



ZONING AMENDMENT - OCP AMENDMENT

Application Form

Application Fee: \$1,000.00

File No: RZ - 02-11

The processing of your application will be delayed if it is incomplete. Please read your Rezoning guide before completing your application form and keep the Guide for your reference during the application process.

Description of Property

Lot/Parcel Section Plan District Lot Range
1150 Bear Mtn. Parkway
Street Address or General Location

Other Description

Parcel Identifier (PID) (from Certificate of Title; eg. 001-234-567)

Applicant

Name Timney Assoc. Phone (day) 250-590-5703 (cell) 250-360-6311 (fax)
Mailing Address see attached card

Box 50037 15-1594 Fairfield Rd vic, BC V8S 1G0
All the information in this application and in any attached material is accurate and true to the best of my knowledge except where I have noted

Signature [Handwritten Signature]

Date Feb 20/11

Owner's Consent (if the applicant above is not the owner, complete the next section)

1. Name Mailing Address

I authorize the applicant to represent this application. Signature

2. Name Mailing Address

I authorize the applicant to represent this application. Signature

see attached letters

Personal information on this application form is collected under provisions of the Municipal Act for the purposes of responding to this application for purposes directly related to this application. Certain information on this application form will be available to the public, including by request under provisions of the Freedom of Information and Protection of Privacy Act.

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17

Applicant Roger Timney
Timney & Assoc.

File No: RZ - _____

1. Specify the current map designations on the property as shown on OCP Land Use Map 4.

2. Specify the current zoning on the property as shown on the Zoning Map.

CI1 - Community Institutional

3. Describe the current uses of the land and buildings on the property. Attach a detailed site plan that shows all the natural and developed features of the property, and the distances between these features and the lot lines. Features include sloped land, drainage patterns, cleared areas, etc.

see attached report to Mayor's Council

4. Describe the proposed uses of the land and buildings, and submit 3 (three) sets of plans showing the location of any proposed buildings or structures, roads and access routes showing accurate dimensions of their size and distances between the proposed development and existing features, including lot lines. If required, show a site plan of adjacent properties and roads. If required, submit an elevation plan showing the side views of the proposed buildings.

see attached report to Mayor + Council

5. Specify the proposed OCP map designations _____

6. Specify the proposed Zones new zone

7. Describe any proposed amendments to the text of the OCP or the Zoning Bylaw.

8. Does this rezoning application offer amenities as described in Appendix A of the OCP?

YES

NO

9. If yes, describe the amenities, their value and when and how they would be provided. Where possible, show the proposed amenities on a site plan with accurate dimensions.

see attached report to
Mayor & Council.

MAIL OR DELIVER THE COMPLETED APPLICATION FORM, FEE, PLANS A RECENT CERTIFICATE OF TITLE TO THE MUNICIPAL OFFICE. THE FEE IS PAYABLE TO "DISTRICT OF HIGHLANDS".

PLANS MUST BE AT A SUITABLE SCALE FOR THE PROPERTY. AT LEAST ONE COPY OF ANY PLAN MUST BE NO LARGER THAN 11" X 17" AND MUST BE CAPABLE OF BEING PHOTOCOPIED IN BLACK AND WHITE.



Making a difference...together

Water Services
479 Island Highway
Victoria, BC, Canada V9B 1H7

T: 250.474.9600
F: 250.474.4012
www.crd.bc.ca

July 23, 2010
File: 872-10-002
(Sent by email)

Mr. Roger Tinney, MCIP
Tinney & Associates
Land Planning & Design PO Box 50037
15 - 1594 Fairfield Road
VICTORIA, BC V8S 1G0

Dear Mr. Tinney:

**PROPOSED SUBDIVISION OF STRATA PLAN VIS6103 AND REM LOT D, PLAN VIP76077
(1150 BEAR MOUNTAIN PARKWAY)**

Thank you for your subdivision referral received July 22, 2010, which requests that we examine the above mentioned subdivision proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.

Community piped water can be supplied to this proposed development provided that the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 3570, for the supply and installation of a water distribution system capable of meeting all domestic and provide fire flows to Fire Underwriters Survey (FUS) requirements, designed in accordance with CRD Specifications and Standard Drawings. The Owner(s) also pays for all upgrades to the existing CRD water distribution system to meet the conditions stated above, if required.

The existing property is presently serviced with well water. The Owner(s) pays all costs to abandon the well and associated works.

As this proposed subdivision is located within the District of the Highlands and is supplied from a water main in Langford, the Owner(s) pays all costs to supply and install a bulk water meter at the entrance to the subdivision.

Yours truly,

Craig Gottfred, P.Eng.
Manager, Distribution Engineering
Infrastructure Engineering
Integrated Water Services

CG:sm

20



February 16, 2011

Roger Tinney – MCIP
Tinney & Associates
Land Planning & Design
P.O. Box 50037
15 – 1594 Fairfield Road
Victoria, BC
V8S 1G0

RE: 1150 Bear Mountain-49 Lot Strata Subdivision, Sewerage and Drainage Servicing

In your e-mail of February 1, 2011 you requested that we provide you with preliminary concepts of how sewage and storm water run-off may be accommodated for this development.

A. Sewerage Works

We were recently advised by Larry Parkinson of West Shore Environmental Services (WSES) that the nearest gravity sewers are 380m east and 250m west of the subdivision access road. There is also an un-used (abandoned) 150 mm force main along the entire frontage of the subdivision site. In discussions with Mr. Parkinson it was agreed that it would not be unreasonable to convert the easterly 200m of this force main to a gravity sewer by the addition of two manholes and to extend the sewer as a gravity connection to the proposed subdivision in the vicinity of Lots 36/ 37; as shown on the January 2011 plan prepared by J.E. Anderson and Associates. For the on-site sewage collection system, we have the following two options:

Option 1- Low Pressure Sewer

This involves the construction of a small diameter (50mm – 75mm) common force main along the frontages of the lots. A sewage pump on each lot injects sewage into the common force main which discharges to the proposed municipal gravity connection on the Parkway.

Normally the force main is constructed by the Developer and the pump provided by the Builder.

1A - 3411 Shenton Road
Nanaimo, BC V9T 2H1
Phone 250-758-4631
Fax 250-758-4660

4212 Glanford Avenue
Victoria, BC V8Z 4B7
Phone 250-727-2214
Fax 250-727-3395

170 Morison Ave, PO Box 247
Parksville, BC V9P 2G4
Phone 250-248-5755
Fax 250-248-6199

Option 2- Sewage Lift Station(s) in combination with Low Pressure Sewers

If a sewage lift station were to be constructed in the vicinity of Lot 36, we could provide gravity service to approximately 19 of the 49 lots. A second lift station in the vicinity of Lot 4 could provide gravity service to a further 9 lots.

The remaining 21 lots would be serviced through a common force main with pumps on each lot.

Both Option 1 and Option 2 described above will adequately serve the proposed 49 lot development; details of which will be discussed further as the project advances.

B. Storm Water Management

Storm water run-off from a development shall generally be managed in a way which maintains post development flows at pre-development levels and includes provisions for ensuring that deleterious substances are prevented from entering water courses.

These objectives may be achieved for the proposed subdivision by re-charging the developed run-off to the ground.

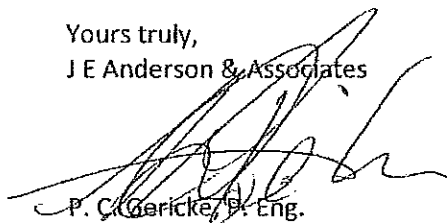
On the roads, the pavement run-off can be collected and discharged through exfiltration type catch- basins.

With regard to the lots, we believe approximately half of them will be able to discharge their roof and driveway run-off into exfiltration trenches constructed in the permeable overburden.

For the remaining lots ie. those which will require the provision of shot-rock fill to create building sites, the site run-off can be discharged to the fill through reverse flow in the perimeter drains around the buildings.

We trust that this information addresses your requirements at this time.

Yours truly,
J E Anderson & Associates



P. C. Gericke, P. Eng.