

APPENDIX "B" to BY-LAW NO. 1042

Owner . BRIAN. TOWN. No. 479 . . . Street . PHELPS.
Legal Description . Lot 6, Sec 1, Plan 49009, Highlands District.
Date *March 8, 1990* Authorized Use . SINGLE FAMILY DWELLING

CERTIFICATE OF OCCUPANCY
ISSUED BY THE BUILDING INSPECTION DIVISION OF THE
CAPITAL REGIONAL DISTRICT
Pursuant to the Municipal Act of British Columbia

THIS IS TO CERTIFY that the premises named herein have been constructed under the authority of Building Permit No. . 34355, and have received the final inspection of the sewage disposal system, plumbing and general construction.

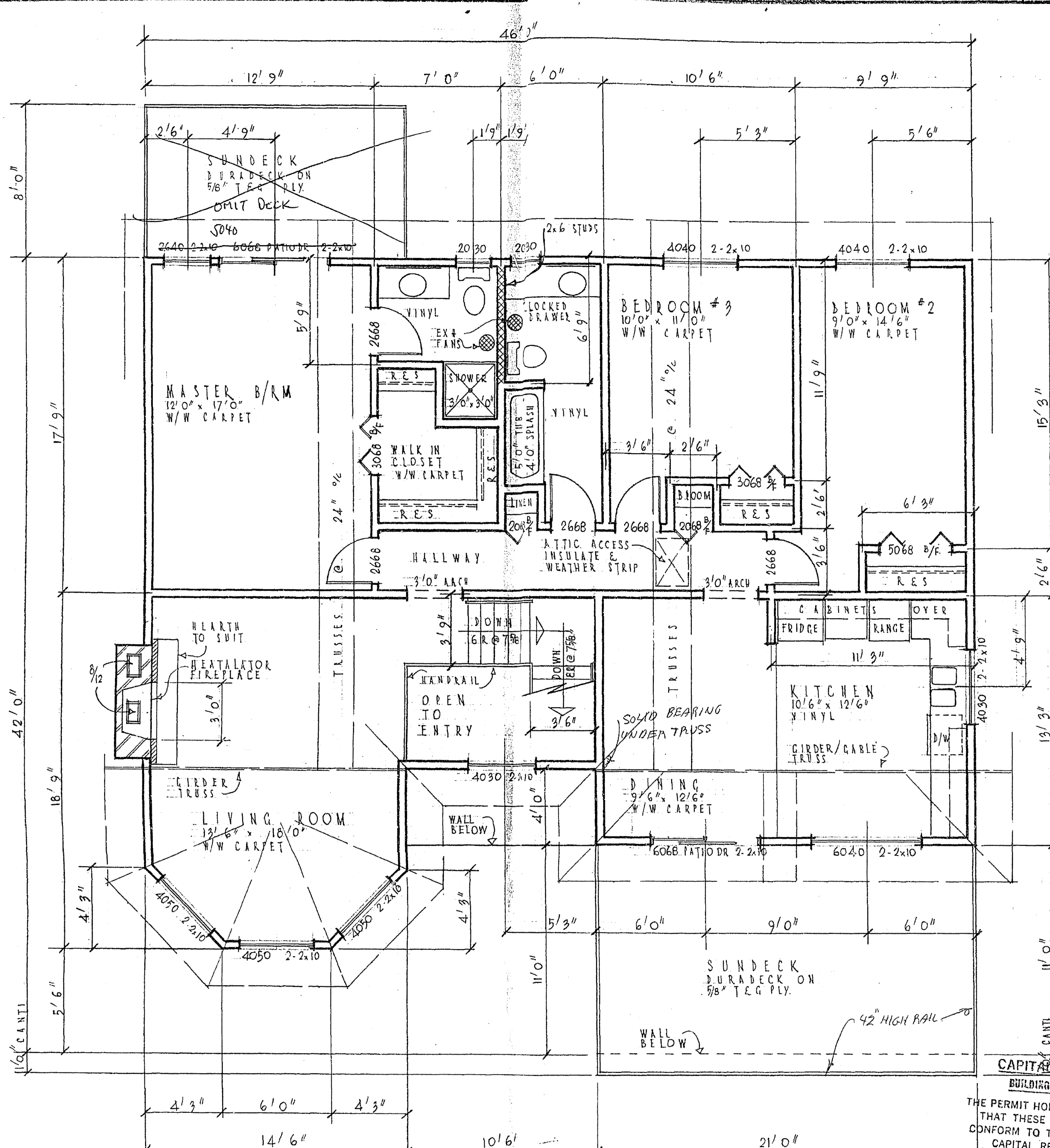
This building is now completed and ready for occupancy.

Final Health Department Inspection and Approval *[Signature]* HEALTH INSPECTOR
Final Plumbing Inspection and Approval *[Signature]* PLUMBING INSPECTOR
Fire Department Inspection and Approval FIRE INSPECTOR
Approved for Occupancy *[Signature]* BUILDING INSPECTOR

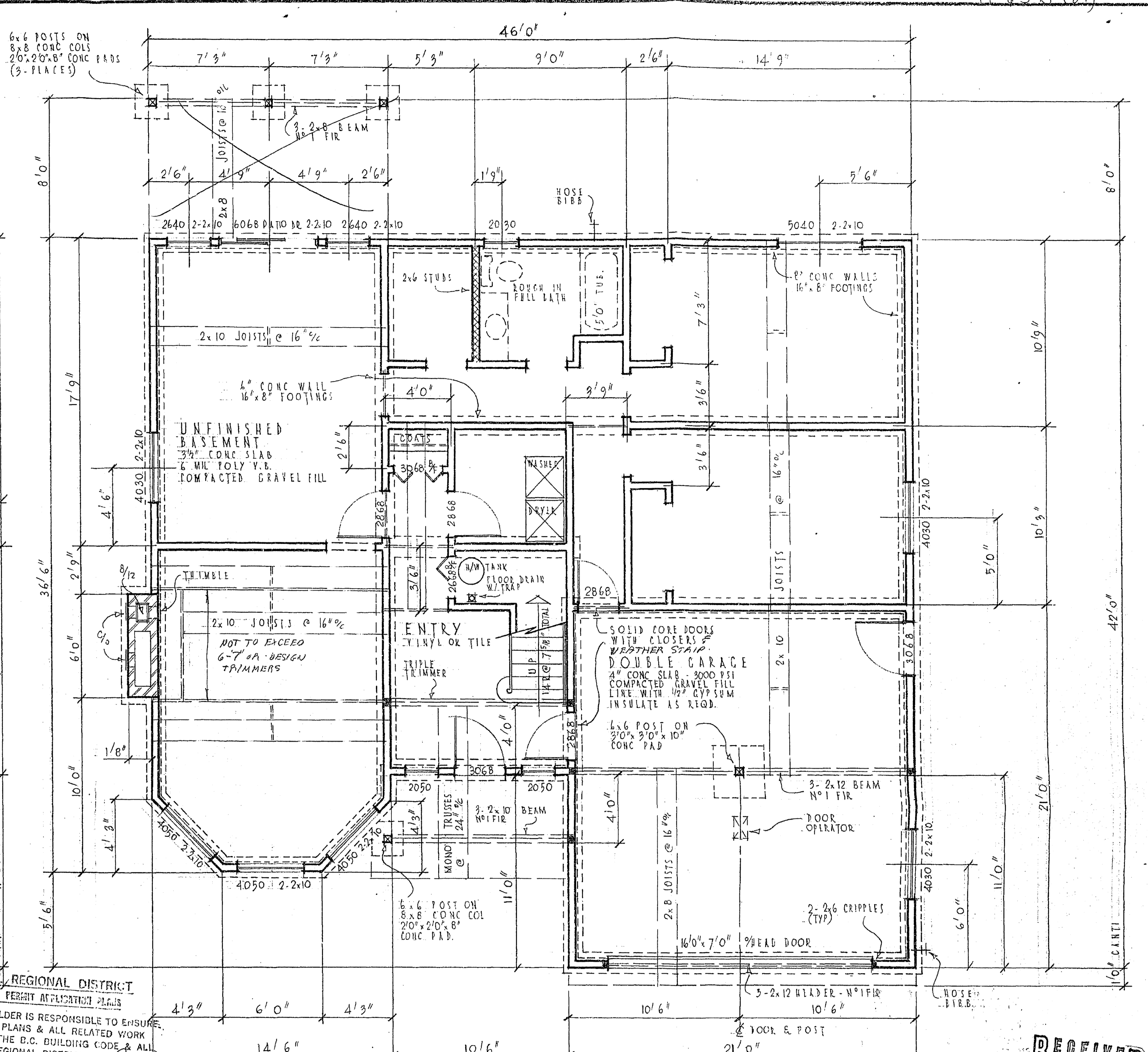
A temporary certificate, giving partial or emergency "Occupancy Approval" may be obtained by application to the Chief Building Inspector.

"No action may be brought against the Capital Regional District or its officials or servants for anything done or left undone in good faith in the performance or intended performance of any authority conferred or duty imposed under this or any other by-law adopted by the Capital Regional District pursuant to the Municipal Act of British Columbia".
B-1-605

11.95.B (29) 34355



MAIN FLOOR PLAN
 SCALE 1/4" = 1'0"
 AREA 1394 SQ. FT.



CAPITAL REGIONAL DISTRICT
 BUILDING PERMIT APPLICATION PLANS
 THE PERMIT HOLDER IS RESPONSIBLE TO ENSURE THAT THESE PLANS & ALL RELATED WORK CONFORM TO THE C.C. BUILDING CODE & ALL CAPITAL REGIONAL DISTRICT BY-LAWS.
 11/21/84
 Building Inspector

BASEMENT & FOUNDATION PLAN
 SCALE 1/4" = 1'0"

VERY ADDITIONAL REQUIREMENTS FOR FOUNDATION DESIGN WILL BE DETERMINED ON SITE BY THE BUILDING INSPECTOR

RECEIVED
 NOV 20 1989
 CAPITAL REGIONAL DISTRICT

- NOTES**
1. HEATING - ELECTRIC BASEBOARD
 2. WINDOWS - ALUM. FRAME - DOUBLE GLAZED
 3. VENT RANGE HOOD, DRYER & EXH FANS TO OUTSIDE
 4. PROVIDE APPROVED SMOKE DETECTORS
 5. TRUSS DESIGN & ENGINEERING BY SUPPLIER
 6. PROVIDE FRESH AIR INLET TO HEARTHS
 7. PROVIDE AIR CHANGE SYSTEM AS REQD.
 8. ROUGH IN VACUFLOW SYSTEM
 9. ALL TO BUILDING CODE OF B.C. 1985 STANDARDS
 10. MINIMUM STRENGTH CONCRETE = 2500 PSI @ 28 DAYS

ARCHITECTURAL DESIGN
 BY ROBERT F. GADD
 Victoria, B.C.
 474-1934

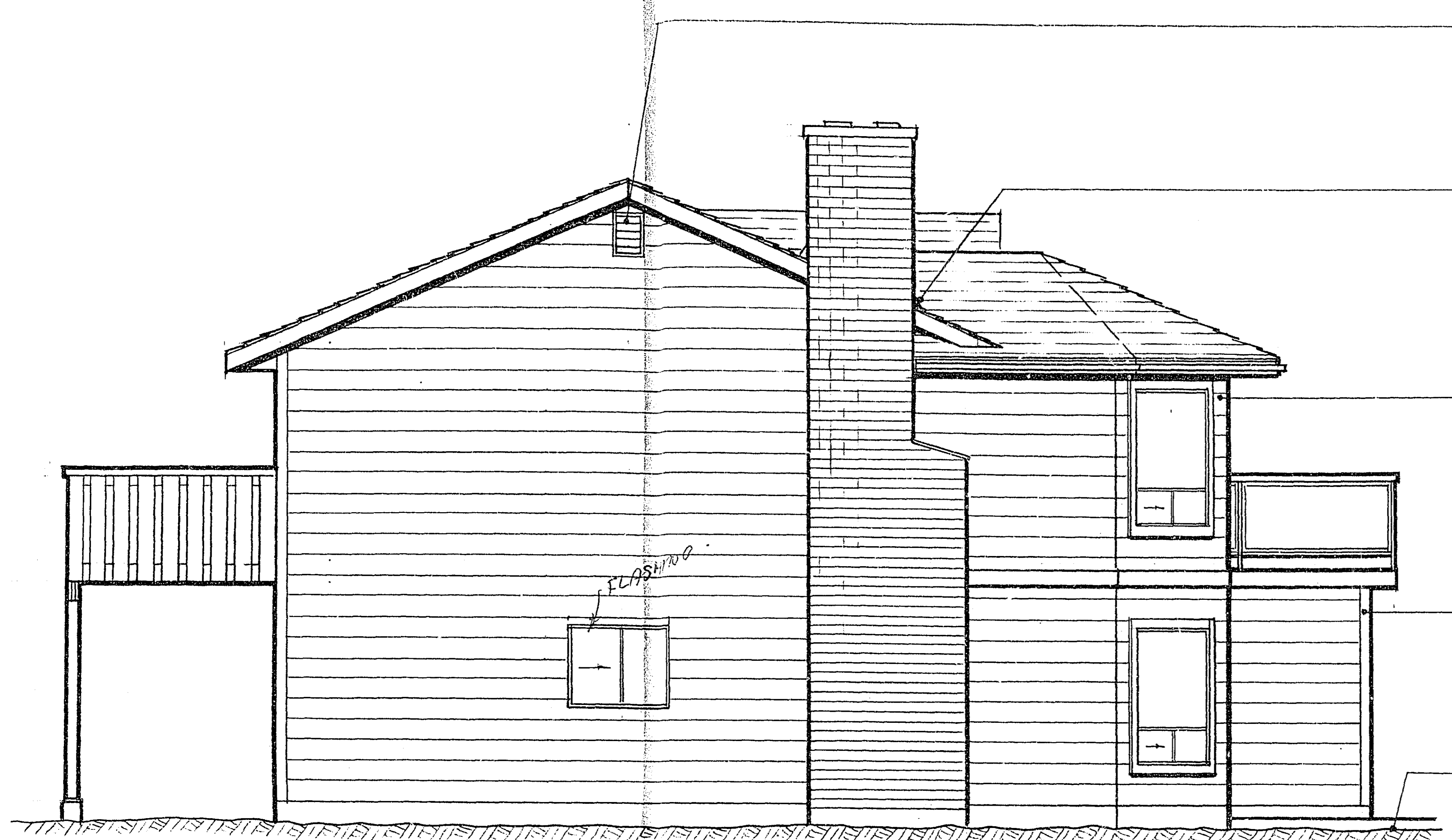
34355



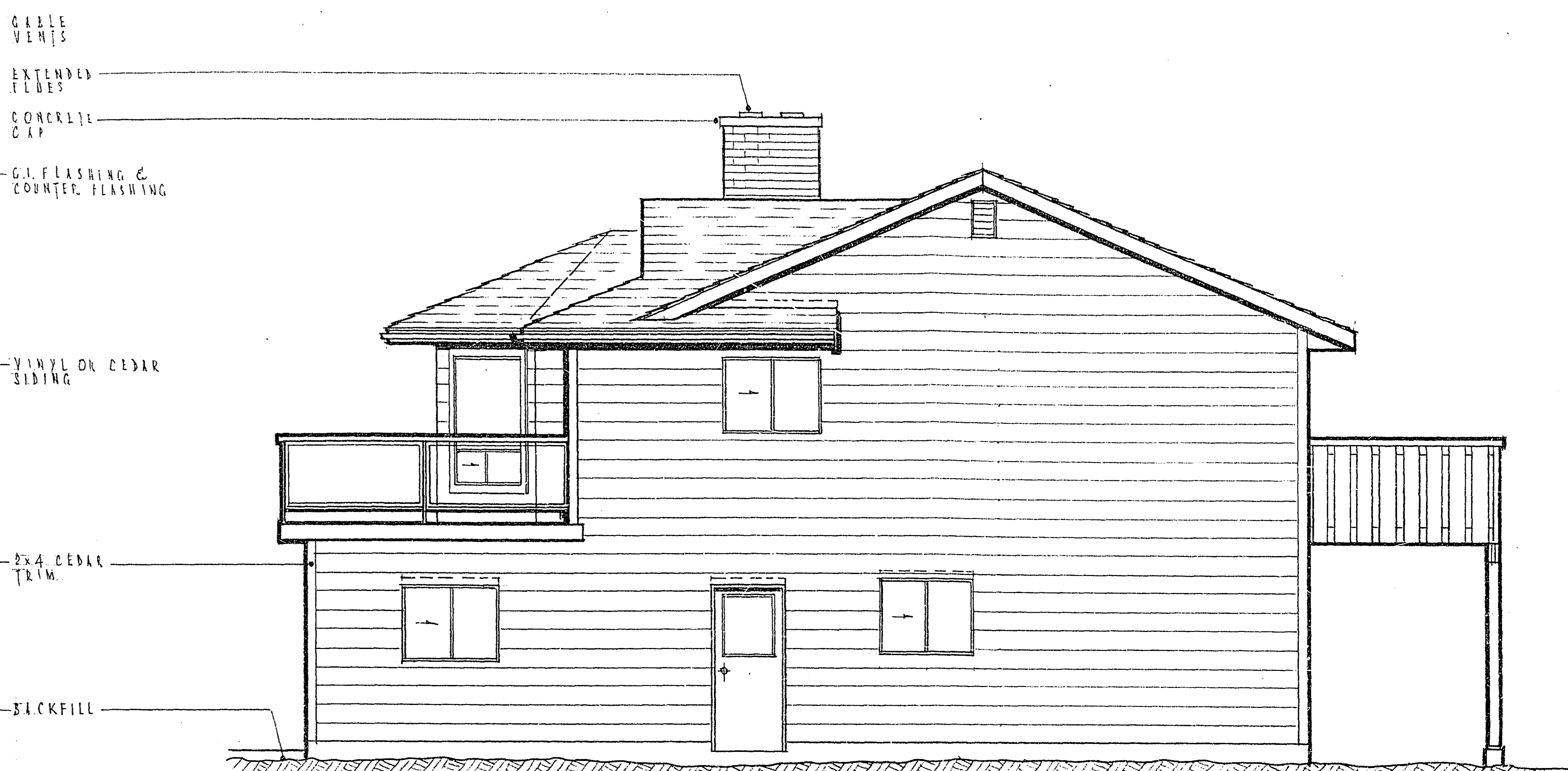
FRONT ELEVATION
 SCALE 1/4" = 1'0"



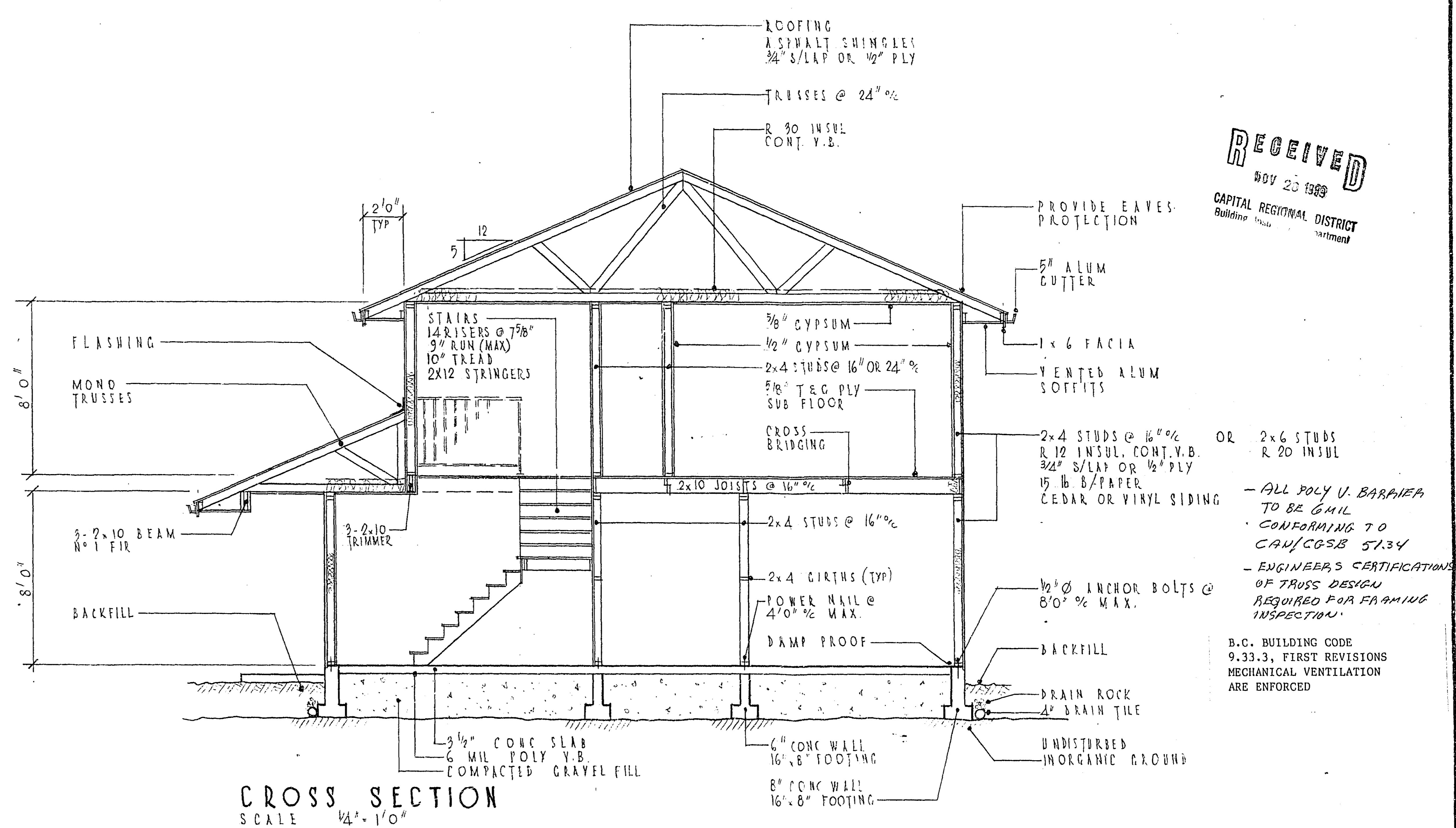
REAR ELEVATION
 SCALE 1/4" = 1'0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'0"



CROSS SECTION
SCALE 1/4" = 1'0"

RECEIVED
NOV 20 1989
CAPITAL REGIONAL DISTRICT
Building Department

- ALL POLY U. BARRIER
TO BE 6 MIL
CONFORMING TO
CAN/CGSB 57.34
- ENGINEER'S CERTIFICATIONS
OF TRUSS DESIGN
REQUIRED FOR FARMING
INSPECTION.

B.C. BUILDING CODE
9.33.3, FIRST REVISIONS
MECHANICAL VENTILATION
ARE ENFORCED

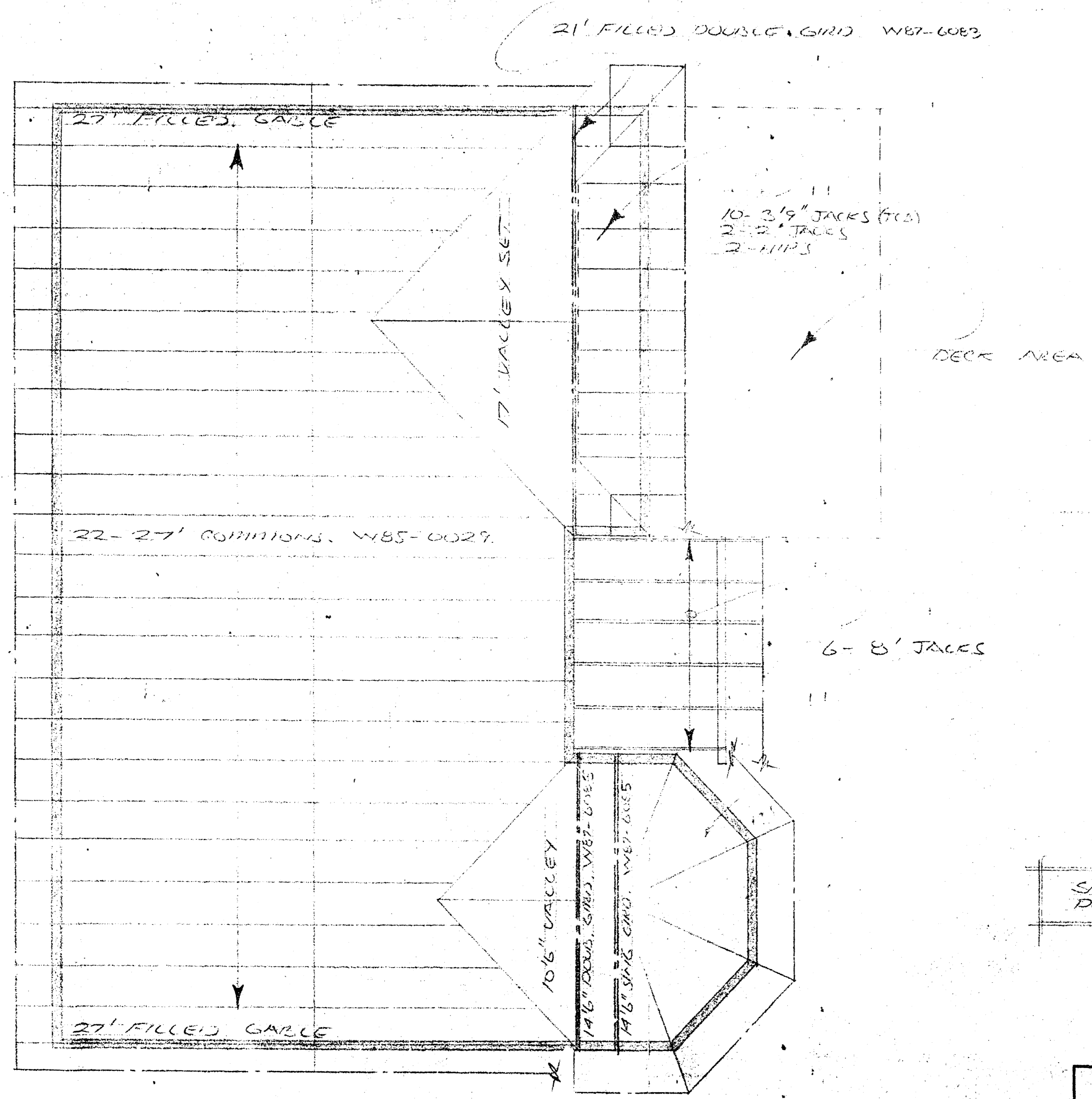
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City of Langford
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City of Langford
This information has been provided subject to the Federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act.

RECEIVED
 JAN 17 1990
 CAPITAL REGIONAL DISTRICT
 Building Inspection Department



SHADED PLATE LINE
 DENOTES UNDER FLOOR

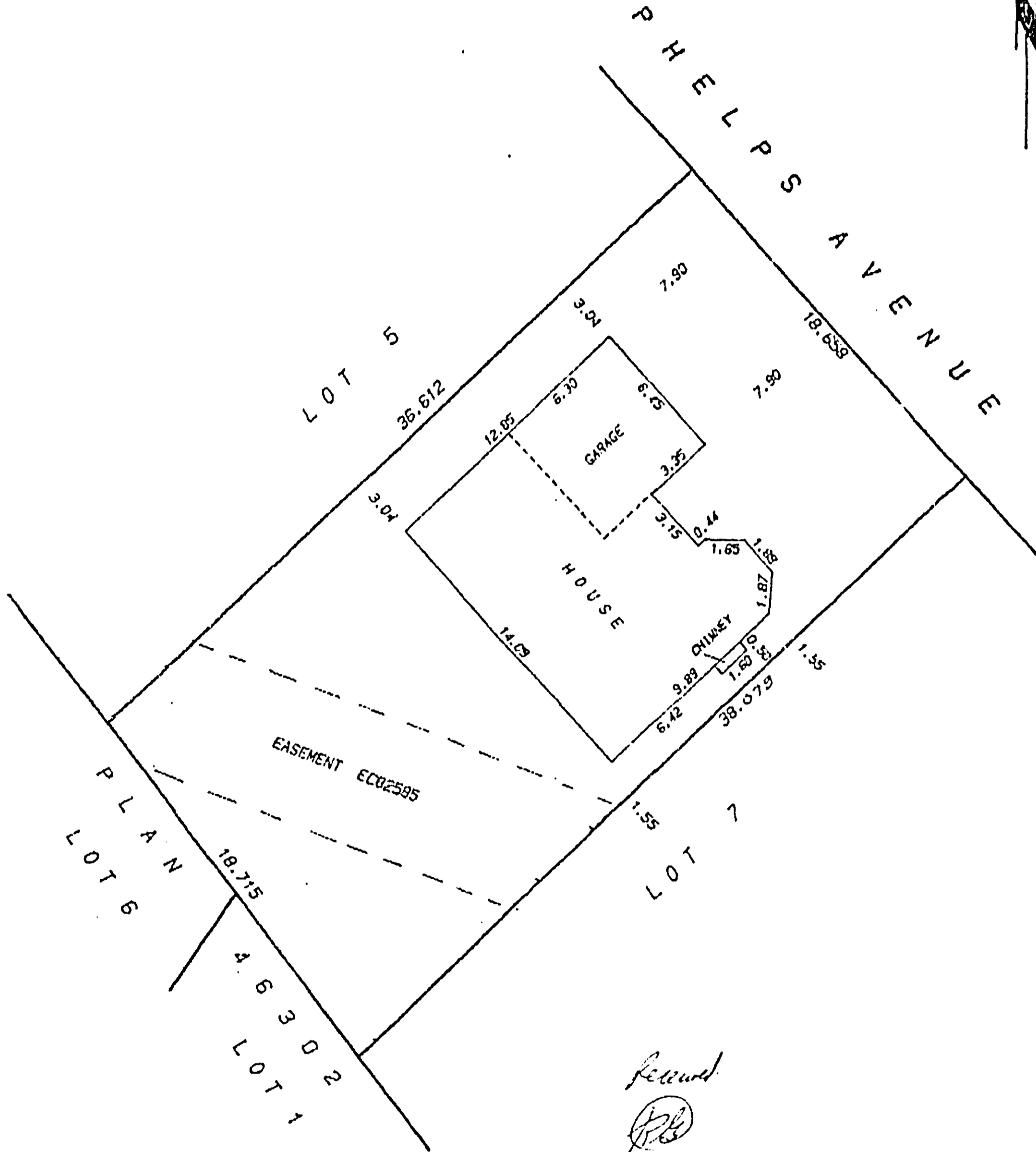
1/11/90 34355

 PACIFIC TRUSS COBBLE HILL B.G. PHONE: 356-4731 SALES: LOUIE	JOB SITE: 479 PHILIPS RD.
	PITCH: 5/12 LOAD: 1.67
	GFR: 2 1/2" DATE: JAN/90

PLAN OF
LOT 6
RANGE 2 WEST
SECTION 1
HIGHLAND DISTRICT
PLAN 49009

479 Phelps

SCALE 1:250
DISTANCES ARE IN METRES AND DECIMALS THEREOF.



Record
FEB 26 - 90

34355

THIS PLAN IS NOT TO BE USED FOR RE-ESTABLISHING PROPERTY BOUNDARIES OR CONSTRUCTION PURPOSES.

John A. Whittaker

B.C. LAND SURVEYOR
1281 Fairfield Road,
Victoria, British Columbia V8V 3B3
Telephone: 388-9713

Legal and Topographic Surveying
Subdivision Design and Planning Services
Cadastral, Planimetric
and Photogrammetric Mapping Services

THIS PLAN IS PREPARED FOR MORTGAGE PURPOSES ONLY.

THIS IS TO CERTIFY THAT THE DWELLING ON THE ABOVE LOT LIES WHOLLY WITHIN THE SAID LOT AND DOES NOT ENCRDACH ON ANY ADJOINING LOT OR ROAD.

ALL CLEARANCE DISTANCES ARE SHOWN TO AN ACCURACY OF PLUS OR MINUS 0.02 METRES.

CERTIFIED CORRECT THIS 23rd DAY OF February 19 90.

SEAL
B.C.L.S.

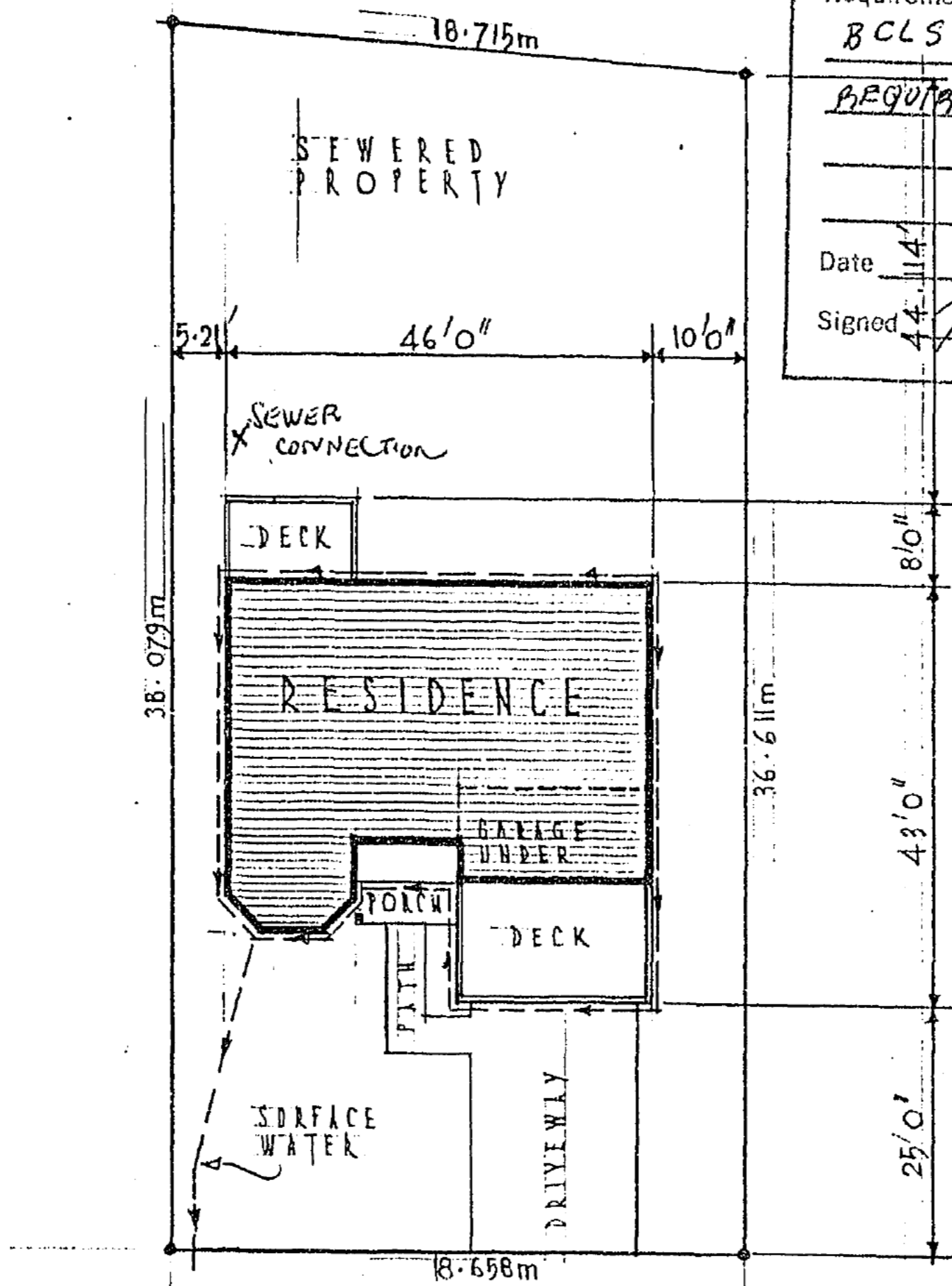
34355 11.95 B.(89)

LOT 6
PLAN 49009
SECTION 1 RANGE 2 W
HIGHLAND DISTRICT

APPROVED	
FOR LAND USE/SITING	
Zoning	B1
No.	980
SETBACK DIMENSIONS	
Rear:	44'
Side:	5' ±
Side:	10'
Front:	25'
Height (maximum):	30'
Special Requirements:	
BCLS CERTIFICATE	
REQUIRED FOR SITING.	
Date	11/21/89
Signed	<i>[Signature]</i> Inspector

SITE PLAN

SCALE 1" = 20' 0"



479- PHELPS AVENUE

APPROVED
CAPITAL BUILDING

DRAWN 7 NOV 1989 R.F.GADD.

34355

LOCATION 479 Phelias PERMIT# 34355

LOT 6 BLOCK SECTION 11 PLAN 49009 DIST. H16-B
PERMIT DATE Dec 7 1989 PERMIT VALUE \$1048 JOB VALUE 102,302

OWNER OR AGENT [REDACTED] PHONE# [REDACTED]
ADDRESS [REDACTED]

ARCHITECT [REDACTED] CONTRACTOR [REDACTED]
ZONING R1 CLASSIFICATION OF BLDG. C

SPECIAL ZONING REQ'S [REDACTED]
TYPE OF CONST. C OCCUPANCY SFD

OF ROOMS [REDACTED] # OF UNITS [REDACTED] HEIGHT BLDG. MAX 30'

SIZE BLDG. [REDACTED] AREA BLDG. 2674 SQ FT
SIZE LOT [REDACTED] SETBACKS (FRONT) 25,

(SIDE) 5'± REAR 44'

PLUMB. CONT. # PLUMB. FIX. 12 fix, 1 hwt, 1 P-Dr.

PLUMBING PERMIT VALUE AND DATE \$131 # 34417 Dec 21 1989
SEWER PANK/SEWER CONN. 20

Close file

WATER CONNECTION 20
CHIMNEY/FIREPLACE PERMIT VALUE AND DATE \$30 Jan 19 1983 # 34545

DEVELOPMENT PERMIT# FILE# 1195 B(89)

ISSUED
FEB 27 1990

BC-S Certificate required for siting O.K. FOR T.O. RA

CAPITAL REGIONAL DISTRICT

34255

Name [Redacted] Address 479 Phelps Permit # [Redacted]

P = Pass R = Rejection Record of Inspection

Type of Insp.	Date	R	P	Insp	Date	R	P	Insp	Date	R	P	Insp	Remarks
Siting													
Forms & Steel	89/12/15		✓	WS	16x8 steel				24x4 corr / L/Pls			1/12/90	elect m.w. Jan 17/90 res'd truss layout.
Foundation													
Survey Cert. Req	89/12/15		✓	WS									
Survey Cert. Rec.													
Drains	22-15/90		✓	(P)									
Frame	1/17/90	X		(P)	1/19/90		✓	(P)					(1) remain floor only
Insulation	23-1/90		✓	(P)									
Lath													
Stucco													
Plumb R.I.	89/12/15		✓	(P)									
Septic/Sewer Con.													
Chimney	23-1/90		✓	(P)									
Woodstove/Insert													
Final	22-2/90	X		(P)	23-2/90		✓	(P)	8/3/90			✓	(P)
	3/7/90												REFUSED ENTRY (P)

(Form B.I.-03)
Sept. 1971

OK FOR T.O.

Bldg 34355

LOCATION 479 Phelps PERMIT# 34545

LOT 0 BLOCK _____ SECTION 1 PLAN 49009 DIST A16-B

PERMIT DATE Jan 19/90 PERMIT VALUE _____ JOB VALUE _____

OWNER OR AGENT (_____) PHONE# _____

ADDRESS _____

ARCHITECT V CONTRACTOR _____

ZONING _____ CLASSIFICATION OF BLDG. _____

SPECIAL ZONING REQ'S _____

TYPE OF CONST. _____ OCCUPANCY SFD

OF ROOMS _____ # OF UNITS _____ HEIGHT BLDG. _____

SIZE BLDG. _____ AREA BLDG. _____

SIZE LOT _____ SETBACKS (FRONT) _____

(SIDE) _____ REAR _____

PLUMB. CONT. _____ # PLUMB. FIX. _____

PLUMBING PERMIT VALUE AND DATE _____

SEPT. TANK/SEWER CONN. _____

WATER CONNECTION _____

CHIMNEY/FIREPLACE PERMIT VALUE AND DATE \$ 30 Jan 19/90 F34545

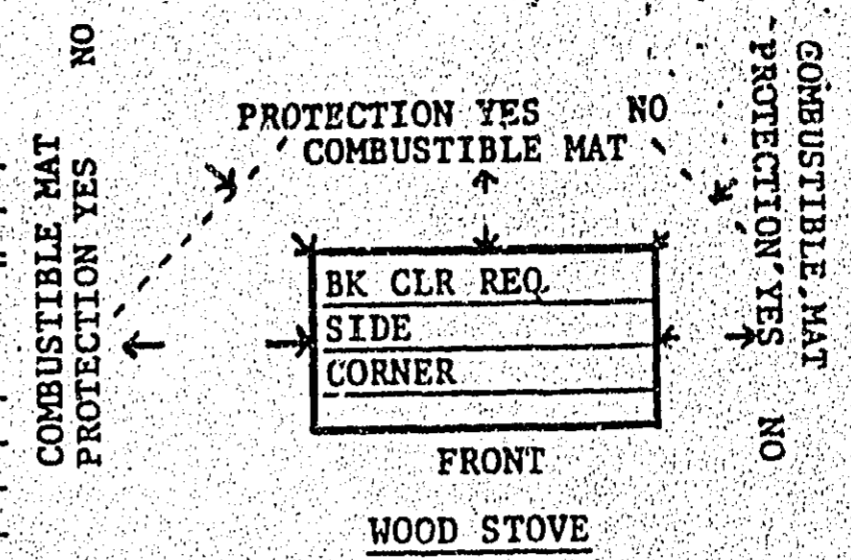
DEVELOPMENT PERMIT# _____ FILE# 11.95.6189

add'n
fine

PERMIT No. 24545 DATE Jan 19/90
 ADDRESS 479 Phelps
 APPLIANCE LOC.

INSERT		
CHIMNEY PRE-CHK	YES	NO
POSITIVE FLUE CON	YES	NO
FRESH AIR DIRECT	YES	NO
FRESH AIR LOCATION		
HEARTH MAT REQ	YES	NO
ULC-CSA-WH APPROV	YES	NO

ZERO-CLEARANCE F/P		
MAKE		
MODEL		
CHIMNEY MODEL		
HEARTH CONSTRUCTION		
CHIMNEY	MASONARY	5629



HEARTH CONSTRUCTION		
ULC-CSA-WH APPROVED	YES	NO
HEARTH MAT REQ	YES	NO
VENT CONECTOR	SINGLE	DOUB
VENT CONECTOR SECURED	YES	NO
FRESH AIR DIRECT	YES	NO
LOCATION		
CHIMNEY	MASONARY	5629

DISTRICT OF LANGFORD
2805 Carlow Road
Victoria, BC
V9B 5V9

Tel: (604) 474-6692
Fax: (604) 478-7864

ENTERED

NOTICE OF INSPECTION

ADDRESS: 479 PHELPS PERMIT # 95-134 DATE JUNE 23/95

INSPECTION: - WOOD STOVE (INSTALLED - BASEMENT) PASSED: Y N
"MOUNTAIN AIRE"

COMMENTS:

- ULC APPROVED (5-627)

- CLEARANCES O.K.

- FLOOR PROTECTION - O.K.

- INTO EXISTING LINED MASONRY CHIMNEY

INSPECTOR

N. Scattio



Building Inspections

Address: **479 PHELPS AVE** Folio #: **327** **15260.125** PID: **014-655-136**

Owner(s):	479 PHELPS AVE	VICTORIA BC	V9B3H8
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Permit #: **95-0134** Hold #: **95-0134** Use: **Woodstove** Date Issued:

Inspections

<u>Insp. Date:</u>	<u>Type:</u>	<u>Inspection Description/Type</u>	<u>Passed</u>	<u>Inspector</u>	<u>Comments</u>
Jun 23, 1995	2210	WOODSTOVE	Y	NB	See comments form.



City of Langford

2nd Floor - 877 Goldstream Avenue, Langford, British Columbia, Canada, V9B 2X8 Phone: (250) 474-6692 Fax: (250) 391-3435

Building Inspection Permit

Civic Address:

479 PHELPS AVE

Jurisdiction:

327

Folio #:

15260.125

PID: District Lot: Plan: Lot: Section: Range: Block:

014-655-136

VIP49009

6

1

2W

Owner(s):

479 PHELPS AVE

VICTORIA BC

V9B3H8

Building Permit #: **95-0134** Building Hold #: **95-0134** Date of Application: **Jun 23, 1995** Date Issued: Permit Type: **C** Estimated Cost:

Use or Occupancy of Structure:

Woodstove

Building Value

Desc:	Area (sq ft):	Rate:	
Main floor:	x	0.00	\$0.00
Other floor:	x	0.00	\$0.00
Basement (finished):	x	0.00	\$0.00
Basement (unfinished):	x		\$0.00
Deck:	x	0.00	\$0.00
Garage:	x	0.00	\$0.00
Carport:	x		\$0.00
	x	0.00	\$0.00
	x		\$0.00
	0.00 sq ft.		\$0.00
OR:			
Building Value:			\$0.00

Building Permit Fees

Basic Building Permit:	\$0.00
SFBA/Chimney:	\$25.00
Other Fees:	\$0.00
Stop Work/Double Fee: <input type="checkbox"/>	

Building Permit Fee (Subtotal): \$25.00

Plumbing Permit:	
Development Fees	
Sewer Maintenance Fee:	
Other Municipal Charges:	
Development Cost Charges:	\$0.00
Other Cost Charges:	\$0.00

SURETIES

Bonding: \$0.00

Roadway Damage Deposit (Bylaw 33):

Total Fees

\$25.00

Total Sureties

\$0.00

Total Cost

\$25.00

Total Payments:

\$0.00

Balance Owing:

\$25.00

Section 6.22 – One- and Two-Family Residential (R2) Zone

(Replaced by Bylaw No. 1864)

The intent of the One- and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1 ha (2.47 ac) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m² (4,305 ft²) and two-family dwellings on a lot with an area not less than 600 m² (6,458 ft²) in areas that are served by community sewer.

6.22.01 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family**, in accordance with Section 6.22.03; *(Bylaw No. 1945)*
- (4) **Group daycare**, in accordance with Subsection 3.26.02;
- (5) **Home occupation**, in accordance with Section 3.09;
- (6) **Schools** on lands shaded on the map attached as Schedule WL to this Bylaw;
- (7) **Secondary suite** on **lots** with **lot areas** greater than or equal to 400 m² (4,305 ft²), or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes, in accordance with Section 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road), PID No. 002-035-235 (3694 Happy Valley Road), PID No. 001-138-138 (4342 West Shore Parkway), and on lands shown shaded on the map attached as Schedule WL to this Bylaw;
- (11) **Uses accessory to a principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2 ha (5 ac) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m² (4,305 ft²) may be created by subdivision if:
 - (a) The property is served by community sanitary sewer; **AND**

- (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
 - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
 - (d) The legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.
- (2) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
 - (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m² (1,000 ft²) may be created by subdivision.
 - (4) No **panhandle lot** may be created in the R2 Zone.
 - (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstreet District, Plan 24172; PID No. 002-981-220 (2955 Irwin Road), the minimum **lot area** for subdivision may be 260 m² (2,798.6 ft²) if:
 - (a) The owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) The maximum density of development does not exceed **18 lots**.
 - (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200 m² (2,152.8 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) Does not create more than **30 lots** by subdivision that have a **lot area** less than 400 m² (4,305.6 ft²).

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 Zone:

- (1) **Two-family dwellings** are prohibited on pandhandle lots;
- (2) The **lot area** for a **two-family dwelling** use may not be less than 600 m² (6,459 ft²);
- (3) Despite subsection 6.22.03(2) on lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Pan the **lot area** for a **two-family dwelling** may not be less than 1500 m² (0.37 ac);
- (4) The **lot width** may not be less than 15 m (49.2 ft);

- (5) The width of the **building envelope** may not be less than 12 m (39.4 ft);
- (6) Despite subsection 6.22.03(2), on lands legally described as Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129, PID No. 003-047-563 (738 Walfred Road) and Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630, PID No. 001-471-511 (742 Walfred Road), the **lot area** for a **two-family dwelling** use may be less than 600 m² (6,450 ft²), provided that the **lot area** is not less than 500 m² (5,382 ft²) and the **lot width** is not less than 17 m (55.8 ft); (*Bylaw No. 1945*)
- (7) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit;
- (8) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6 m (19.7 ft) to the rear of the front lot line and extending to the **rear lot line**.

6.22.04 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of any garden suite or carriage suite.
- (2) Despite subsection 6.22.04(1) there may be more than one residential building on a lot, if those residential buildings contain only a townhouse use.
- (3) Under no circumstances may the density of development on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road) and PID No. 002-035-235 (3694 Happy Valley Road) exceed 125 Single-Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%, except that on **lots** less than 550 m² (5,920.2 ft²) in **lot area**, the **lot coverage** for all **buildings** and **structures** may exceed 40% but not exceed 50%.

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.22.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) Within 5.5 m (18 ft) of any **rear lot line**;

- (c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite Article (1), the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
 - (3) Despite Article (1) and Article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of any **exterior side, front, or rear lot line**.

6.22.08 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.