the conditions outlined. . A condition of the DP includes the registration of several covenants as follows:

- a. That the recommendations stated in the biologist's report (Attachment 5) be set as conditions of the development permit to be secured as a restrictive covenant;
- b. That a covenant be registered on title restricting development adjacent to stormwater works in accordance with the stormwater management plan;
- c. That a covenant be registered on title restricting nuisance uses on site, including primary processing, refuse disposal, auto wrecking, kennels and salvaging of materials unless contained within a building.

Item 5: A Development Permit with Variance (DP-07-08) has been issued to relax the requirement that each lot shall provide proof of potable water. The DP states:

That the variance to waive Part 6, Section 6.02 of Bylaw No. 2040 for the proposed subdivision as shown in the attached survey with legal parcel identifiers PID: 005-809-797, PID: 005-809-819, PID: 006-688-594, PID: 006-742-530, PID: 024-647-811 and PID: 005-809-657, be approved subject to the following conditions:

- a. *That a covenant be registered on title restricting connection to a sewage disposal system prior to obtaining an approved supply of potable water.*

Item 6: The applicant has complied with Section 941 of the *Local Government Act* through the construction of a trail and parking area built to the satisfaction of the Juan de Fuca Electoral Area Community Parks Manager and are to provide a Statutory Right of Way for the trail and parking lot as part of the subdivision registration process.

Therefore, all applicable CRD bylaws have been met. Please contact me for further information or clarification if required.

Regards,

June Klassen
Manager, Local Area Planning

Attachment

cc: Otter Point Holdings Ltd.
CRD Building Inspection

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Making a difference...together

Juan de Fuca Electoral Area Planning Services

June 10, 2011

CRD File No.: S-05-07
MoT File No: 01-001-24844

VIA EMAIL

TO: Ryan Evanoff, District Development Technician, Ministry of Transportation and Infrastructure

Re: Subdivision Application for PID 005-809-819; PID 005-809-797; PID 005-809-657; PID 024-647-811; and PID 006-688-594 – Sooke Business Park

With regards to the Preliminary Layout Approval for a two lot subdivision of the subject property dated August 5, 2010, please note the following:

Item 1: A Development Permit with Variance (DP-07-08 attached) has been issued to relax the requirement that each lot shall provide proof of potable water. The DP states:

That the variance to waive Part 6, Section 6.02 of Bylaw No. 2040 for the proposed subdivision as shown in the attached survey with legal parcel identifiers PID: 005-809-797, PID: 005-809-819, PID: 006-688-594, PID: 006-742-530, PID: 024-647-811 and PID: 005-809-657, be approved subject to the following conditions:

a. That a covenant be registered on title restricting connection to a sewage disposal system prior to obtaining an approved supply of potable water.

Item 2: A Development Permit with Variance (DP-07-08) has been issued and the development is to comply with the conditions outlined.

Item 3: An Industrial and Riparian Areas Development Permit (DP-07-08) has been issued for the subdivision. A condition of the DP includes the registration of several covenants as follows:

- a. That the recommendations stated in the biologist's report (Attachment 5) be set as conditions of the development permit to be secured as a restrictive covenant;
- b. That a covenant be registered on title restricting development adjacent to stormwater works in accordance with the stormwater management plan;
- c. That a covenant be registered on title restricting nuisance uses on site, including primary processing, refuse disposal, auto wrecking, kennels and salvaging of materials unless contained within a building.

Therefore, all applicable CRD bylaws have been met. Please contact me for further information or clarification if required.

Regards,

June Klassen
Manager, Local Area Planning

Attachment

cc: Otter Point Holdings Ltd.
CRD Building Inspection

P.O. Box 283, 2-6868 West Coast Road, Sooke, BC V9Z 0S9

T: (250) 642-1500 F: (250) 642-5274

CAPITAL REGIONAL DISTRICT

DEVELOPMENT PERMIT NO. DP-07-08 (with Variance)

TO: Otter Point Holdings Ltd, Inc No. BC0774567
ADDRESS: 210 – 2780 Veterans Memorial Parkway, Victoria, BC V93 3S6

1. This Development Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands within the Regional District described below (legal description), and any and all buildings, structures, and other development thereon:

PID: 024-647-811 – Lot A, Section 16, Otter District, Plan VIP69887

PID: 006-742-530 – Lot 13, Section 16, Otter District, Plan 1959

PID: 005-809-797 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Shown Coloured Red on Plan 109 RW Containing .32 of an Acre More or Less

PID: 005-809-819 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Shown Coloured Red on Plan 316 RW Containing .85 of an Acre More or Less

PID: 006-688-594 – That Part of Lot 1, Section 16, Otter District, Plan 2087 Lying to the South of a Boundary Parallel to and Perpendicularly Distant 150 Feet from the Northerly Boundary of Said Lot

PID: 005-809-657 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Lying to the North of a Boundary Parallel to and Perpendicularly Distant 275 Feet from the Northerly Boundary of Said Lot, except those Parts Shown Coloured Red on Plan 109 RW and 316 RW

3. The Capital Regional District's **Bylaw No. 2040 and Bylaw No. 3354**; and/or Section 920 of the *Local Government Act* are varied or supplemented as follows:
 1. That the Watercourses, Wetlands and Riparian Development Permit and the Industrial Development Permit (DP-07-08), for the proposed subdivision as shown in the attached survey with legal parcel identifiers PID: 005-809-797, PID: 005-809-819, PID: 006-688-594, PID: 006-742-530, PID: 024-647-811 and PID: 005-809-657, be approved subject to the following conditions:
 - a. That the proposed subdivision comply with the Otter Point Official Community Plan Watercourses, Wetlands and Riparian Development Permit and Industrial Development Permit Guidelines;
 - b. That the recommendations stated in the biologist's report (Attachment 5) be set as conditions of the development permit to be secured as a restrictive covenant;
 - c. That a covenant be registered on title restricting development adjacent to stormwater works in accordance with the stormwater management plan;
 - d. That a bond for 150% of the value of the landscape plan (Attachment 7) in favour of the CRD be secured until such time a professional deems the landscaping is complete; and
 - e. That a covenant be registered on title restricting nuisance uses on site, including primary processing, refuse disposal, auto wrecking, kennels and salvaging of materials unless contained within a building.

2. That the variance to waive Part 6, Section 6.02 of Bylaw No. 2040 for the proposed subdivision as shown in the attached survey with legal parcel identifiers PID: 005-809-797, PID: 005-809-819, PID: 006-688-594, PID: 006-742-530, PID: 024-647-811 and PID: 005-809-657, be approved subject to the following conditions:
 - a. That a covenant be registered on title restricting connection to a sewage disposal system prior to obtaining an approved supply of potable water.
4. The development shall be carried out according to the following time schedule: 2 years
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
6. The following plans and specifications are attached:
 - a. Subdivision plan by J. E. Anderson and Associates, dated November 29, 2008;
 - b. Biologist report by Aqua-Tex, dated December, 2008; and
 - c. Landscape plan by Duane Ensing, Landscape Design
7. This Permit is NOT a Building Permit.

RESOLUTION PASSED BY THE BOARD, THE 13th day of May, 2009.

ISSUED this 29th day of May, 2009

Carmen Ghisl
Corporate Secretary



Making a difference...together
May 29, 2009

Planning and Protective Services T: 250.642.1500
2 - 6868 West Coast Road, PO Box 283 F: 250.642.5274
Sooke, BC, Canada V9Z 0S9 www.crd.bc.ca

**LOCAL GOVERNMENT ACT
(Part 26)**

NOTICE OF PERMIT

Registrar of Land Titles
Land Title and Survey Authority of BC
850 Burdett Avenue
Victoria, B.C. V8W 1B4

TAKE NOTICE that the land described below is subject to a permit issued by the
Capital Regional District.

PARTICULARS OF PERMIT

Type of Permit Development Permit with Variance
Statutory Authority Section 920 of the Local Government Act
(specify section of Local Government Act authorizing permit)

Legal Description of Land Affected:

PID: 024-647-811 – Lot A, Section 16, Otter District, Plan VIP69887
PID: 006-742-530 – Lot 13, Section 16, Otter District, Plan 1959
PID: 005-809-797 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Shown Coloured
Red on Plan 109 RW Containing .32 of an Acre More or Less
PID: 005-809-819 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Shown Coloured
Red on Plan 316 RW Containing .85 of an Acre More or Less
PID: 006-688-594 – That Part of Lot 1, Section 16, Otter District, Plan 2087 Lying to the South
of a Boundary Parallel to and Perpendicularly Distant 150 Feet from the Northerly Boundary
of Said Lot
PID: 005-809-657 – That Part of Lot 8, Section 16, Otter District, Plan 1959 Lying to the
North of a Boundary Parallel to and Perpendicularly Distant 275 Feet from the Northerly
Boundary of Said Lot, except those Parts Shown Coloured Red on Plan 109 RW and 316
RW

Issue Date: May 13, 2009

Expiry Date (if any) _____
(Temporary Commercial or Industrial Permit only)

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit you
are hereby authorized to cancel the notation of the filing of this notice against the title to the land
affected by it on or after the expiry date specified above without further application from us and we
consent to a cancellation of the notation on the basis of effluxion of time.

Date: May 29, 2009

Carmen Ghies
Corporate Secretary

File: DP-07-08

