Development Application

District of North Saanich
Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9
Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- ☐ Rezoning/Bylaw Text Amendment
- ☐ OCP Amendment
- ☑ Development Permit
- ☐ Development Variance Permit
- ☐ Board of Variance
- ☐ Temporary Use Permit
- ☑ REVISION TO DVP 2026-01

Description of Property

Civic Address 916 LANDS END ROAD PID 032-551-916

Legal Lot A Block _____ Section 24 Range 2 WEST Plan EPP139210

Contacts

Please print clearly.

Applicant

Name	Company
S.22(1)	N/A
Address	**City**
916 LANDS END ROAD	NORTH SAANICH
Email	**Postal Code**
S.22(1)	V8L 5L3
Phone	**Cell**	**Fax**
S.22(1)		

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required)	Date
[signature]	Aug. 26, 2026

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name	Company
S.22(1)	N/A
Address	**City**
916 LANDS END ROAD	NORTH SAANICH
Email	**Postal Code**
S.22(1)	V8L 5L3
Phone	**Cell**	**Fax**
S.22(1)		

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
☐ Required Documents		
☐ Required Plans	Receipt No.	Fees $
☐		

Forms of payment accepted: CASH CHEQUE INTERAC

Development / Variance Permit Application

Part 2

Development Details

Current Zoning R-2 **Property Size** (m^2 or ha) 0.346 HA

Existing Use SINGLE FAMILY DEVELOPMENT

Describe Proposal OCEAN ACCESS STAIRS, SLOPE RETENTION, AND ANCILLARY LANDSCAPING IMPROVEMENTS

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
Example (Section 204.7 – Building Height)	*(9.0m)*	*(9.5m)*	*(0.5m)*
NOT APPLICABLE - NO VARIANCES SOUGHT			

(attach additional information to clarify)

Justification and Support PROPOSED WORKS TO COMPLY WITH DPA 1 & 4 GUIDELINES

(attach additional information to clarify)

Site Profile for Contaminated Sites

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed "Site Profile" on properties that are/were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*.
Please indicate if:

yes ☐ no ☑ the property has been used for commercial or industrial purposes; and,

yes ☐ no ☑ soil removal is required as part of this proposed permit.

If both of these are applicable (yes) consult with Schedule 2 of the *Contaminated Sites Regulations*, obtained from the Municipal Hall, to determine if a Site Profile is necessary. Additional information regarding contaminated sites is available from the municipality or from the BC Government website – Contaminated Sites page.

Part 2

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Show justification for the variance(s)
		Site Profile Complete "Schedule 1" from the *Contaminated Sites Regulations*
		Community Comments Include any comments from neighbours/community associations

	Development Summary (data table on plans)
	Owner & Designer/Architect
	Civic & legal address
	Project description
	Site area & site coverage
	Total floor area & floor area ratio (FAR)
	All setbacks
	Number & type of units
	Parking requirements & calculations
	Height of building
	Variance(s) requested

Req'd	Rec'd	Plans		Details
		Sets of metric plans		Reduced sets of metric plans
		Site Plan metric scale only		North arrow and scale
				Dimensions of property lines, rights-of-way, easements
				Dimensions & setbacks of all buildings & structures
				Location of existing & proposed access, sidewalks, curbs, boulevards, edge of pavement & transit stops
				Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
				Natural & finished grades
				Locate all water lines, wells, septic fields, sanitary sewer & storm drain facilities
				Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
				Location & dimensions of free-standing signs (relating to DVP)
				Identify requested variance(s)
		Floor Plans min. scale 1:100		Uses of spaces & building dimensions
		Elevations min. scale 1:100		Building finishes, materials & colours
				Natural, finished grade & floor(s), roof & building height elevations
				Locations & sizes of roof mechanical equipment, stairwells, elevator shafts etc that protrude above the roof line (If relating to DVP)
				Building signage details (if relating to DVP)
		Landscape Plan scale as site plan		If required to demonstrate requested variance(s)

Additional Requirements

Municipal Specific Requirements

Aqua-Tex
Scientific Consulting Ltd. (1993)

390-7th Avenue,
Kimberley, B.C. V1A 2Z7
Tel: (250) 427-0260
Fax: (250) 427-0280
e-mail: aqua-tex@islandnet.com

201-3690 Shelbourne St
Victoria, B.C. V8R 4H2
Tel: (250) 598-0266
Fax: (250) 598-0263

April 14th, 2026

S.22(1)
S.22(1)
District of North Saanich

Re: DPA 1: Development Variance Permit Application for 916 Land's End Road

Dear S.22(1)

Aqua-Tex has been retained by the Attisha family to review the non-compliant development works, undertaken in the DPA 1 Marine Shoreline Management Zone, previously undertaken at their home – 916 Land's End Road. Additionally, we have been retained to prepare a remedial shoreline development scheme submitted under the District's Development Variance Permit Application Guidelines.

The attached report documents the redesign of the works in the Marine Shoreline Zone.

Additional, supporting work was completed by the projects Geotechnical Engineer and the Landscape Designer. These latter reports are appended to the DPA 1 Marine Shoreline Report (attached).

Should you require any further information or wish to discuss the findings of this report in detail, please do not hesitate to contact me.

I remain,

Respectfully,

S.22(1)

S.22(1) B.Sc., B.A. (WD), M.Sc., RP Bio., CBiol, MRSB
Sr. Aquatic Ecologist & President
Aqua-Tex Scientific Consulting Ltd.

916 Land's End Road: Environmental Development Permit Application Report

(PID 032-551-916)

Prepared for the S.22(1)

March 6, 2026

By Aqua-Tex Scientific Consulting Ltd.

Aqua-Tex
Scientific Consulting Ltd. (1993)

Wm. S.22(1), RP Bio, CBiol, MRSB

Reviewed by: S.22(1) RPBio, CBiol, MRSB, PMP, PAg

Table of Contents

Technical Addendum: Native Plant Ecological Function & Habitat Enhancement

Development Permit Application, 916 Land's End Road (PID 032-551-916), the S.22(1) [redacted]

District of North Saanich, BC

Coastal Douglas-fir moist maritime Biogeoclimatic Zone (CDFmm)

1. Purpose

This technical addendum accompanies the architectural and landscape drawings submitted under the Development Permit application. The purpose of this document is to summarize the ecological function, shoreline protection measures, habitat performance and enhancement, and ecosystem service contributions of the proposed native planting plan within a designated Shoreline Development Permit Area. This project proposes new stairs from an upper terrace leading to the lower lawn terrace and the beach. A replacement fence, replacing a dilapidated wooden fence, will provide a safe, security railing at the top-of-bank, the existing patio will be moved laterally to minimize noise for the neighbour, the replacement planting will enhance the natural, riparian food web and habitat, historical rotting fences along the north, east, and west property borders will be replaced to secure the property for the owner's dogs , and the remedial landscape works will protect the shoreline habitat.

The site specific landscape design details and habitat information is in APPENDIX A.

The two Geotechnical Reports are in APPENDIX B (Geohazard and Geotechnical Site Assessment Proposed Landscape Improvements & Steps & Handrail Foundation on Bedrock Slope).

The Landscape Planting Plan is in APPENDIX C.

2. Ecological Context

The subject property is located within a Shoreline Development Permit Area characterized by steep marine bluff conditions. Shoreline ecosystems in North Saanich function as critical transition zones supporting slope stability, habitat connectivity, marine water quality protection, and biodiversity. The proposed planting palette consists of regionally appropriate native species consistent with Coastal Douglas-fir moist maritime conditions.

Shoreline ecosystems function as transitional habitats that support:

- Nutrient exchange between upland and marine systems
- Foraging habitat for migratory and resident birds

- Pollinator corridors
- Soil stabilization along marine edges
- Stormwater filtration prior to discharge

Native understory systems in this zone are characterized by multi-layered shrub assemblages, graminoid groundcover, and evergreen fern structure. The proposed native planting palette is consistent with Coastal Douglas-fir maritime conditions and reinforces shoreline ecological integrity.

3. Shoreline Habitat Function & Biodiversity Support

3.1 Bank Stability & Soil Retention

Proposed native shrubs and graminoids (e.g., *Rosa nutkana*, *Holodiscus discolor*, *Carex tumulicola*, *Leymus mollis*) provide:

- Fibrous and rhizomatous root systems
- Increased soil cohesion
- Reduced surface erosion
- Improved resistance to wind exposure

These structural characteristics contribute to long-term shoreline stability and reduced sediment transport.

3.2 Marine Interface Buffer Function

The planting plan strengthens the vegetated buffer between built form and the shoreline by:

- Increasing vegetative density
- Reducing exposed soil surfaces
- Intercepting rainfall and overland flow
- Enhancing infiltration capacity

This buffer function improves water quality entering adjacent marine environments.

3.3 Habitat Functions

The functional habitat characteristics and the expected species associations are outlined in Table 1. This plant palette provides:

- Early nectar (excellent for hummingbirds and queen bees)
- Strong summer fruit supply for birds and small mammals
- Winter berries (critical for overwintering birds)
- Structural layering (groundcover → shrub)
- Moth and butterfly host plants
- Native bee forage across seasons

3.3.1 Pollinator Support

These plants provide:

- Very strong **early season nectar**
- Strong **late spring–early summer pollen**
- Slight dip in **late summer nectar diversity** (after the Oceanspray peak)

Early-season nectar resources (*Ribes* spp., *Mahonia nervosa*) support overwintered bumble bee queens and migratory hummingbirds. Late spring bloom from Nootka rose (*Rosa nutkana*), Ocean spray (*Holodiscus discolor)*, and Salal (*Gaultheria shallon*) provides peak pollinator diversity. Bloom succession ensures seasonal continuity of nectar and pollen availability.

3.3.2 Avian Habitat Support

Multi-season berry production (Salal, currants, Oregon grape, Nootka rose, wax myrtle) supports frugivorous (fruit-eating) birds from summer through winter. Shrub density and structural layering provide nesting habitat, while graminoid and fern layers supply foraging substrate and ground cover.

3.3.3 Structural Layering

The planting design incorporates groundcover, graminoid, low shrub, tall shrub, and evergreen fern layers. This vertical stratification increases habitat complexity and reinforces ecological function typical of Coastal Douglas-fir bluff systems.

4. Ecosystem Services

The proposed native vegetation contributes measurable ecosystem services, including:

- Soil stabilization and erosion control
- Stormwater infiltration enhancement
- Carbon sequestration through perennial biomass
- Urban heat moderation via vegetative cover
- Reduced irrigation demand relative to ornamental species

5. Climate Adaptation & Resilience

Selected species are adapted to maritime summer drought and local soil conditions which will reduce irrigation needs once the plants are established. Structural diversity improves resilience to disturbance and reduces long-term maintenance inputs. The planting plan avoids invasive horticultural species and supports long-term ecological integrity.

6. Sediment & Erosion Control – Steep Marine Bluff

(Coordinated with Geotechnical Oversight) (APPENDIC B)

6.1 Geotechnical Coordination

All site preparation, grading, and vegetation removal within proximity to the bluff crest shall be undertaken in accordance with the recommendations of the project Geotechnical Engineer.

The Geotechnical Engineer shall:

- Confirm appropriate setback distances from bluff crest
- Review grading limits prior to construction
- Provide recommendations for slope protection and surface drainage
- Conduct field reviews at key construction stages

No works shall proceed in variance with geotechnical recommendations.

6.2 Limit of Disturbance & Vegetation Retention

To preserve slope integrity:

- The construction limit shall be surveyed and clearly demarcated prior to disturbance.
- Existing native vegetation within the geotechnically defined buffer zone shall be retained wherever feasible.
- Root systems contributing to bluff stability shall not be removed unless explicitly approved by the Geotechnical Engineer.

Retention of shrub and graminoid root structures is recognized as a primary contributor to soil cohesion on steep coastal bluffs.

6.3 Construction Phase Sediment Control Measures

Given slope gradient and proximity to the marine environment, enhanced erosion control protocols will be implemented:

1. **Downslope Sediment Barriers**
    - Install silt fencing and/or compost filter socks at the downslope limit of disturbance.
    - Secure to prevent undercutting or bypass flow.
    - Inspect weekly and following rainfall events.
2. **Surface Water Management**
    - Temporary diversion berms or swales installed upslope to intercept runoff.
    - Prevent concentration of overland flow toward the bluff crest.
    - Roof drainage and temporary discharge directed away from slope face.
3. **Phased Clearing & Minimal Exposure**

    - Vegetation removal staged to minimize exposed soil area.
    - Exposed soils stabilized within 24–48 hours.
4. **Soil Stabilization**
    - Biodegradable erosion control blankets (coconut fiber or equivalent) on exposed slopes.
    - Weed-free mulch application.
    - Native hydroseed mix if recommended by geotechnical engineer.
5. **Seasonal Work Timing**
    - Major soil disturbance scheduled during dry weather periods where practicable.
    - No grading during heavy rainfall events.

6.4 Bluff Crest Protection

- No stockpiling of materials within geotechnical setback zone.
- No alteration of slope angle without engineered approval.
- No increase in surface loading at or near the bluff crest.
- Construction equipment to remain outside geotechnically defined no-load zones.

6.5 Post-Construction Stabilization & Native Plant Establishment

Immediately following construction:

- Installation of proposed native vegetation at earliest appropriate planting window.
- Emphasis on species with fibrous and rhizomatous root systems (e.g., Rosa nutkana, Holodiscus discolor, Carex tumulicola, Leymus mollis) to enhance long-term soil cohesion.
- Organic mulch applied to reduce surface erosion.
- Supplemental irrigation limited to establishment period only.

6.6 Monitoring & Professional Assurance

During construction:

- Weekly inspection of erosion controls.
- Post-rainfall inspection following significant precipitation events.
- Documentation maintained on site.

Post-construction stabilization:

- Vegetation establishment monitored for minimum one year.
- Any localized erosion remediated promptly.

- Geotechnical Engineer to provide final review, if required, confirming works completed in general conformance with recommendations.

7. Conclusion

The proposed native planting and sediment control strategy is coordinated with the project Geotechnical Engineer and is designed to preserve bluff stability, prevent sediment transport to the marine environment, and enhance shoreline ecological function. The design aligns with Shoreline Development Permit Area objectives of the District of North Saanich. The native plantings will enhance the natural food web and create new habitat.

Table 1. Native Plant-Wildlife Support Matrix

Plant Species	Birds Supported	Insects Supported	Other Wildlife	Seasonal Resource Window
***Gaultheria shallon* (Salal)**	American robin, Varied thrush, Spotted towhee	Bumble bees, solitary bees	Deer (browse), small mammals	Flowers: May–Jun; Fruit: Jul–Oct; Evergreen cover
***Holodiscus discolor* (Oceanspray)**	Black-capped chickadee, Bushtit	High pollinator diversity; moth larvae host	—	Flowers: Jun–Jul; Seeds: late summer
***Mahonia nervosa* (Low Oregon grape)**	Cedar waxwing, American robin	Early bumble bees, mining bees	Small mammals	Flowers: Mar–Apr; Fruit: Jun–Aug; Evergreen
***Myrica californica* (Pacific wax myrtle)**	Yellow-rumped warbler, American robin	Moth larvae; overwintering insects	Shelter habitat	Berries: Fall–Winter; Evergreen
***Ribes sanguineum* (White Icicle cultivar)**	Rufous hummingbird, Anna's hummingbird	Mason bees, bumble bees	—	Flowers: Feb–Apr; Fruit: Jun–Jul
***Rosa nutkana* (Nootka rose)**	Song sparrow, Spotted towhee	Native bees; moth hosts	Small mammals	Flowers: May–Jun; Hips: Sept–Winter
***Armeria maritima* (Sea thrift)**	Small passerines (indirect)	Native bees; butterflies	—	Flowers: May–Jul
***Blechnum spicant* (Deer fern)**	Ground-foraging birds	Invertebrate shelter	Amphibian cover	Evergreen structure
***Carex tumulicola* (Foothill sedge)**	Dark-eyed junco, Savannah sparrow	Grass/sedge Lepidoptera	Overwintering habitat	Seeds: Late spring–summer
***Leymus mollis* (Dune wildrye)**	Savannah sparrow	Grass-feeding moth larvae	Nesting cover	Seeds: Summer
Maianthemum dilatatum	Varied thrush	Small native bees	—	Flowers: May; Fruit: Aug–Sept
Oxalis oregana	—	Small native bees	Ground invertebrates	Flowers: Apr–Jun; Evergreen foliage
***Polystichum munitum* (Sword fern)**	Pacific wren	Invertebrate shelter	Small mammal refuge	Year-round structure
Smilacina ***racemosa* (False Solomon's seal)**	Swainson's thrush	Native bees	—	Flowers: May–Jun; Fruit: Aug–Sept

Table 2. Pollinator Support

Plant Species	Bloom Period (Saanich)	Pollinator Guilds Supported	Ecological Value
Ribes sanguineum	Feb–Apr	Rufous hummingbird, Anna's hummingbird, queen bumble bees, mason bees (Osmia)	**Critical early nectar**
Mahonia nervosa	Mar–Apr	Early Bombus queens, Andrena mining bees	Early pollen + nectar
Gaultheria shallon	May–Jun	Bumble bees, solitary bees	High nectar volume
Rosa nutkana	May–Jun	Native bees (pollen specialists), leafcutter bees	Excellent pollen resource
Holodiscus discolor	Jun–Jul	Broad pollinator diversity (Bombus, syrphids, small solitary bees)	**Peak diversity plant**
Armeria maritima	May–Jul	Small native bees, butterflies	Good for dry meadow pollinators
Maianthemum spp.	May–Jun	Small bees	Moderate
Oxalis oregana	Apr–Jun	Small solitary bees	Low–moderate

Table 3. Native plant bloom calendar

Coastal Douglas-fir Zone | ● = Peak Bloom | ■ = Light Bloom

Species	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
Ribes (White Icicle type)	■	●	●	■				
Mahonia nervosa		●	●	■				
Oxalis oregana			■	●	●	■		
Maianthemum dilatatum				●	●			
Maianthemum racemosum				●	●	■		
Gaultheria shallon				■	●	●		
Rosa nutkana				●	●	■		
Holodiscus discolor					●	●	■	
Armeria maritima				●	●	●	■	
Carex tumulicola			●	●	■			
Leymus mollis				●	●			
Myrica californica		■	●	■				

APPENDIX A

Background Information – Development Permitting Applicability

The subject property (Figure 1) lies adjacent to Satellite Channel having a narrow shoreline at the northern end of the property. The District of North Saanich's OCP Bylaw No. 1587 (2025) mandates marine shoreline areas are subject to the DPA1-Marine Uplands and Foreshore, whose Guidelines identify the shoreline's high wildlife values and scenic beauty. As documented below, the property does not lie within the DPA2, DPA3, DPA4 areas.

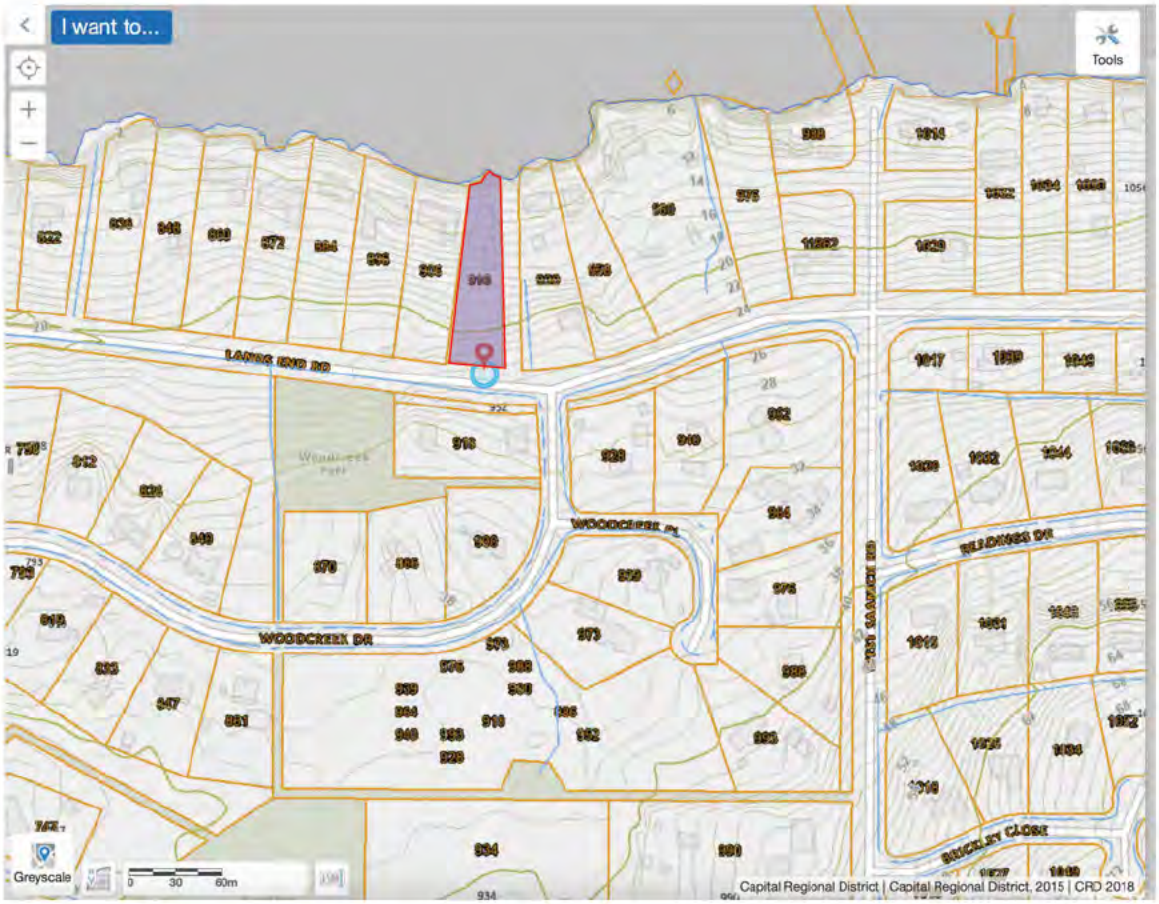

Figure 1. The property is highlighted as an orange polygon. Note the narrow municipal shoreline access east of the property. This shoreline access trail includes stairs to the upper intertidal and a municipal drainage channel, portions of which, in the lower reach, as enclosed in a CSP culvert (Figure 2).

Figure 2. Discharge end of CSP culvert in the municipal shoreline access trail. The CSP culvert has disintegrated in the lower segment, with stormwater discharge flowing under the culvert (inset images on right hand side of figure). The invert of the culvert's discharge is 0.9 m above the upper intertidal shoreline. The High Water Mark of the shoreline (orange arrow) lies below the culvert's invert (yellow arrow). The culvert has a slope of ~35%. This culvert discharges directly onto the marine shoreline's upper intertidal. Thus, it is the opinion of the authors that this drainage ditch is not subject to the RAPR or the *Water Sustainability Act*. Note the municipal public access, wooden stairs leading to the shoreline (far right hand side of photograph).

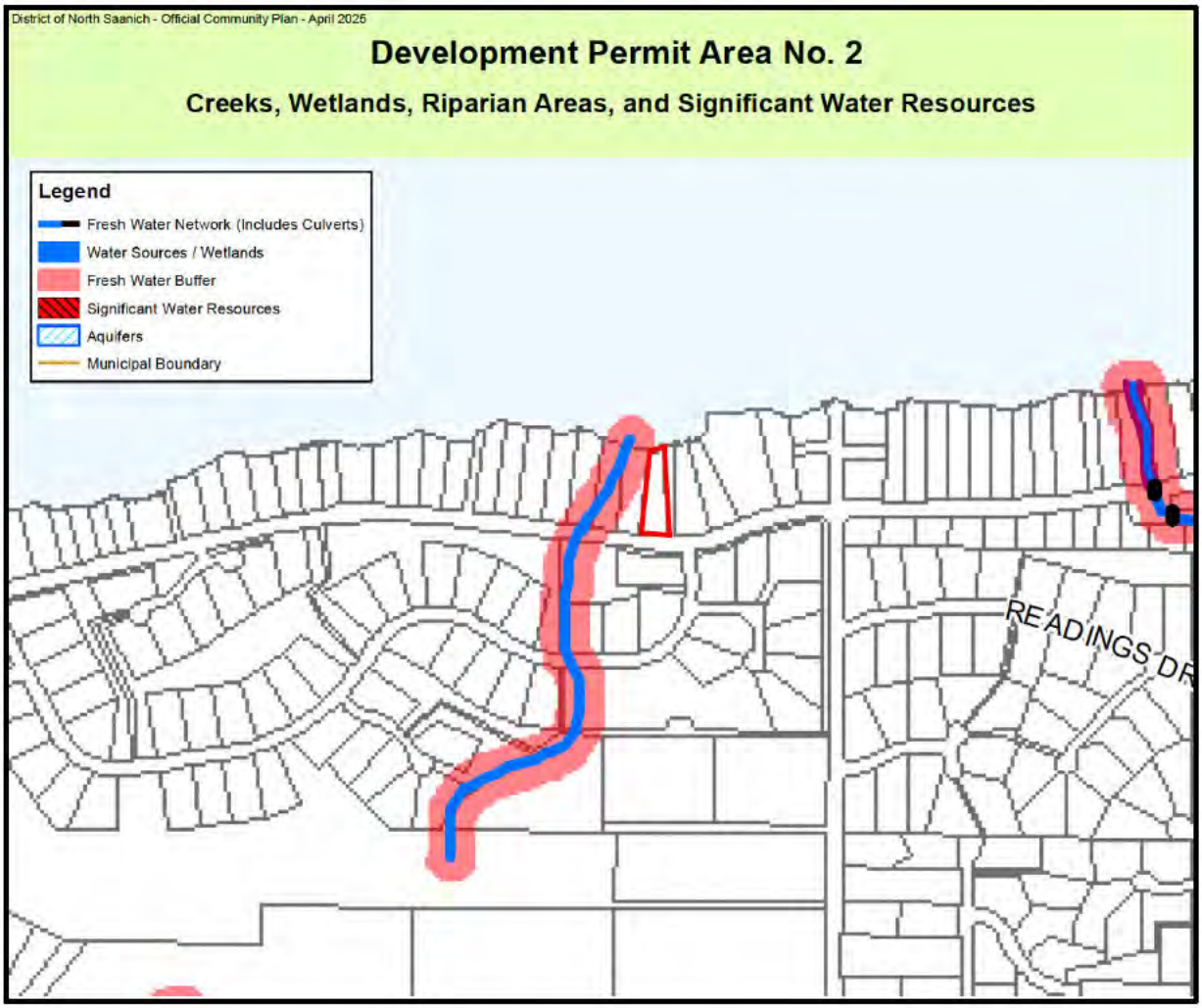

Figure 3. The District of North Saanich's DPA2 indicates a stream to the west of the subject property; the stream location is at the west edge of the adjacent property, a distance of 30 m from the west boundary of the subject property. However, an inspection of the adjacent shoreline did not reveal any stream flowing onto the shoreline as indicated in the DPA2 map (Figure 7).

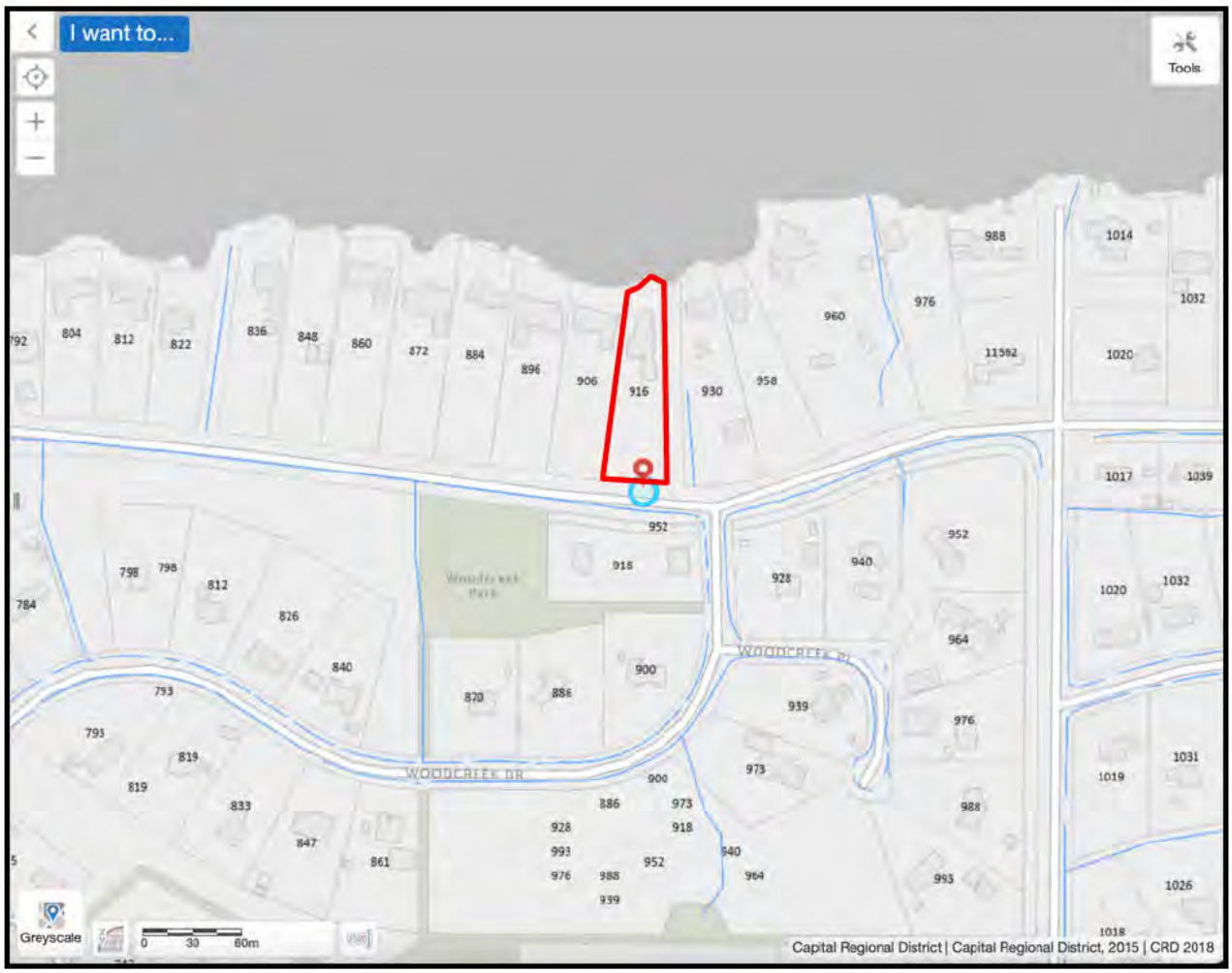

Figure 4. CRD NAA area map showing the drainage network of ditches and the routing of channels to the ocean. Note the drainage channel flowing north on 930 Land's End Road. This drainage ditch flows along the middle of the narrow municipal shoreline access property, in the northern section of this lot, adjacent to the east property boundary of 916 Land's End Road. This ditch discharges onto the shoreline (Figure 2), adjacent to the subject property.

Habitat Conservation and Sensitive Ecosystem Data

The following information was obtained from Government and CRD databases that list areas in which ecological information regarding habitat conservation, Species at Risk, sensitive ecosystems / habitats requiring protection and/or inform could constrain specific land uses. No data was found that would place any regulatory constraints on the proposed remedial works.

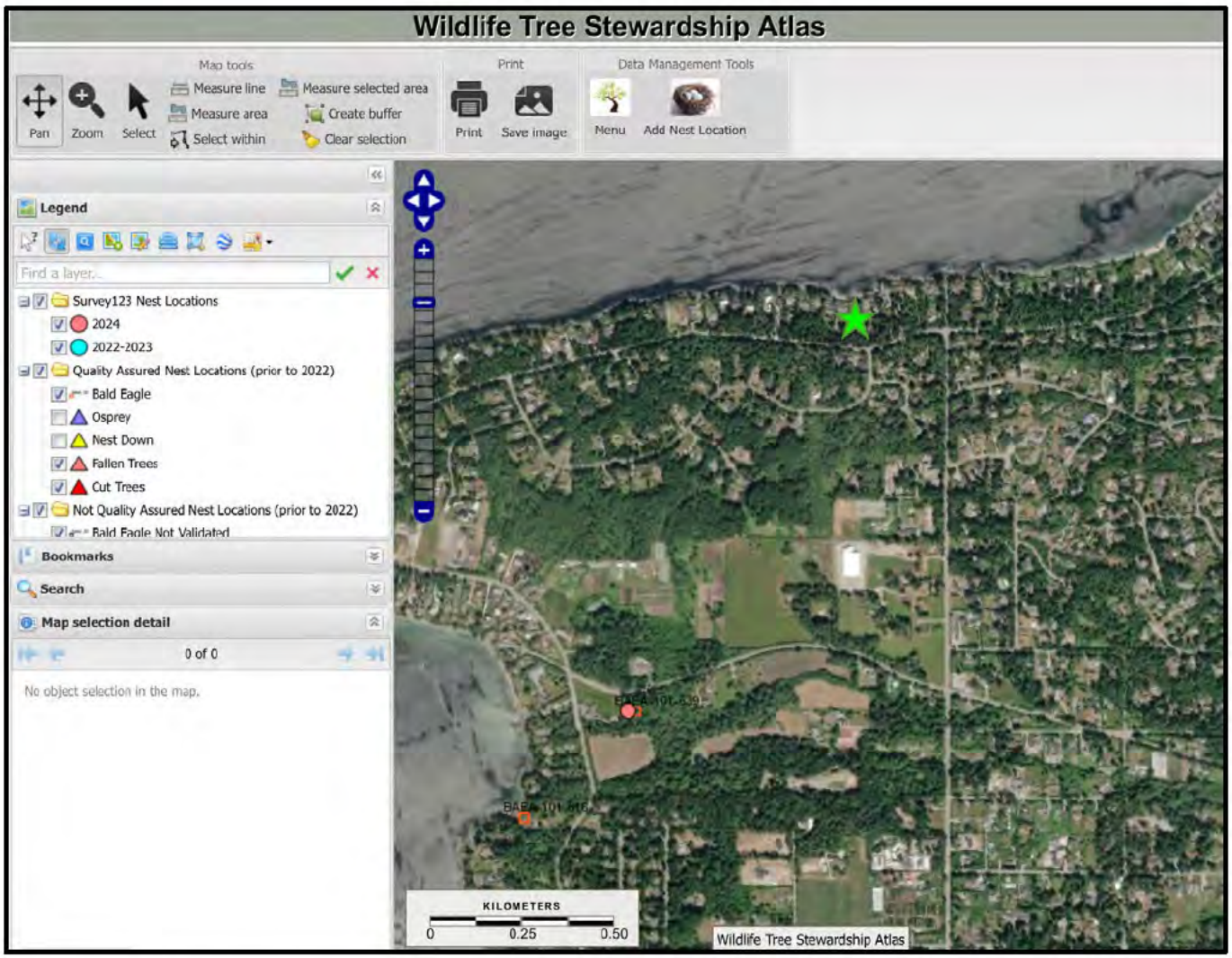

Figure 5. The Provincial Atlas of Eagle Nests indicates there are no nests in close proximity of the property (green star). The nearest Eagle nest is ~1 km distant.

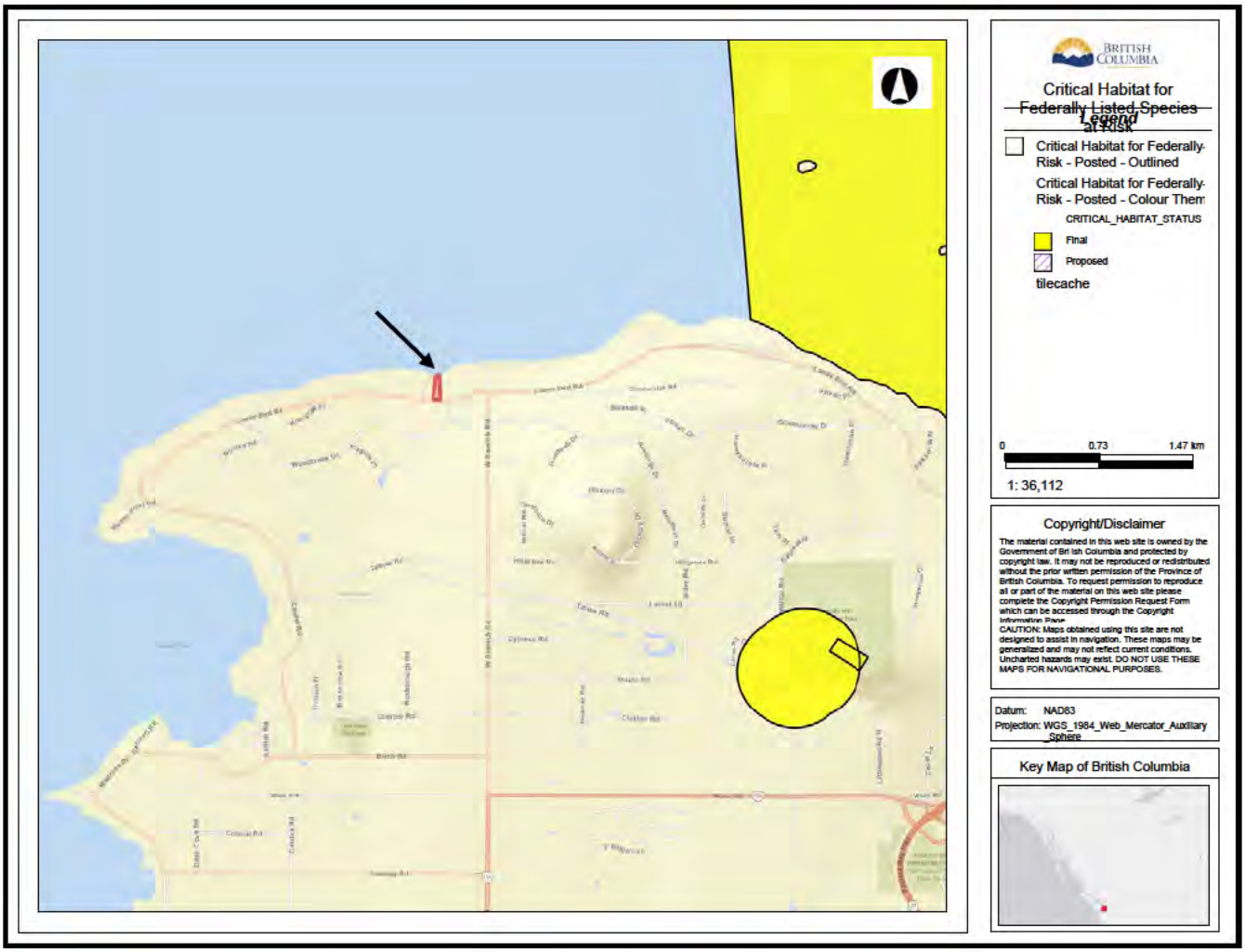

Figure 6. There are no Federally listed species of concern in close proximity to the property (black arrow/red rhomboid).

Figure 7. The adjacent property (906 Land's End Road) to the west of the subject property has a concrete retaining wall (~30 m in length), with a concrete toe extending into the upper edge of the intertidal zone. There is a gate (black structure) mid-way along the wall providing access to the shoreline. The next property to the west of 906 also has a mortared stone retaining wall (896 Land's End Road). These retaining walls were installed to prevent shoreline erosion of the riparian soils, lying behind the walls. There was no visible evidence of a stream discharging onto the shoreline on either 906 or 896 Land's End Road properties.

5.9 DPA1 – Marine Uplands and Foreshore

Schedule G (Environmentally Sensitive Areas) of the OCP classifies the property's shoreline as a Rocky Shoreline. Rocky shorelines consist primarily of rock platform and may include steep cliffs or shelves overlain with beach veneer of boulders, gravel or rubble. The flowing photographs document the property has steep bedrock banks leading to an upper intertidal dominated by bedrock, whose plant community consists of a single Douglas-fir, salal, ferns, ocean spray, Nootka rose, western red cedar, with invasive blackberry.

Photographs of Marine Shoreline

Figure 8. Looking east along the shoreline at the High Water mark / Present Natural Boundary. Note the western red cedar tree growing on the steep slope, the shrub understory, and the bedrock parent material extending into seaward. The area in this photograph is the tip of the small point of land at the northern end of the property.

Figure 9. Looking southwest to the stairway that will provide access to the shoreline. Note the Douglas-fir and the invasive blackberry. The bedrock underlying the property extends out into the ocean. The adjacent property's concrete retaining wall extends to the west property boundary of the subject property (compare with Figure 7 which shows the bedrock knoll – yellow arrow). The shoreline, consisting of exposed bedrock, is stable, with a plant community that trails down the steep slope.

Figure 10. Typical bare bedrock slope with a thin plant covering. The wooden scaffolding will be removed at the end of the remedial works. The area seaward of the scaffolding will be planted with sword ferns. The yellow arrow indicates a red marker indicating the surveyed Present Natural Boundary (Figure 21).

Figure 11. Shoreline stair access to the beach. The lower end of the removable, hinged wooden stairs will not have any permanent structure on the beach below the Present Natural Boundary (Figure 21; see Landscape Plans).

Figure 12. Looking east across the upper intertidal bedrock slope and beach shoreline. The proposed fence and stairs lie beyond the shoreline and have been designed to meet the DPA1 Guideline to "Protect and enhance ecological integrity of marine …. using best practice nature-based solutions to reduce shoreline erosion, and enhance biodiversity, native plant species and wildlife habitat." No development is proposed below the top-of-bank or on the shoreline.

Figure 13. The western property boundary aligns with the concrete retaining wall on the adjacent property. Note the sandy beach sediments providing a thin, unstable cover on the bedrock shelves.

Figure 14. Looking down slope at the Douglas-fir and the top-of-bank soils. The area seaward of the scaffolding will be planted with a dense population of sword fern (see Landscape Plan), in concert with the DPA1 Guideline of supporting nature-based solutions, *i.e.*, the landscape planting enhances the native food-web found in this shoreline habitat.

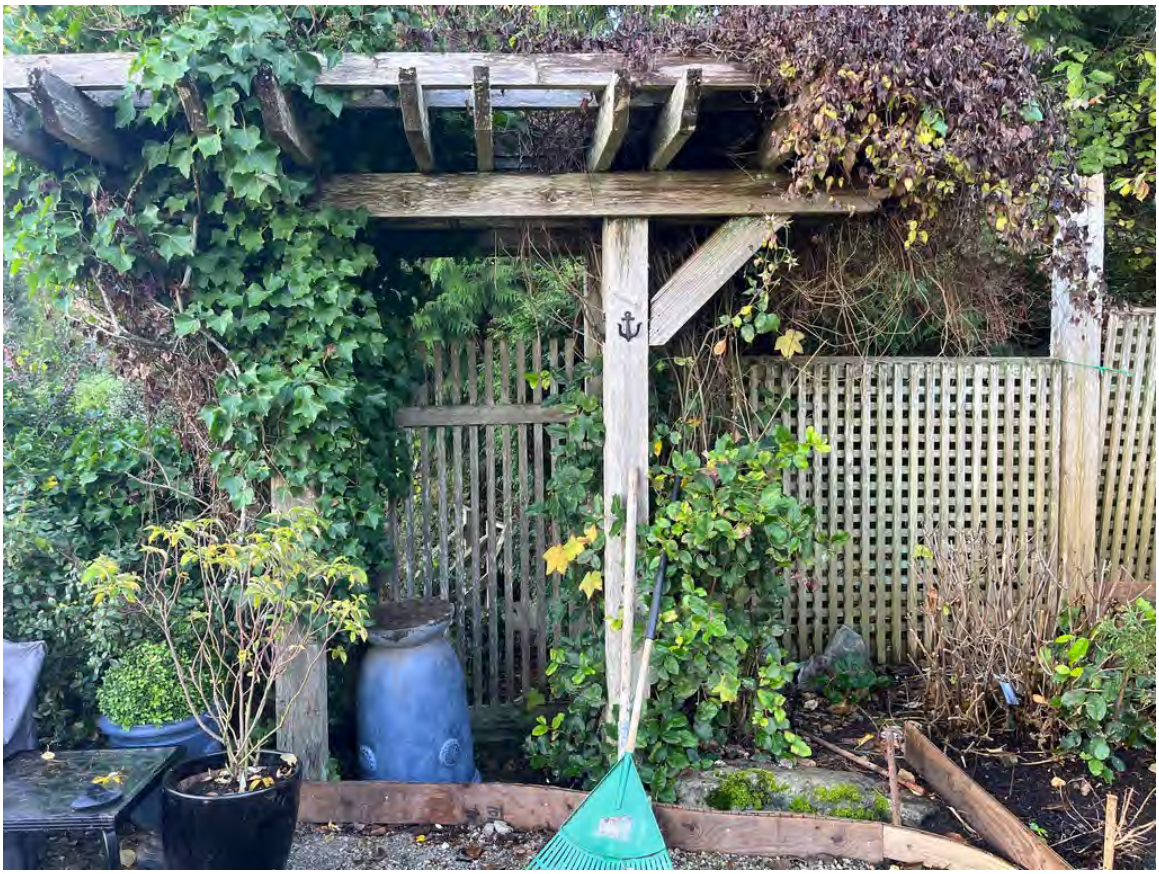

Figure 15. Looking east to the gate in the eastern property fence. The gate provides access to the municipal trail, the latter a public access to the shoreline. The gate and fence will be replaced as they have reached the end of their structural lifespan.

Figure 16. The eastern fence will be replaced as it has reached the end of its structural lifespan.

Figure 17. The eastern fence will be replaced as it has reached the end of its structural lifespan.

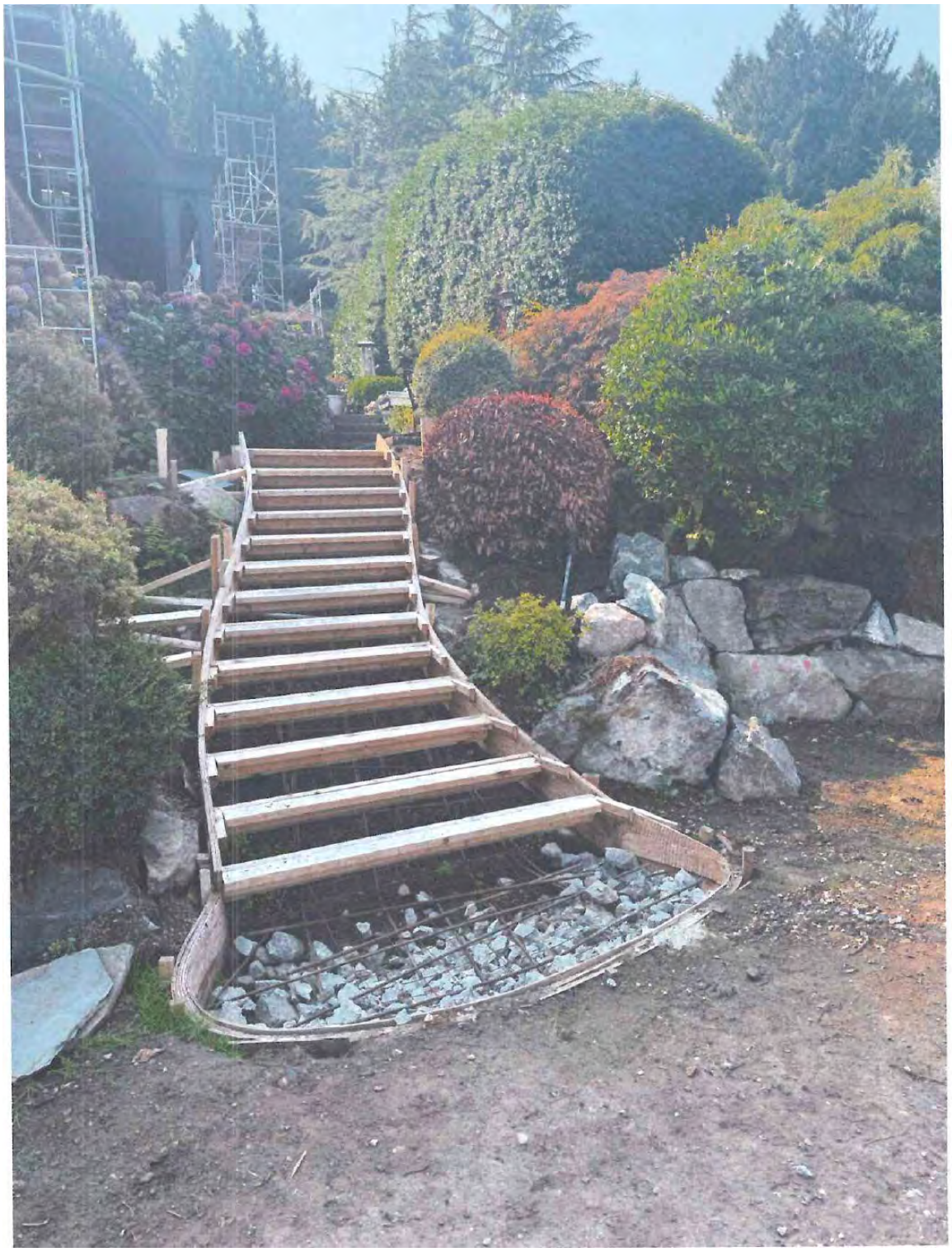

Figure 18. Upper terrace stairs leading to the lawn terrace and then to the stairs leading to the beach.

Proposed remediation works

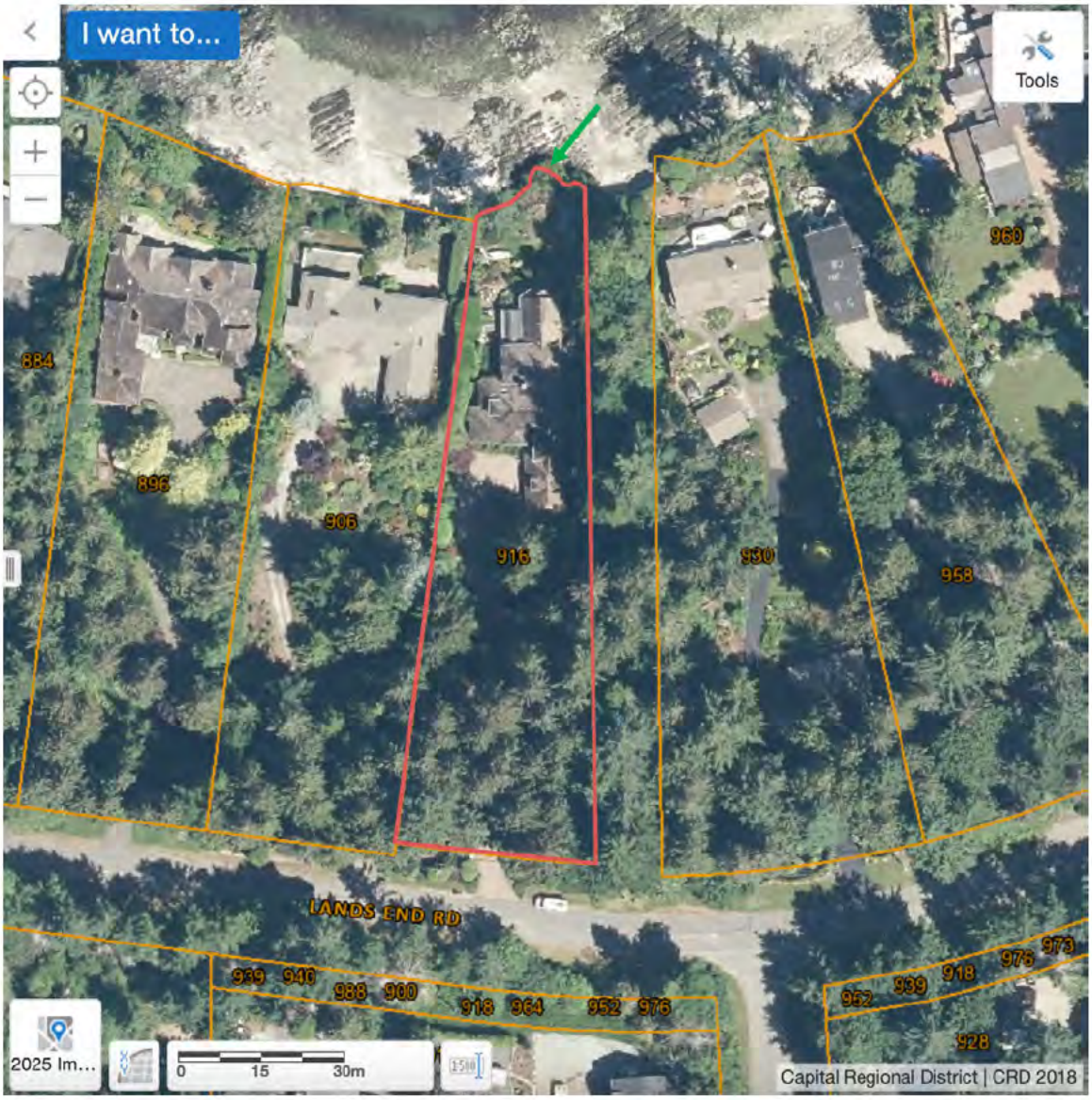

Figure 19. Aerial view of the subject property (red outline) showing the historical disturbance on the landscape lying between the residential dwelling and the shoreline top-of-bank (compare with Figure 20). The green arrow indicates the location of the western red cedar tree (Figure 8).

Figure 20. Aerial image of property (red line; 2021 CRD NAA) showing the treed southern half the developed northern half, and the bedrock marine intertidal Zone. Note the grassed marine 15 metre setback area, pathways, and patio area at the northeast corner of the property. The narrow parcel lying to the east is a municipal, public shoreline access trail to the beach (Figure 2).

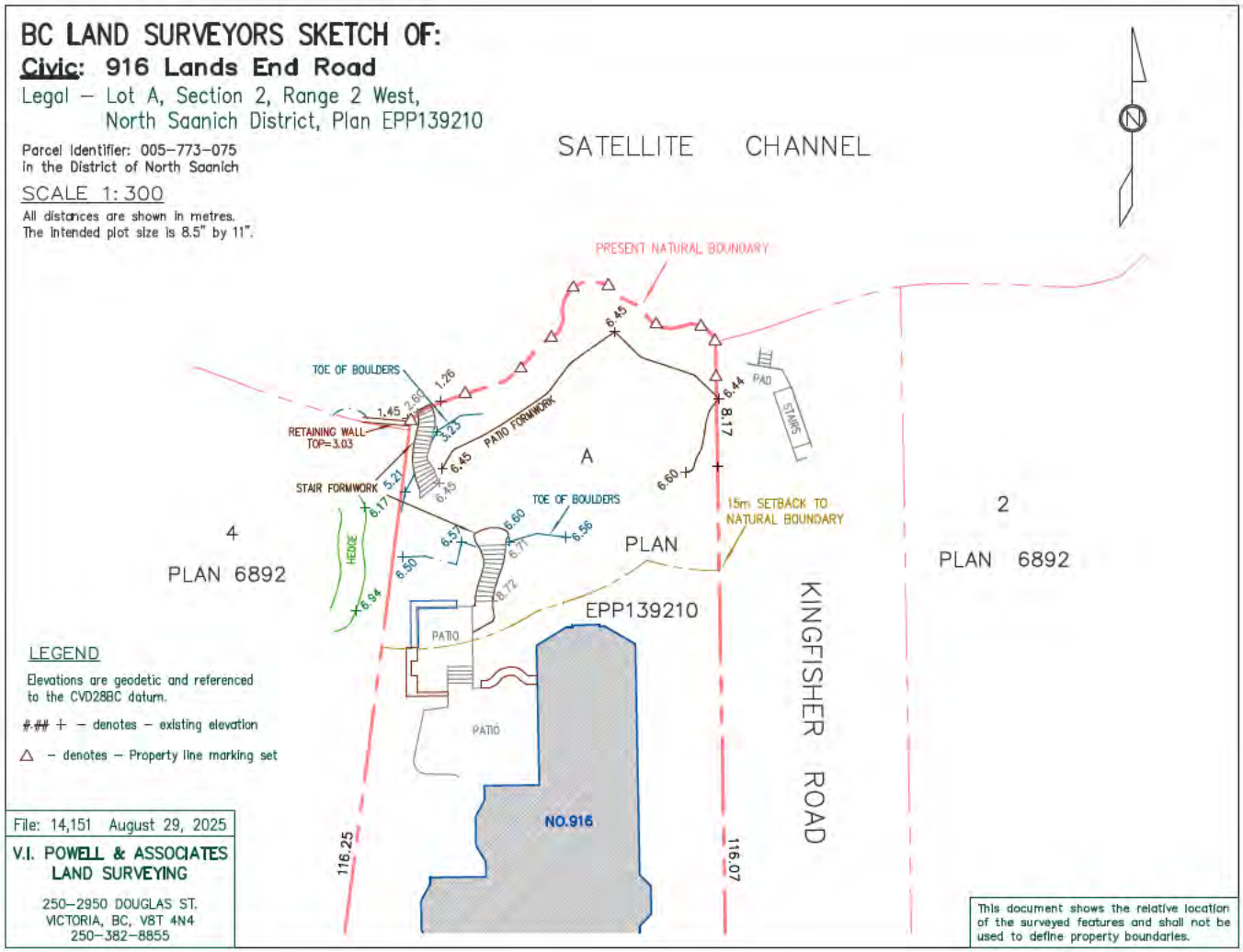

Figure 21. Survey site plan of the northern portion of the property showing the initial development works within the 15 metre shoreline setback area. Proposed design details are shown in APPENDIX C.

Figure 22. Scenic viewscape looking north across the northern end of the property, across Satellite Channel, toward Salt Spring Island. Note the aging wooden fence along the edge of the lawn and the flagstone pathways. The perimeter landscape vegetation, at the top-of-bank, consists of ornamental non-native plants. Photograph date?

Figure 23.. Looking northeast across the lawn to the northeast patio and the adjacent, gated access to the beach. The aging wood fence lies within the hedge row (image is pre-2019; pre-current owners).

Figure 24. The lawn and patio bordered by the hedge row at the top-of-bank; note the lawn slopes significantly to the north (seaward) (image is circa-2022; taken by current owners).

Figure 25. Preliminary landscaping works shown include leveling the lawn, the historical patio will be relocated away from the gate to the point of land (yellow arrow), the stairs linking the upper terrace to the lawn and stairs to the beach, the lawn edge on which the armoured glass fence panels will be installed (temporary mesh security fence), and the Douglas-fir tree.

APPENDIX B – Geotechnical Report

GeoWest Engineering Ltd.
200 · 34425 McConnell Road, Abbotsford, BC V2S 7P1
www.geowestengineering.com
info@geowestengineering.com | 604·852·9088

September 3, 2025

GeoWest File: GA25-1160-00

Attention: S.22(1) [redacted]

Via Email: S.22(1) [redacted]

Project: **Geohazard and Geotechnical Site Assessment**
Proposed Landscape Improvements & Steps
916 Lands End Road, North Saanich, BC

1. INTRODUCTION & METHODOLOGY

In general conformance with our email proposal dated August 13, 2025, GeoWest Engineering Ltd. (GeoWest) has prepared this Geohazard and Geotechnical Site Assessment Report pertaining to the construction of landscaping improvements, local top of slope stabilization, and a new cast-in-place reinforced concrete staircase to the beach (Planned Improvements). No new buildings are proposed as part of the proposed construction. It is understood that the works were partially underway when a Stop Work Order was issued by the District of North Saanich (DNS). It is understood that a geotechnical assessment is needed to address *Development Permit Area No. 4 – Steep Slope* requirements.

The subject 0.34-hectare lot is located at the north end of the Saanich Peninsula in the DNS. The site location is shown on Plate 1. The area where the Planned Improvements are located is at the north end of the subject property within the backyard area of the site. Drawings illustrating the design were not available when this report was prepared. However, photographs, including drone generated images depicting the works at the time of the Stop Work Order are attached for reference.

The methodology used to complete the geohazard assessment was as follows:

- Review available on-line mapping, including: orthophotos, LiDAR, topography, and hazard maps.
- Review of the surficial geology map.
- Complete a reconnaissance of the site and general surroundings.
- Interview the Contractor (All Type Drilling, Mr. Hoss Tramm) and Owner.
- Assess the gathered information, followed by summarizing the findings in this report.

The site was previously reviewed by the Author of this report with the Contractor prior to the works commencing. However, no formal geotechnical report was commissioned at that time.

This geohazard assessment was conducted in general conformance with the guidelines presented in the following documents:

1. "Hazard Acceptability Thresholds for Development Approvals by Local Government", revised November 1993, Dr. Peter Cave (Cave Paper).

2. "Professional Practice Guidelines, Natural Hazards, Landslide Assessments in British Columbia", Version 4.1 March 1, 2023, by the Engineers and Geoscientists of British Columbia (the EGBC Landslide Assessment Guidelines).

Plate 1: Site Location Map (Source: North Saanich GIS)

The area where the proposed improvements is located at the north end of the site as depicted on Plate 2 and Plate 3.

Plate 2: **Drone image illustrating the extent to the curb wall that will define the top of bank along the existing bedrock and stacked boulders. The staircase construction is not shown on Plate 2.**

The attached Photographs 1 to 7 also show the works completed to date, which included infilling of voids and levelling the area immediately behind the proposed curb wall. The west, lower staircase, will be secured by way of dowelling it into the secured boulders and cast into the subgrade, at the alignment shown on Plate 3.

Plate 3: Looking South showing extents of staircase construction.

It is understood that a retractable gate/stair will access the beach below. GeoWest is not involved with that design. It is understood that the improvements are being constructed entirely on the subject site. No trees were removed as part of the construction.

2. SITE CONDITIONS

The site is accessed from a paved driveway from Lands End Road. The site generally slopes downward in a terraced configuration from the north end of the existing house to the Strait of Georgia. Curb wall construction is constructed on a lower bench, with connecting staircases to the foreshore (lower staircase) and the patio area beside the main level of the house.

The lower bench area between the proposed staircases was covered by grass prior to the start of construction. No significant change in elevation was made to the bench as part of the construction. Vegetation, consisting of Himalayan blackberry and other shrubs, were removed along the slope edge. The surface of the slope edge was noted to be locally comprised of loose rocks and was uneven, which predicated the curb wall construction and dowelling at the alignment shown on Plate 2 and Plate 3. The remainder of the slope was left vegetated.

The curb wall was formerly vegetated with Himalayan blackberry bushes that were removed along the slope edge. There were no trees removed. The location of the single mature Douglas Fir present at the site is shown on Photo 1. The Douglas Fir has a slight outward bend indicative of limited past localized creep. The slope height between the foreshore and the curb wall is approximately 4 m. Stacked rock boulders inclined at about 1 horizontal to 1 vertical (1H:1V) at the north end of the site provide foreshore protection. Locally steeper bedrock defines the slope to the east. Shrub vegetative cover is located over the slope immediately downslope of the curb wall.

No evidence of bedrock undermining by wave action was noted. However, the Contractor and Owner noted that the material around a PVC drainpipe was eroded away and filled the void with concrete for long-term protection (Photos 6 and 7) prior to GeoWest being engaged.

There were no streams or wetlands in the site vicinity, and the site is not located on or adjacent to an alluvial fan.

The existing septic system for the property is located to the south of the house, remote to the Planned Improvements. There are also no water wells in the area of the Planned Improvements.

3. SURFICIAL GEOLOGY & SUBSURFACE CONDITIONS

Geological Survey of Canada Geological Map 1553 indicates that the site geologic conditions consist of Mesozoic Era conglomerate, sandstone and shale bedrock (Kc). The bedrock is mapped to the south as being mantled with sand, gravel, silt, and clay Capilano sediments (Qc), that were deposited during the Pleistocene Epoch (Fraser Glaciation).

The observed native subsurface conditions comprised bedrock mantled with varying amounts of silty sand with gravel dense glacial till-like soil.

4. GEOHAZARD ASSESSMENT

The *1993 Cave Paper* referenced in Section 1 of this report is a landmark document commonly used by Geotechnical Professionals for geohazard assessments. It lists that it should be considered in determining the suitability of a site for proposed residential developments:

- Inundation by flood waters.
- Mountain stream erosion and/or avulsion.
- Debris flood.
- Debris flow and debris torrent.
- Rockfall.
- Snow avalanche.
- Massive, catastrophic landslide.
- Small-scale localised landslide.

The site position, geology, and physiography is such that it is inconceivable that it would be affected by flooding, mountain stream erosion/avulsion, debris flow, debris flood and debris torrent, rockfall, snow avalanche or catastrophic large-scale landslides.

The bedrock-controlled site does not show any evidence of slope instability. The large boulders and bedrock provide a high degree of shoreline protection. Consequently, the small-scale landslide hazard is considered very low. No formal limit equilibrium slope analysis is warranted.

Landscaping improvements are not listed as an option when assessing the hazard ratings using the *1993 Cave Paper* risk assessment. Consequently, we assumed the level of development to be a "Minor Repair". Table 1 provides the estimated frequency of geohazards discussed above for the post-construction site conditions assuming this type of development.

Table 1: Estimation of Annual Return Frequencies for "Minor Repair"

Type of Geohazard	Estimated Annual Return Frequency	Approval Rating
Inundation by flood waters	<1:200	1
Mountain stream erosion and avulsion	<1:500	1
Debris floods	<1:10,000	1
Debris flows and debris torrents	<1:10,000	1
Small-scale localized landslides	<1:10,000	1
Massive, catastrophic landslides	<1:10,000	1
Rockfall	<1:10,000	1
Snow avalanche	<1:10,000	1

Approval Rating	Approval Response
1	Approval without conditions relating to hazards
2	Approval, without siting conditions or protective works conditions, but with a covenant including "save harmless" conditions
3	Approval, but with siting requirements to avoid the hazard, or with requirements for protective works to mitigate the hazard
4	Approval as (3) above, but with a covenant including "save harmless" conditions as well as siting conditions, protective works, or both
5	Not approvable

It is not possible to precisely compute the estimated annual frequencies identified in Table 1 by way of a quantitative analysis as this would require extensive data that is not available. Rather, the estimated annual frequencies are qualitative and reflect our best judgment based upon experience with similar works, competancy of the site conditions, and degree of concern after examining the site and surrounding areas.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 General

The acceptability of the proposed construction at the reviewed location at the site is dependent on the type of hazard, degree of hazard (expressed as the estimated annual return frequency in Table 1), and land use being considered. Using the *1993 Cave Paper* as a guideline for assessing the acceptability and the above annual return frequencies and climate change, the proposed construction is approvable, without conditions related to hazards. Consequently, it is our considered opinion that the site is safe for the use intended without conditions related to hazards. The completed EGBC Landslide Assurance Statement is attached to this report.

The pre-existing site condition is bedrock-controlled and is considered to be stable from a geotechnical perspective. The proposed curb wall is, in our opinion, an improvement to the site stability with regard to localized protection against surface erosion and helps to secure the upper top row *in situ* boulders. The other Planned Improvements have a negligible affect on site stability, sewage disposal, and site drainage. No specific erosion protection measures were identified.

The primary consideration with regard to the proposed construction properly securing the lower staircase to the subgrade by doweling it laterally and vertically to large boulders and by using the proper concrete mix and pairs of minimum 15M reinforcing steel. Each step should both laterally (east side) and vertically (west side) be dowelled to bedrock or the existing large boulders. Exposure Class C1 should be used for the concrete due to the nearby saltwater environment. GeoWest should be provided the opportunity to review the doweled lower staircase prior to pouring the concrete.

6. CLOSURE

This geohazard and geotechnical site assessment report has been prepared by GeoWest Engineering Ltd. exclusively for S.22(1) and their appointed agents. We acknowledge that the District of North Saanich may also rely upon this report for permit review and approval purposes. The information contained in this report reflects our judgement considering the information available to us at the time it was prepared.

Any use of this report by third parties, or any reliance on or decisions made based on it, are the responsibility of such third parties. GeoWest does not accept responsibility for damages suffered, if any, by a third party due to their use of or reliance on this report.

The attached Terms of Reference form an integral part of this report.

We trust the information provided herein meets your immediate requirements. If you have any questions or require additional information, please contact the undersigned.

Yours truly,

GeoWest Engineering Ltd.

2025-09-03

Per: S.22(1) P.Eng., P.E., FEC
Principal, Senior Geotechncial Engineer

REVIEWED BY:
S.22(1) t, P.Eng.
Victoria Office Manager

CB/kt

Attachments: Terms of Reference
Site Photographs
Landslide Assessment Assurance Statement

TERMS OF REFERENCE FOR GEOTECHNICAL REPORTS ISSUED BY GEOWEST ENGINEERING LTD.

1. STANDARD OF CARE

GeoWest Engineering Ltd. ("GeoWest") prepared and issued this geotechnical report (the "Report") for its client (the "Client") in accordance with generally-accepted engineering consulting practices for the geotechnical discipline. No other warranty, expressed or implied, is made. Unless specifically stated in the Report, the Report does not address environmental issues.

The terms of reference for geotechnical reports issued by GeoWest (the "Terms of Reference") contained in the present document provide additional information and cautions related to standard of care and the use of the Report. The Client should read and familiarize itself with these Terms of Reference.

2. COMPLETENESS OF THE REPORT

All documents, records, drawings, correspondence, data, files and deliverables, whether hard copy, electronic or otherwise, generated as part of the services for the Client are inherent components of the Report and, collectively, form the instruments of professional services (the "Instruments of Professional Services"). The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to GeoWest by the Client, the communication between GeoWest and the Client, and to any other reports, writings, proposals or documents prepared by GeoWest for the Client relative to the specific site described in the Report, all of which constitute the Report.

To properly understand the information, observations, findings, suggestions, recommendations and opinions contained in the report, reference must be made to the whole of the report. GeoWest cannot be responsible for use by any party of portions of the report without reference to the whole report and its various components.

3. BASIS OF THE REPORT

GeoWest prepared the Report for the Client for the specific site, development, building, design or building assessment objectives and purpose that the Client described to GeoWest. The applicability and reliability of any of the information, observations, findings, suggestions, recommendations and opinions contained in the Report are only valid to the extent that there was no material alteration to or variation from any of the said descriptions provided by the Client to GeoWest unless the Client specifically requested GeoWest to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information, observations, findings, suggestions, recommendations and opinions contained in the Report, or any component forming the Report, are for the sole use and benefit of the Client and the team of consultants selected by the Client for the specific project that the Report was provided. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION OR COMPONENT WITHOUT THE WRITTEN CONSENT OF GEOWEST. GeoWest will consent to any reasonable request by the Client to approve the use of this Report by other parties designated by the Client as the "Approved Users". As a condition for the consent of GeoWest to approve the use of the Report by and Approved User, the Client must provide a copy of these Terms of Reference to that Approved User and the Client must obtain written confirmation from that Approved User that the Approved User will comply with these Terms of Reference, such written confirmation to be provided separately by each Approved User prior to beginning use of the Report. The Client will provide GeoWest with a copy of the written confirmation from an Approved User when it becomes available to the Client, and in any case, within two weeks of the Client receiving such written confirmation.

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5. INTERPRETATION OF THE REPORT

a. **Nature and Exactness of Descriptions:** The classification and identification of soils, rocks and geological units, as well as engineering assessments and estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1 above. The classification and identification of these items are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations or assessments utilizing the standards of Paragraph 1 involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to changes over time and the parties making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or when the Client has special considerations or requirements, the Client must disclose them to GeoWest so that additional or special investigations may be undertaken, which would not otherwise be within the scope of investigations made by GeoWest or the purposes of the Report.

b. **Reliance on Information:** The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site investigation and field review and on the basis of information provided by GeoWest. GeoWest has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, GeoWest cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

c. **Additional Involvement by GeoWest:** To avoid misunderstandings, GeoWest should be retained to assist other professionals to explain relevant engineering findings and to review the geotechnical aspects of the plans, drawings and specifications of other professionals relative to the engineering issues pertaining to the geotechnical consulting services provided by GeoWest. To ensure compliance and consistency with the applicable building codes, legislation, regulations, guidelines and generally-accepted practices, GeoWest should also be retained to provide field review services during the performance of any related work. Where applicable, it is understood that such field review services must meet or exceed the minimum necessary requirements to ascertain that the work being carried out is in general conformity with the recommendations made by GeoWest. Any reduction from the level of services recommended by GeoWest will result in GeoWest providing qualified opinions regarding adequacy of work.

6. ALTERNATE REPORT FORMAT

When GeoWest submits both electronic and hard copy versions of the Instruments of Professional Services, the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding upon GeoWest. The hard copy versions submitted by GeoWest shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions; furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed and sealed versions of the Instruments of Professional Services maintained or retained, or both, by GeoWest shall be deemed to be the overall originals for the Project.

The Client agrees that the electronic file and hard copy versions of Instruments of Professional Services shall not, under any circumstances, no matter who owns or uses them, be altered by any party except GeoWest. The Client warrants that the Instruments of Professional Services will be used only and exactly as submitted by GeoWest.

The Client recognizes and agrees that GeoWest prepared and submitted electronic files using specific software or hardware systems, or both. GeoWest makes no representation about the compatibility of these files with the current or future software and hardware systems of the Client, the Approved Users or any other party. The Client further agrees that GeoWest is under no obligation, unless otherwise expressly specified, to provide the Client, the Approved Users and any other party, or any or all of them, with specific software and hardware systems that are compatible with the electronic files submitted by GeoWest. The Client further agrees that should the Client, an Approved User or a third party require GeoWest to provide specific software or hardware systems or both, compatible with electronic files prepared and submitted by GeoWest, for any reason whatsoever included but not restricted to and order from a court, then the Client will pay GeoWest for all reasonable costs related to the provision of the specific software or hardware systems, or both. The Client further agrees to indemnify and hold harmless GeoWest, its officers, directors, employees, agents, representative or sub-consultant, or any or all of them, against any claim or any nature whatsoever brought against GeoWest, whether in contract or in tort, arising or related to the provision or use or any specific software or hardware provided by GeoWest.

Photo 1 Drone image of work site looking southward.	
Photo 2 Existing stacked boulder wall inclined at about 1 Horizontal to 1 vertical.	

Photo 3 Compaction of fill to level area under the proposed curb wall that will be doweled to bedrock.	
Photo 4 Formed curb wall at time of work stoppage.	

Photo 5 Upper staircase.	
Photo 6 Exposed drainpipe that was secured in place by concrete as part of the work completed to date.	

Photo 7

Concrete poured around drainpipe at base of boulder slope to protect it from future collapse.

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Notes: This statement is to be read and completed in conjunction with the Engineers and Geoscientists BC *Professional Practice Guidelines – Landslide Assessments in British Columbia* ("the guidelines") and the current *BC Building Code* (*BCBC*), and is to be provided for Landslide Assessments (not floods or flood controls), particularly those produced for the purposes of the *Land Title Act*, *Community Charter*, or *Local Government Act*. Some jurisdictions (e.g., the Fraser Valley Regional District or the Cowichan Valley Regional District) have developed more comprehensive assurance statements in collaboration with Engineers and Geoscientists BC. Where those exist, the Qualified Professional is to fill out the local version only. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority (or Client) Date: September 3, 2025

District of North Saanich

Jurisdiction/name and address

With reference to (CHECK ONE):

- ☐ A. *Land Title Act* (Section 86) – Subdivision Approval
- ☐ B. *Local Government Act* (Sections 919.1 and 920) – Development Permit
- ☑ C. Community Charter (Section 56) – Building Permit
- ☐ D. Non-legislated assessment

For the following property (the "Property"):

916 Lands End Road, District of North Saanich

Civic address of the Property

The undersigned hereby gives assurance that they are a Qualified Professional and a professional engineer or professional geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, authenticated, and dated, and thereby certified, the attached Landslide Assessment Report on the Property in accordance with the guidelines. That report must be read in conjunction this statement.

In preparing that report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- ☑ 1. Collected and reviewed appropriate background information
- ☑ 2. Reviewed the proposed Residential Development or other development on the Property
- ☑ 3. Conducted field work on and, if required, beyond the Property
- ☑ 4. Reported on the results of the field work on and, if required, beyond the Property
- ☑ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a Landslide Hazard analysis or Landslide Risk analysis, I have:
  - ☑ 6.1 reviewed and characterized, if appropriate, any Landslide that may affect the Property
  - ☑ 6.2 estimated the Landslide Hazard
  - ☑ 6.3 identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
  - ☑ 6.4 estimated the potential Consequences to those Elements at Risk
- 7. Where the Approving Authority has adopted a Level of Landslide Safety, I have:
  - ☐ 7.1 compared the Level of Landslide Safety adopted by the Approving Authority with the findings of my investigation
  - ☐ 7.2 made a finding on the Level of Landslide Safety on the Property based on the comparison
  - ☐ 7.3 made recommendations to reduce Landslide Hazards and/or Landslide Risks

8. Where the Approving Authority has **not** adopted a Level of Landslide Safety, or where the Landslide Assessment is not produced in response to a legislated requirement, I have:
   - 8.1 described the method of Landslide Hazard analysis or Landslide Risk analysis used
   - 8.2 referred to an appropriate and identified provincial, national, or international guideline for Level of Landslide Safety
   - 8.3 compared those guidelines (per item 8.2) with the findings of my investigation
   - 8.4 made a finding on the Level of Landslide Safety on the Property based on the comparison
   - 8.5 made recommendations to reduce Landslide Hazards and/or Landslide Risks
9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparison between:

[CHECK ONE]

- ☐ the findings from the investigation and the adopted Level of Landslide Safety (item 7.2 above)
- ☑ the appropriate and identified provincial, national, or international guideline for Level of Landslide Safety (item 8.4 above)

Where the Landslide Assessment is not produced in response to a legislated requirement, I hereby give my assurance that, based on the conditions[1] contained in the attached Landslide Assessment Report:

A. SUBDIVISION APPROVAL

☐ For subdivision approval, as required by the *Land Title Act* (Section 86), "the land may be used safely for the use intended"

[CHECK ONE]

- ☐ with one or more recommended additional registered Covenants
- ☐ without an additional registered Covenant(s)

B. DEVELOPMENT PERMIT

☑ For a development permit, as required by the *Local Government Act* (Sections 488 and 491), my report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of [Section 491]"

[CHECK ONE]

- ☐ with one or more recommended additional registered Covenants
- ☑ without an additional registered Covenant(s)

C. BUILDING PERMIT

☐ For a building permit, as required by the *Community Charter* (Section 56), "the land may be used safely for the use intended"

[CHECK ONE]

- ☐ with one or more recommended additional registered Covenants
- ☐ without any additional registered Covenant(s)

[1] When seismic slope stability assessments are involved, Level of Landslide Safety is considered to be a "life safety" criteria, as described in Commentary JJJ of the *National Building Code of Canada* (*NBC) 2015*, Structural Commentaries (User's Guide – NBC 2015: part 4 of division B). This states:

> "The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse, nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse."

S.22(1)

Name (print)

September 3, 2025

Date

200 - 34425 McConnell Road

Address

Abbotsford, BC V2S 7P1

604 852-9088

Telephone

S.22(1)

Email

2025-09-03

(Affix PROFESSIONAL SEAL and signature here)

The Qualified Professional, as a registrant on the roster of a registrant firm, must complete the following:

I am a member of the firm GeoWest Engineering Ltd.

(Print name of firm)

with Permit to Practice Number 1000607

(Print permit to practice number)

and I sign this letter on behalf of the firm.

1. GENERAL

1.1. DESIGN IS FOR AN ANCHORED CONCRETE CURB TO SUPPORT A GLASS HANDRAIL ALONG THE TOP OF BANK OF A BEDROCK CONTROLLED STEEP SLOPE THAT EXTENDS DOWN TO THE WATERFRONT . AT 916 LANDS END ROAD, NORTH SAANICH, BC.

1.2. OWNER: MELISA & RICHARD ATTISHA.

1.3. ENGINEER: GEOWEST ENGINEERING LTD., VICTORIA, BC. TEL: 778-808-2286 .

1.4. THE CONTRACTOR IS THE PRIME CONTRACTOR IN SHALL ADHERE TO ALL APPLICABLE WORKSAFE BC REGULATIONS..

1.5. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE WORKS SHOWN ON THESE DRAWINGS.

1.6. THE ENGINEER WILL REVIEW THE INSTALLATION OF THE KEY GEOTECHNICAL AND STRUCTURAL ITEMS SHOWN ON THESE DRAWINGS AND SHALL DECIDE WHETHER A TECHNICIAN OR P.ENG. WILL BE PRESENT FOR SUCH REVIEWS.

1.7. THE CONTRACTOR SHALL PREPARE A DAILY PHOTOGRAPHIC RECORD OF PROGRESS AND SHALL MAKE IT AVAILABLE TO THE ENGINEER AND OWNER UPON REQUEST.

2. REFERENCE CODE, LOADING AND RESISTANCES:

2.1. REFERENCE CODE

2.1.1. BC BUILDING CODE 2024.

2.1.2. CSA A23.3-14 DESIGN OF CONCRETE STRUCTURES.

2.2. DESIGN LOADS

2.2.1. WIND LOADING Q(1/50) = 0.57 KPA.

2.2.2. GENERAL LATERAL LOAD = 0.5 KN/m ALONG TOP RAIL.

2.3. GEOTECHNICAL RESISTANCES USED FOR DESIGN

2.3.1. SLS BEARING RESISTANCE = 75 kPa

2.3.2. FACTORED ULS BEARING RESISTANCE = 125 kPa

2.3.3. BASE FRICTION COEFFICIENT = 0.5 (FACTORED)

2.4. ROCK ANCHOR ADHESION: 100 kN/m (FACTORED)

2.5. ROCK ANCHOR SHEAR = 90 kN/TENDON (FACTORED

3. MATERIALS:

3.1. BASE GRAVEL

3.1.1. BASE GRAVEL SHALL CONSIST OF 25 mm MINUS TO 19 mm MINUS CRUSHED AGGREGATE WITH LESS THAN 5% FINES COMPACTED TO CREATE A LEVEL UNYIELDING SURFACE (95% STANDARD PROCTOR).

3.2. CAST IN-PLACE CONCRETE

3.2.1.CONCRETE PROPERTIES

- CEMENT: TYPE GU
- EXPOSURE CLASS : C-1
- MINIMUM COMPRESSIVE STRENGTH: 30 MPA @28 DAYS
- MAXIMUM NOMINAL AGGREGATE SIZE: 20 mm
- SLUMP: 60 TO 90 mm
- AIR CONTENT: 4 - 7%
- MAXIMUM W/C: 0.5
- CONFORM TO CSA A23.2 -14 - CONCRETE MATERIALS AND

METHODS OF CONCRETE CONSTRUCTION

3.2.2. ADMIXTURES SHALL COMPLY WITH CSA A266.4 -GUIDELINES FOR USE OF ADMIXTURES.

3.3. GROUT

3.3.1. BASALITE MICROSIL GROUT USING W/C = 10L WATER/30 KG BAG

3.4. REINFORCING STEEL

3.4.1. REINFORCING STEEL SHALL BE IN CONFORMANCE WITH CSA G30.18-M, GRADE 400

3.4.2. 10M LAP SPLICES SHALL BE MIN. 350 mm. HOOKS SHALL BE MIN. 150mm.

3.5. ROCK ANCHORS

3.5.1. TENDONS SHALL CONSIST OF AS A MINIMUM DSI R32N HOLLOW CORE THREADBAR. ALTERNATE TENDONS SHALL BE APPROVED BY THE ENGINEER. ROCK ANCHORS SHALL BE INSTALLED IN MIN. 75mm DIAMETER HOLES.

3.6. GLASS RAILING

3.6.1. TEMPERED GLASS RAILING AND ALL CONNECTING HARDWARE SHALL COMPLY WITH THE MANUFACTURER REQUIREMENTS AND INSTALLATION GUIDELINES

4. INSTALLATION:

4.2. ROCK ANCHORS SHALL BE DRILLED AND GROUTED NOT LESS THAN 1.5M AND SHALL TERMINATE INTO INTACT BEDROCK.

4.3. ROCK ANCHORS SHALL BE FULLY GROUTED USING THE TREMIE METHOD UNTIL GROUT RETURN AT SURFACE IS VERIFIED AT ALL LOCATIONS.

4.4. PLACE GRAVEL BASE TO CREATE LEVEL UNYIELDING SURFACE FOR SUPPORT OF CONCRETE FOUNDATION.

4.5. INSTALL FORMWORK TO CREATE MINIMUM DIMENSIONS SHOWN ON THESE DRAWINGS.

4.6. ENSURE THE ROCK ANCHOR BEARING PLATES AND MATCHING NUTS ARE SECURED TO TOP OF THE ROCK ANCHORS IN CONFORMANCE WITH THE DESIGN.

4.7. PROVIDE MIN. 50mm COVER FOR REINFORCING STEEL TYP. ADJUST BOTTOM STEEL TO 75mm COVER TO AVOID INTERFERENCE WITH HANDRAIL ANCHORS.

4.8. ENGINEER TO VERIFY FORM PLACEMENT AND REINFORCING STEEL LAYOUT PRIOR TO PLACING CONCRETE.

4.9. ENGINEER TO APPROVE REINFORCING STEEL LAYOUT PRIOR TO POURING.

4.10. CONCRETE MIX DESIGN USED TO BE PROVIDED TO ENGINEER PRIOR TO ORDERING CONCRETE.

4.11. PLACE CONCRETE IN CONFORMANCE WITH CSA A23.1

4.12. STRIP FORMS MINIMUM 24 HOURS AFTER PLACEMENT AND KEEP CONCRETE MOIST FOR MIN. THREE DAYS.

4.13. ALLOW CONCRETE TO HARDEN FOR MIN. 7 DAYS PRIOR TO INSTALLING ANY HANDRAIL ANCHORAGE HARDWARE. ALLOW MINIMUM 14 DAYS CONCRETE CURING TIME BEFORE SECURING HANDRAIL.

4.14. HANDRAIL TO BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER REQUIREMENTS AND GUIDELINES.

4.15. FINAL GRADING SHALL BE INCONFORMANCE WITH THE OWNER'S REQUIREMENTS.

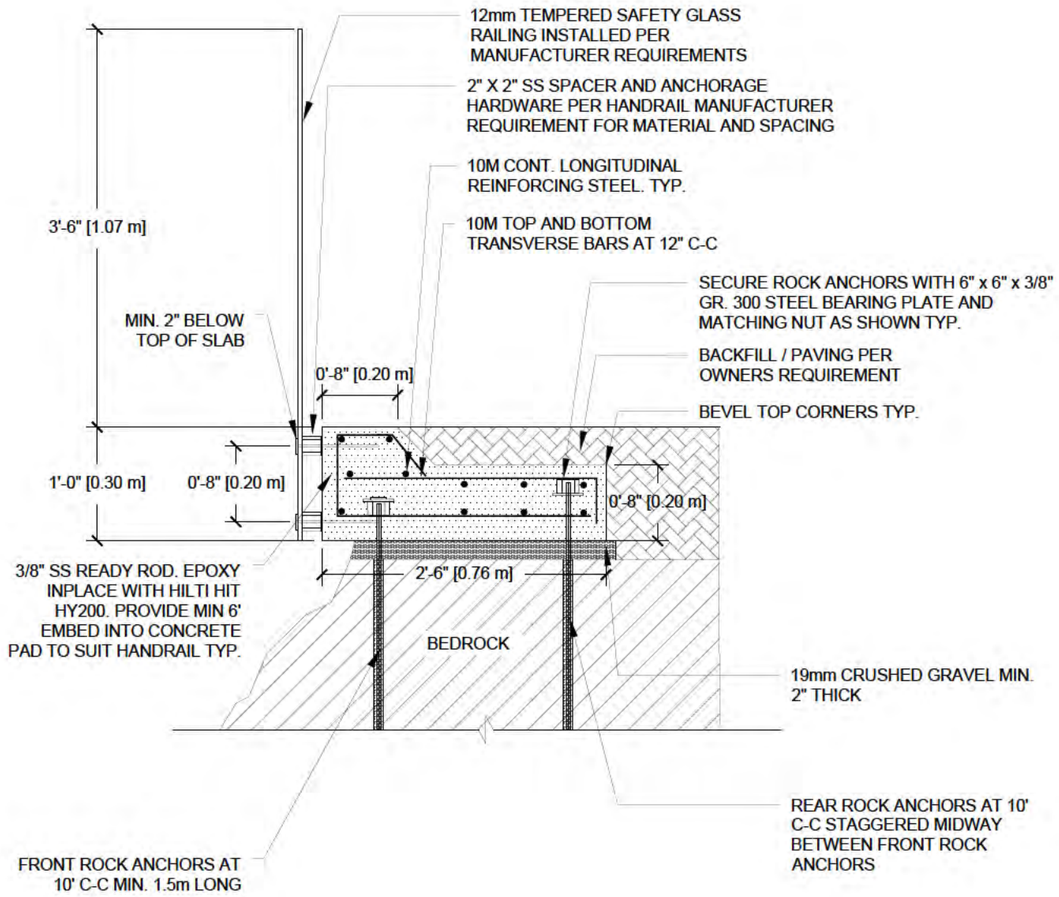
5. ENGINEER REVIEW

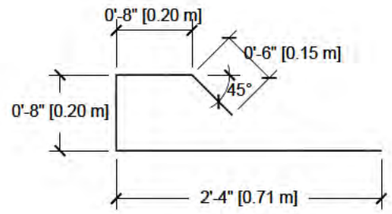
5.1. THE ENGINEER SHALL BE RETAINED BY THE OWNER TO REVIEW AND APPROVE:

- ROCK BOLT LAYOUT, DRILLING, AND GROUTING.
- COMPLETED GRANULAR BASE PREPARATION.
- TENSILE LOAD TESTING OF REAR ROCK ANCHORS, UPON REQUEST (MIN. 15 KIPS TEST LOAD HELD FOR MIN. 10 MINUTES).
- LAYOUT OF REINFORCING STEEL AND SECURING OF PLATES AND NUTS TO TOP OF BOLTS.
- CONCRETE MIX DESIGN

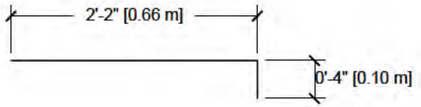
FILE PATH:B:\Staff\Data\7150 Abbotsford\GeoWest - Projects\2025\GA25-1160-00 Attisha, Geo, 916 Lands' End Road, NSaanich\DRAWING FILE NAME:GeoWest Imperial Template Drawing_v4

REVISIONS						ADAPTED FROM:	TITLE:	DESIGN BY:	SEAL:	DESIGN:	DATE:
						-	**GENERAL NOTES**	GeoWest ENGINEERING		CB	MARCH 2026
						PROJECT/DWG. NO: -				DRAWN: LK	SCALE: -
						DATE: -	PROJECT: HANDRAIL FOUNDATION ON BEDROCK SLOPE			CHECK: -	GEOWEST FILE: GA25-1160-00
						This drawing is the sole property of GeoWest Engineering Ltd. and cannot be used or duplicated in any way without the expressed written consent of GeoWest. The general contractor shall verify all dimensions and report any discrepancies to GeoWest.	ADDRESS: 916 LANDS END ROAD, NORTH SAANICH, BC.			DWG. NO:	
A	2026-03-05	ISSUED FOR CONSTRUCTION	CB	LK	-		CLIENT: S.22(1)			1	
Revision	Revision Date	Revision Description	Design	Drawn	Check			EGBC PERMIT TO PRACTICE NO. 1000607			





10M BOTTOM TRANSVERSE STEEL



10M TOP TRANSVERSE STEEL

FILE PATH:B:\Staff\Data\7150 Abbotsford\GeoWest - Projects\2025\GA25-1160-00 Alttshe, Geo, 916 Lands' End Road, NSaanichDRAWING FILE NAME:GeoWest Imperial Template Drawing_v4

REVISIONS					
A	2026-03-05	ISSUED FOR CONSTRUCTION	CB	LK	-
Revision	Revision Date	Revision Description	Design	Drawn	Check

ADAPTED FROM: -

PROJECT/DWG. NO: -

DATE: -

TITLE: **HANDRAIL FOUNDATION DETAILS**

PROJECT: HANDRAIL FOUNDATION ON BEDROCK SLOPE

ADDRESS: 916 LANDS END ROAD, NORTH SAANICH, BC.

CLIENT: S.22(1)

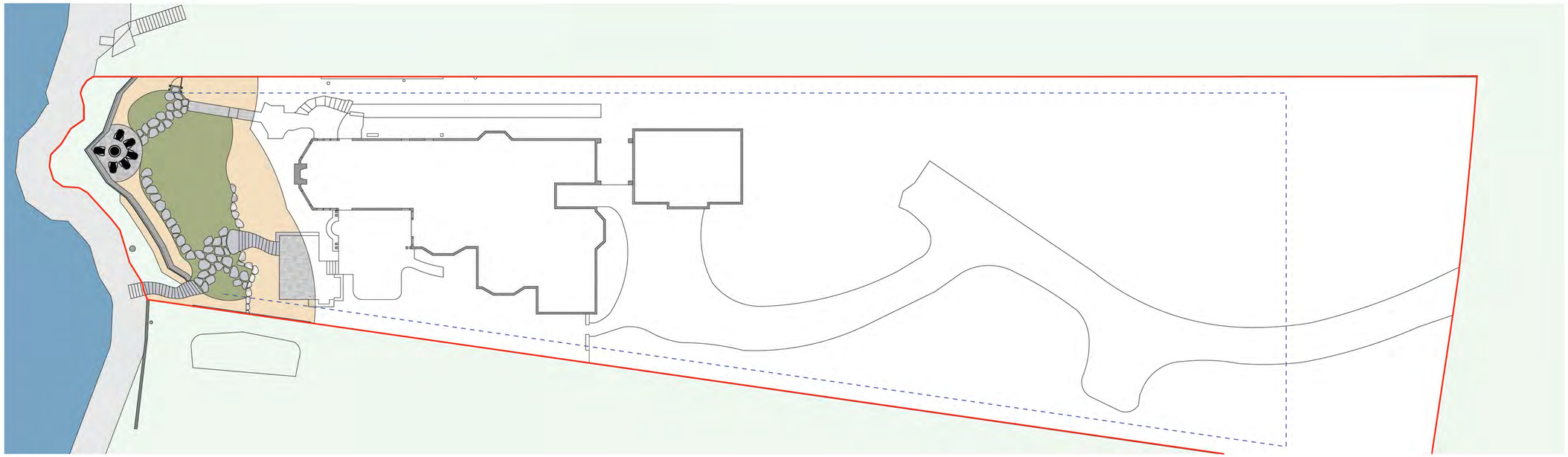
DESIGN BY: GeoWest ENGINEERING

EGBC PERMIT TO PRACTICE NO. 1000607

SEAL:

DESIGN:	DATE:
CB	MARCH 2026
DRAWN: LK	SCALE: 3/4" = 1'-0"
CHECK: -	GEOWEST FILE: GA25-1160-00
DWG. NO:	2

APPENDIX C – LANDSCAPE PLANTING PLAN



01 A1.01 Site Plan
1/16" = 1'-0"

ZONING INFORMATION

Address:	619 Lands End Road, Victoria BC
Legal Description:	Lot A, Section 2, Range 2 West, North Saanich District, Plan EPP139210
P.I.D.:	005-773-075
Zoning:	RS-2 - ONE FAMILY RESIDENTIAL USE
Use:	Single Family Dwelling

	PERMITTED/REQUIRED	PROPOSED
Lot Area:	2000m2 MINIMUM	3565.8m2 (no change)
Lot Coverage:	20% = 713.16m2	361.43m2 = 10.1% (no change)
Floor Area Ratio:	0.25	0.14

FLOOR AREA SUMMARY

Garage	-	71.30m2
Basement	-	30.00m2
Main Floor	-	290.13m2
Second Floor	-	139.82m2
Total Floor Area	**713.2m2 MAXIMUM**	531.25m2 (no change)

SETBACKS:

Front	07.60m	07.60m
Rear	07.60m	07.60m
Interior Side (East)	03.00m	04.87m
Interior Side (West)	01.50m	01.50m
Total Side	07.60m	07.60m
Clear Space Between Buildings	03.00m	n/a

01 A1.01 Site Plan - Detail
1/8" = 1'-0"
0 2 4 8 16 32

CONSULTANTS

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Contact
Jonathan M.A. Craggs Dip ISD
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ARCHITECTURAL DRAWING LIST

A1.01 Sie Plan
A1.02 Detail

GENERAL NOTES

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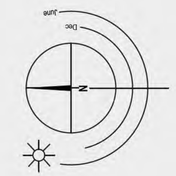

-	06 march 26	IFR
Rev	Date	Description
plot date	06 march 26	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

S.22(1)
619 Lands End Road
Victoria, B.C.

Site Plan

A1.01

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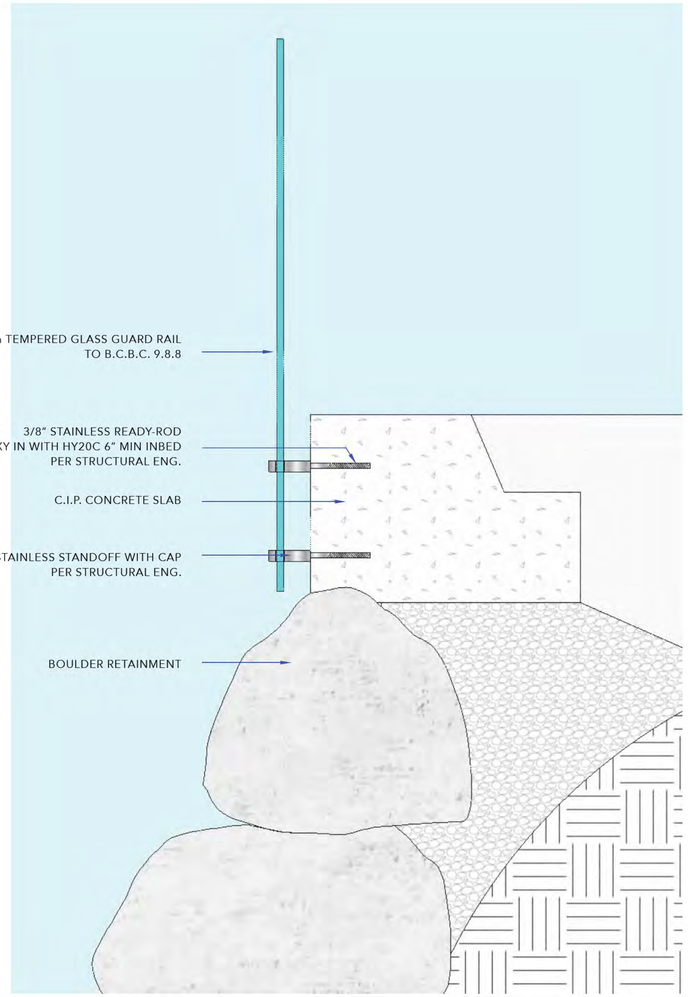
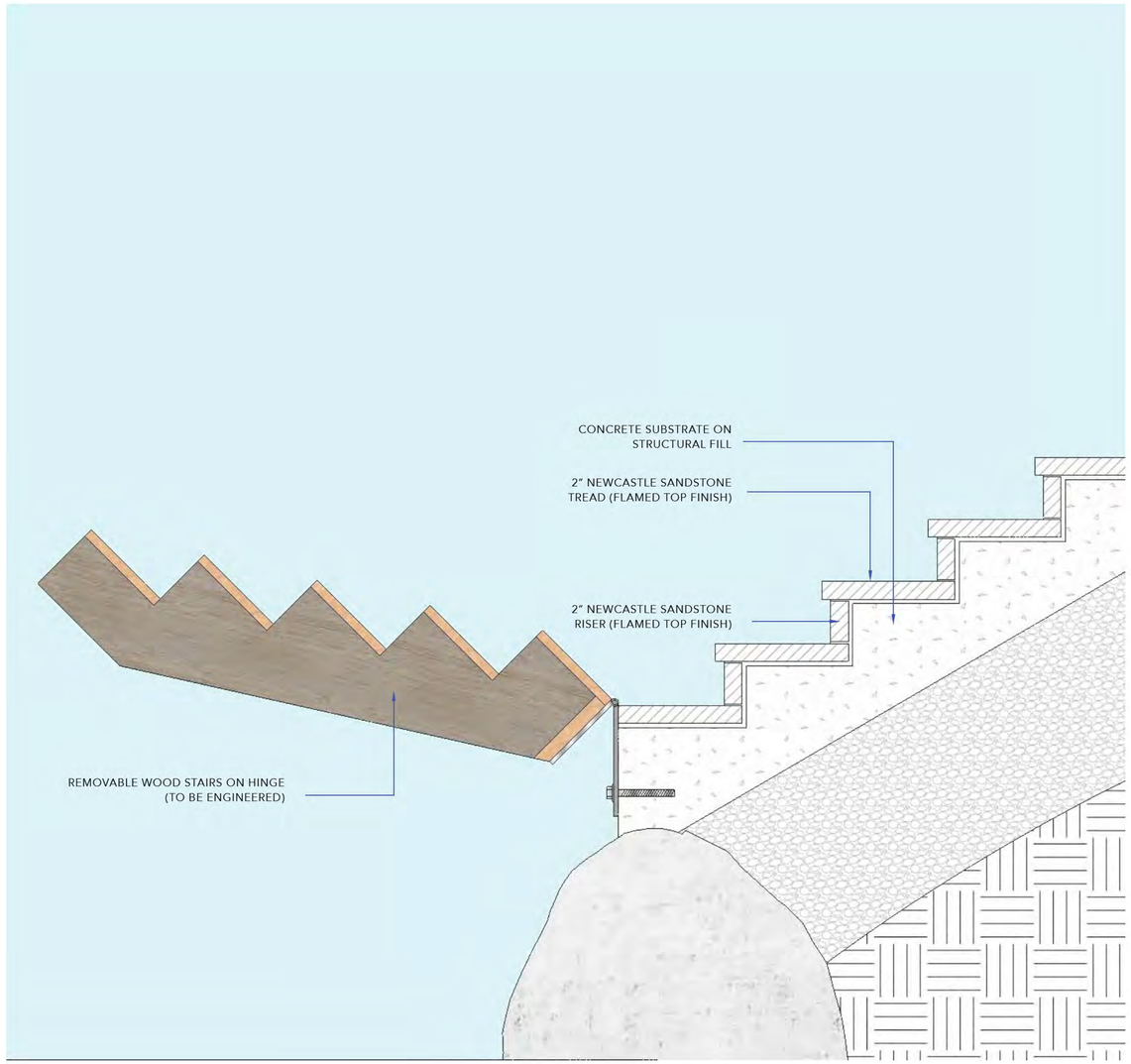


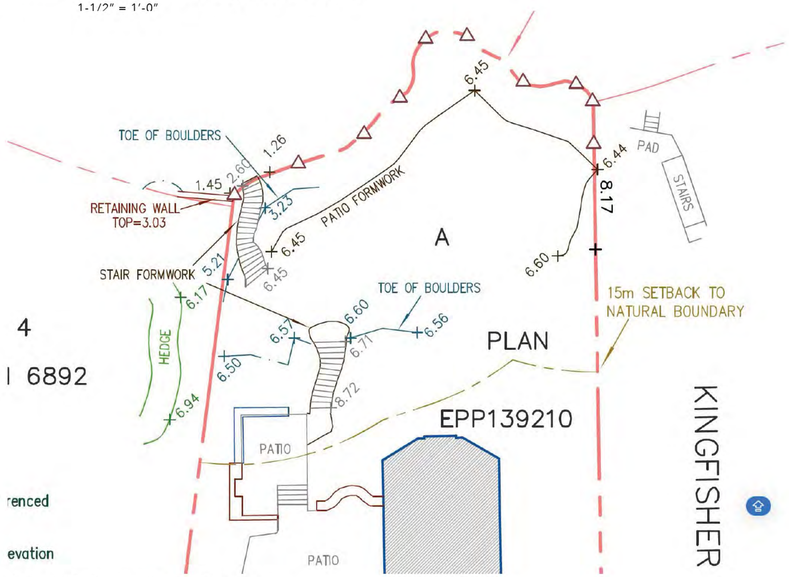
01 A1.02 Section Thru Edge Retainment

1-1/2" = 1'-0"



02 A1.02 Partial Section Thru Beach Stairs

1-1/2" = 1'-0"



03 A1.02 Partial Land Survey

N.T.S.

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Jonathan M.A. Craggs Dip ISD
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ARCHITECTURAL DRAWING LIST

A1.01 Sie Plan
A1.02 Detail

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-	06 march 26	IFR
Rev	Date	Description
plot date	06 march 26	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

S.22(1)

619 Lands End Road
Victoria, B.C.

Sections

A1.02

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01 A1.04 Planting Plan

1/4" = 1'-0"

0 2 4 8 16 32

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S.22(1)
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Victoria, B.C.

Sections

A1.02

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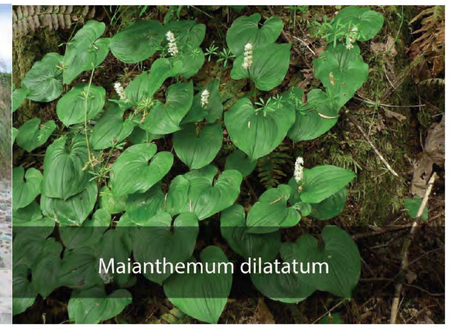

CONSULTANTS

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Jonathan M.A. Craggs S.22(1)
[redacted]

ARCHITECTURAL DRAWING LIST

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A1.02 Detail

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S.22(1)
619 Lands End Road
Victoria, B.C.

Sections

A1.02

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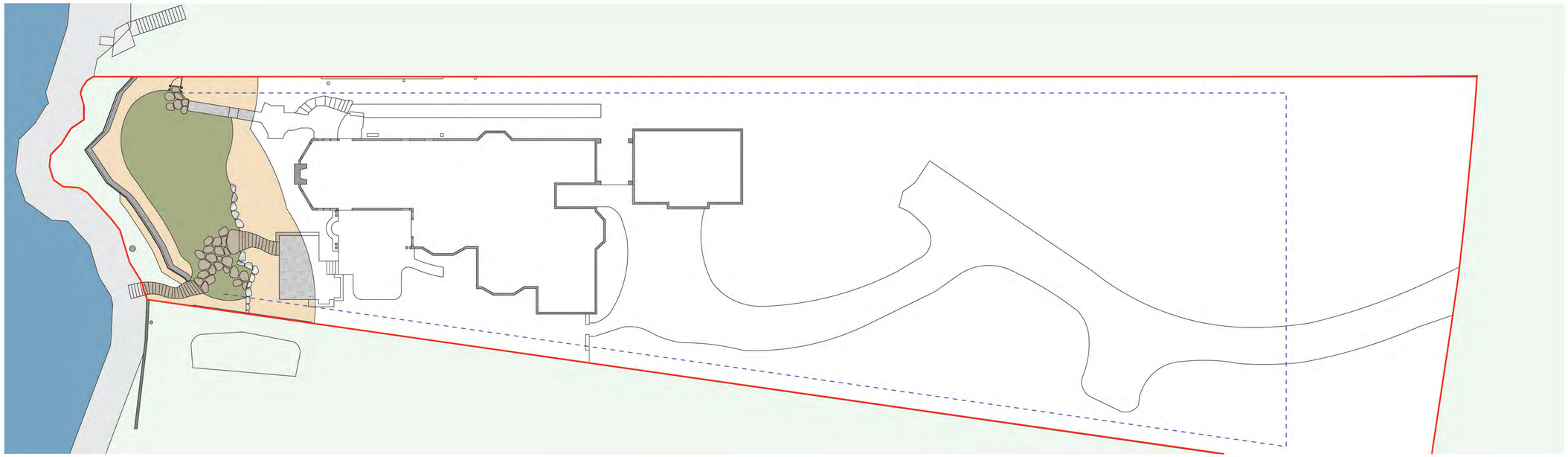

01 A1.01 Site Plan
1/16" = 1'-0"

ZONING INFORMATION

Address:	619 Lands End Road, Victoria BC	
Legal Description:	Lot A, Section 2, Range 2 West, North Saanich District, Plan EPP139210	
P.I.D.:	005-773-075	
Zoning:	RS-2 - ONE FAMILY RESIDENTIAL USE	
Use:	Single Family Dwelling	
	PERMITTED/REQUIRED	**PROPOSED**
Lot Area:	2000m2 MINIMUM	3565.8m2 (no change)
Lot Coverage:	20% = 713.16m2	361.43m2 = 10.1% (no change)
Floor Area Ratio:	0.25	0.14

FLOOR AREA SUMMARY		
Garage	-	71.30m2
Basement	-	30.00m2
Main Floor	-	290.13m2
Second Floor	-	139.82m2
Total Floor Area	**713.2m2 MAXIMUM**	531.25m2 (no change)

SETBACKS:		
Front	07.60m	07.60m
Rear	07.60m	07.60m
Interior Side (East)	03.00m	04.87m
Interior Side (West)	01.50m	01.50m
Total Side	07.60m	07.60m
Clear Space Between Buildings	03.00m	n/a

01 A1.01 Site Plan - Detail
1/8" = 1'-0"
0 2 4 8 16 32

CONSULTANTS

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ARCHITECTURAL DRAWING LIST

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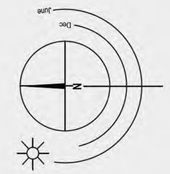
1 REMOVED STEPPING STONE PATH SEATING AREA (August 31, 2026)



-	06 march 26	IFR
-	31 august 26	addressed deficiencies
Rev	Date	Description
plot date	06 march 26	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

S.22(1)
619 Lands End Road
Victoria, B.C.

Site Plan

A1.01

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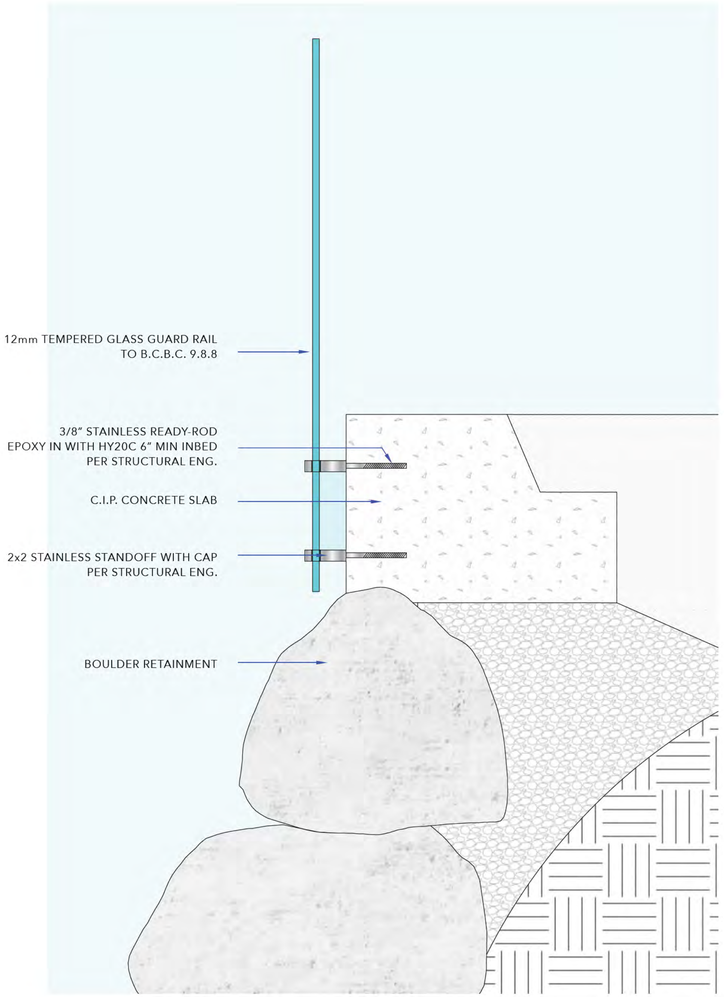
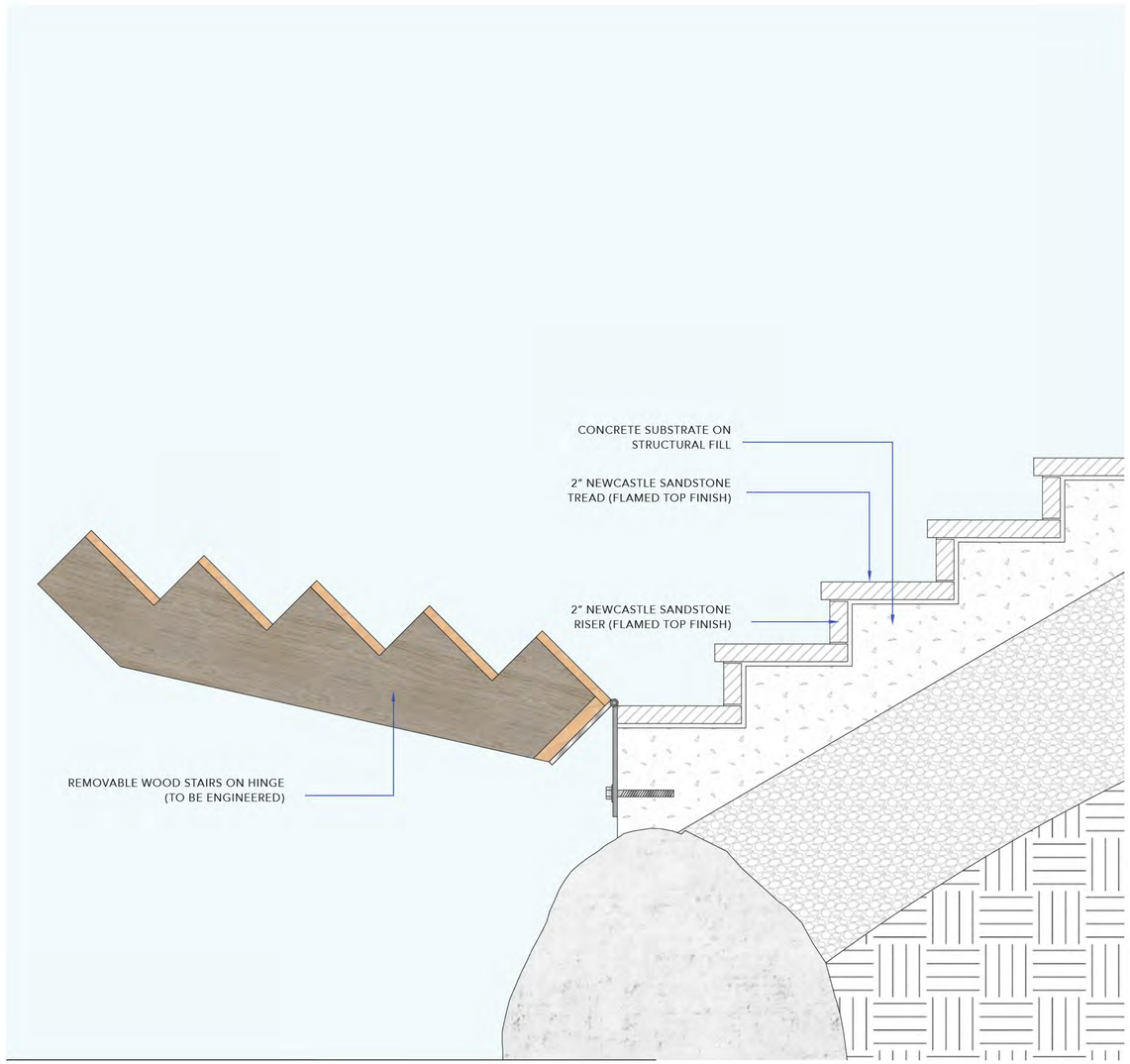


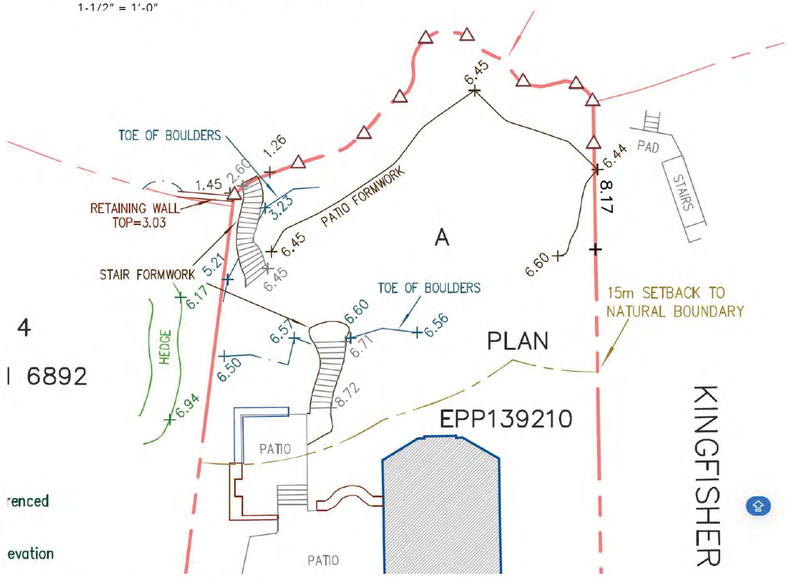
01 A1.02 Section Thru Edge Retainment

1-1/2" = 1'-0"



02 A1.02 Partial Section Thru Beach Stairs

1-1/2" = 1'-0"



03 A1.02 Partial Land Survey

N.T.S.

CONSULTANTS

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-	31 august 26	addressed deficiencies
plot date	06 march 26	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

S.22(1)
619 Lands End Road
Victoria, B.C.

Sections

A1.02

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⚠ ADAPTED PLANTING PLAN TO REFLECT REMOVAL OF SEATING AREA

Rev	Date	Description
-	06 march 26	IFR
-	31 august 26	addressed deficiencies
plot date	06 march 26	drawing file
drawn by	JMAC	checked by
scale	as noted	project number

S.22(1)
619 Lands End Road
Victoria, B.C.

Planting Plan

A1.03

JONATHAN CRAGGS dip isd

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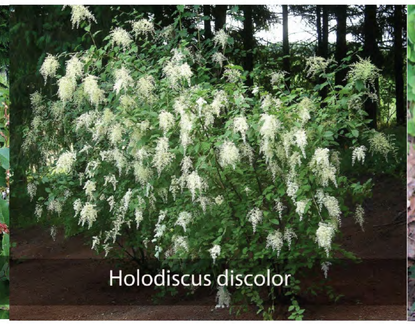

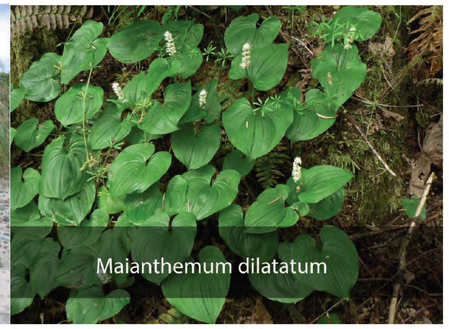

CONSULTANTS

ARCHITECTURAL

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Jonathan M.A. Craggs Dip ISD
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ARCHITECTURAL DRAWING LIST

GENERAL NOTES

1. It is the responsibility of the Contractor to verify all dimensions elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable
2. The Contractor shall work with a B.C.L.S. to verify compliant placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. Jonathan Craggs is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution
3. The Contractor shall engage a Professional Engineer licensed in the Province of B.C. for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify Jonathan Craggs of any changes to the design required by the Structural Engineer, truss manufacturer or other engineered component supplier.

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Plant Images

A1.04

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