

# PERIMETER DRAINAGE INSPECTION NOTICE

**Address:** 1117 FINLAYSON ST, VICTORIA  
**Permit Type:** PP-PLUMBING

**Permit #:** PP055275  
**Inspection Date:** Mar 20, 2019

**Description:** LAY 100' OF PERIMETER DRAIN AND 100' OF RWL SOLID PIPING

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**Inspection Status:** **APPROVED**

<b>Item</b>	<b>Status</b>	<b>Notes</b>
DRAIN ROCK	ACCEPTED	
LEVEL OF DRAINTILE	ACCEPTED	
PIPING	ACCEPTED	replaced existing, ok
CLEANOUTS	ACCEPTED	
RWL PIPING	ACCEPTED	all new and connected to existing SD lateral, ok

**Building Official:** ROY KELLINGTON

**Initials:** \_\_\_\_\_

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2742 Lakehurst Drive, Victoria BC V9B 4S5  
PH 250 385-8221 FAX 250 391-1607 EMAIL [victoria.tank@gmail.com](mailto:victoria.tank@gmail.com)

TO: Christina Kess-Caldwell  
EMAIL: [admin@coxlidstone.com](mailto:admin@coxlidstone.com)  
FROM: Rick Hughes

February 26, 2019

1 Page only

This writing is to verify that Victoria Tank Service (VTS) was on the property at **1117 Finlayson Street** to determine the location of an underground storage tank.

An electronic metal detector was used for this purpose and a complete scan could not be carried out as the front of the property is quite deep.

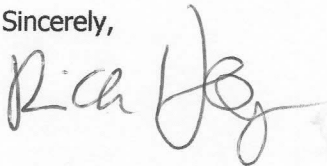
A GPR was used to scan the property as well.

VTS is not responsible should an oil tank be uncovered on the premises at any future date.

Should you have any questions or require further information my number is above.

Thank-You for your consideration of our services.

Sincerely,



encl.

BBB Torch Award WINNER 2015 2013, 2009  
BBB Torch Award Finalist 2018, 2010

REGISTERED WITH WORKSAFE



**INVOICE**

2519 Ludgate Street, Victoria, B.C. V8T 4S2  
 Phone: 250-220-8129 Fax: 250-361-9030  
 www.westernutilities.ca  
 Call Us Before You Dig

INVOICE No. **W** **4193**  
(Please quote this # when making payment)

BC One # \_\_\_\_\_

DATE Feb 22/19

PO # \_\_\_\_\_

CUSTOMER Kelsey Cooper BILLING Mitch Lidstone  
 JOB ADDRESS 1117 Finlayson ADDRESS 4440 Chatterton Way  
 CITY Vict PC CITY Vict PC  
 PHONE 896-7544 778-533-4450 217-7716

JOB DESCRIPTION				
LOCATE	GAS	<input type="checkbox"/>	SEWER	<input type="checkbox"/>
	ELECTRICAL	<input type="checkbox"/>	STORM	<input type="checkbox"/>
	PHONE	<input type="checkbox"/>	WATER	<input type="checkbox"/>
	CABLE	<input type="checkbox"/>	FIBROPTIC	<input type="checkbox"/>
			OIL TANK LOCATE	<input checked="" type="checkbox"/>
			OTHER	

**DO NOT DIG BY MECHANICAL MEANS WITHIN 1 METER EITHER SIDE OF MARKINGS**


INVOICE EMAILED

**EQUIPMENT CHARGES**

Hourly Equipment @ \_\_\_\_\_

Quote \_\_\_\_\_

Technician SA

GST Registration # 80953 9075

SUB TOTAL	<u>200</u>	
GST	<u>10</u>	
TOTAL	<u>210</u>	<u>-</u>

Pay by Cash, Cheque, Visa, Mastercard or Electronic Funds.

**DUE AND PAYABLE UPON COMPLETION**  
 24% PER ANNUM

**THANK YOU**

We are locating underground services with the best equipment and training available. Dig with caution. We do not accept responsibility for locating all lines. We will use due diligence in locating all services.

WESTERN UTILITIES LOCATING SERVICES

2519 LUDGATE ST      Victoria BC

250-220-8129

Kelsey Cooper

February 22 2019

1117 Finlayson St

Victoria BC

To Whom It May Concern

I was asked to look for an underground oil tank at the above address.

I have been a Professional Locator for 12 years. I am also a Plumbing and Gas Contractor for over 30 years

The equipment I use to locate tanks are RD 4000 Line Locator, SIR 3000 Ground Penetrating Radar, and a Schonstedt GA-92 EM metal Locator.

I check the walls of the house for ghosting of vent and fill lines from old tank. I could not find any of these.

This home is currently heated by electric baseboard.

Outside I did a sweep with EM Equipment

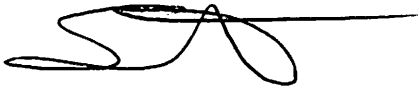
I check the house for any oil lines that I can put a tracer radio frequency on and trace to tank. I could not find any of these.

I walk the complete house and use metal locators where GPR will not go due to bushes, rocks etc.

The municipality has no records of a buried oil tank

If you have any questions please give me a call.

Stew Millett



Locator

We could not find an oil tank on this property

We do not accept any responsibility of there ever is a tank found on property. We have used due diligence and the best training and equipment available. Metal railings and stairs make it hard to find tanks in those areas as well as yards that have things we can't move or check under. There is always the risk of a tank not being found.



## City of Victoria Online Transactions

## All Permits On Selected Property

[Back to Report Selection](#)[Back to Property Search](#)[Print Report](#)**General Property Information****Civic Address:**

1117 FINLAYSON ST

**Folio:**

09634034

**Property Number:**

118234

**PID:**

018-611-371

**Legal:**

LOT A PLAN VIP58160 SECTION 4 VICTORIA

**Zone:**

R1-B

**Permit Number: PP055275****Type: PP-PLUMBING - PLUMBING****Application Date:**

Mar 19, 2019

**Status:**

COMPLETED

**Building Value:**

19,000.00

**Purpose:**

LAY 100' OF PERIMETER DRAIN AND 100' OF RWL SOLID PIPING

**Folio:**

09634034

**PID:**

018-611-371


**Civic Address:**

1117 FINLAYSON ST

**Legal Description:**

LOT A PLAN VIP58160 SECTION 4 VICTORIA

**Zone:**

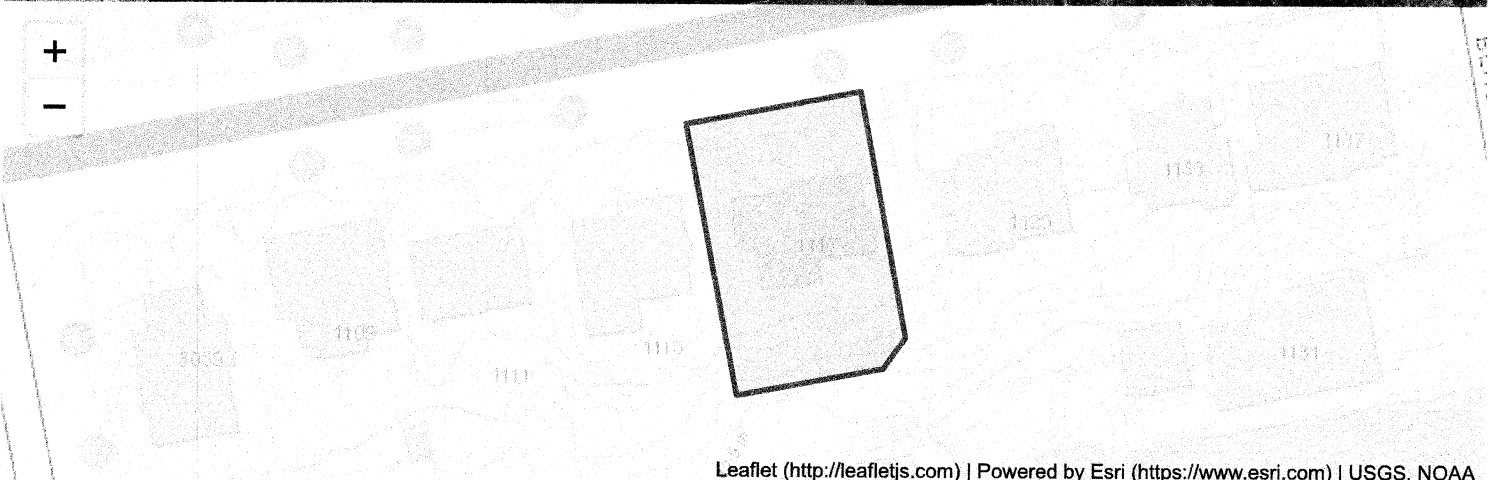


**City of Victoria**  
 City Hall: 1 Centennial Square  
 Victoria, BC V8W 1P6  
 www.Victoria.ca

**Property Report**  
 Produced by the City of Victoria  
 VicMap: Victoria.ca/map

# 1117 FINLAYSON ST

8/15/2020



Leaflet (<http://leafletjs.com>) | Powered by Esri (<https://www.esri.com>) | USGS, NOAA

## PROPERTY INFORMATION FOR 1117 FINLAYSON ST

**PID:** 018-611-371

**Legal Type:** LAND

**Plan Number:** VIP58160

**Folio:** 09634034

**Lot Number:** A

**Legal Description:** LOT A PLAN VIP58160 SECTION 4 VICTORIA

**BC Assessment Actual Use:** 032 SINGLE FAMILY DWELLING WITH BASEMENT SUITE

**Extra PIDs listed on this parcel:** None

## ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2020	GENERAL	\$519,000	\$149,000	\$668,000	\$0	\$3,472
2019	GENERAL	\$526,000	\$152,000	\$678,000	\$0	\$3,493
2018	GENERAL	\$457,000	\$161,000	\$618,000	\$0	\$3,320

**PLANNING INFORMATION****Neighbourhood:** HILLSIDE / QUADRA**Area Planner:** MIKE ANGROVE 250.361.0285**Councillor Liaison:** BEN ISITT (<https://www.victoria.ca/EN/main/city/mayor-council.html>) 250.882.9302**Development Permit Area:** DPA 16 - GENERAL FORM AND CHARACTER**Heritage Status:** None**Land Use Contract:** None**Special Restrictions:** None**Zoning:** R1-B: Single Family Dwelling District.pdf(<http://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/1.2.pdf>)**SERVICES****Garbage Zone:** D THUR-B (<https://www.victoria.ca/EN/main/residents/garbage-kitchen-scrap/garbage-collection-schedule.html>)**School District:** GREATER VICTORIA SCHOOL DISTRICT #61**Storm and/or Sewer Lateral Connections:**

Type	Address	Location	ID
Sanitary Sewer	1117 FINLAYSON ST	1.2M.E OF W.	SLL008797

**Water Services:**

Acct No	Serial No	Size (inch)	Type	Description	Notes
261785	45769548	0.5	RES-SGLE FAMILY	1117 FINLAYSON	5'L OF DOOR

**PERMITS****Building/Electrical/Plumbing Permits (Active or On Hold):**

Issued Date	Folder No	Type	Status	Subject	Purpose
	None	None	None	None	None

**Planning and Development Applications/Permits (Active or On Hold):**

<b>Date</b>	<b>Status</b>	<b>Folder No</b>	<b>Type</b>	<b>Purpose</b>
None	N/A	N/A	N/A	N/A

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## PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

### 1.2.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:  
Secondary suite; or  
Garden suite subject to the regulations in Schedule "M"; or  
Roomers and/or Boarders up to a maximum of 4
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule "G"
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Private garage
- f. Public building
- g. Garage sales limited to no more than 2 in any year
- h. Commercial exhibits existing prior to January 1, 2011
- i. notwithstanding paragraphs a. through h., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule "D"), d., e., and g., which uses are subject to the regulations in Schedule "H"
- j. notwithstanding paragraphs a. through i., the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

### 1.2.2 Site Area, Lot Width

- |                                       |  |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum)          | 460m <sup>2</sup>                          |
| b. <u>Lot width</u> (minimum average) | 15m  |
| c. <u>Panhandle lot</u>               | Subject to the regulations in Schedule "H" |

### 1.2.3 Floor Area of the Principal Building

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum)   | 70m <sup>2</sup>  |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum)   | 280m <sup>2</sup> |
| c. Floor <u>area</u> , of all floor levels combined for <u>lots</u> less than 669m <sup>2</sup> in <u>area</u> (maximum)    | 300m <sup>2</sup> |
| d. Floor <u>area</u> , of all floor levels combined for <u>lots</u> greater than 669m <sup>2</sup> in <u>area</u> (maximum) | 420m <sup>2</sup> |
| e. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum)   | 37m <sup>2</sup>  |
| f. <u>Public buildings</u>  | Not applicable    |

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

## PART 1.2 - R1-B ZONE, SINGLE FAMILY DWELLING DISTRICT

### 1.2.4 Height, Storeys, Roof Decks

- |  |   |
|--|---|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u>                            |
| b. <u>Public building</u> (maximum)      | 11m in <u>height</u> and 2 <sup>1</sup> / <sub>2</sub> <u>storeys</u> |
| c. <u>Roof deck</u>                      | Not Permitted   |

### 1.2.5 Setbacks, Projections

- |   |  |
|---|--|
| a. <u>Front yard setback</u> (minimum)  | 7.5m   |
| except for the following maximum projections into the <u>setback</u> :                    |  |
| • steps less than 1.7m in <u>height</u>   | 2.5m   |
| • <u>porch</u>  | 1.6m   |
| b. <u>Rear yard setback</u> (minimum)   | 7.5m or 25% of <u>lot depth</u> whichever is greater                             |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum)                     | 1.5m or 10% of the <u>lot width</u> whichever is greater                         |
|   | 3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)   | 4.5m   |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater                         |
| f. Eave projections into <u>setback</u> (maximum)   | 0.75m  |

### 1.2.6 Site Coverage, Parking

- |                                   |  |
|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40%  |
| b. Parking                        | Subject to the regulations in Schedule "C" |

### 1.2.7 Outdoor Features

- |  |
|--|
| a. The <u>setbacks</u> set out in section 1.2.5 apply to <u>outdoor features</u> as though they are <u>buildings</u>               |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

(Amended Bylaw 17-001 adopted April 13, 2017)  
(Amended Bylaw 16-004 adopted January 28, 2016)  
(Amended Bylaw 15-001 adopted March 26, 2015)  
(Amended Bylaw 14-041 adopted July 10, 2014)  
(Amended Bylaw 17-001 adopted April 13, 2017)  
(Amended Bylaw 17-050 adopted June 8, 2017)