

The District of Saanich | Inspection Services

Phone 250-475-5457 | Fax 250-475-5418



PASSED
PARTIAL

Work accepted. OK to proceed.

Work partially accepted. Re-inspection required for deficiencies.

Can proceed in other areas if corrections are left visible for re-inspection.

FAILED

Work not accepted. Re-inspection required.

CANCELLED

Request for inspection withdrawn by owner or contractor.

INSPECTION TYPE:

FINAL BUILDING

Permit # : BLD13146
Address : 4755 CORDOVA BAY RD
Permit Type : RESIDENTIAL PERMIT
Inspection Date : Nov 20, 2012
Description :
SINGLE FAMILY DWELLING - ROOMS FOR FAMILY MEMBERS

INSPECTION STATUS:

PARTIAL

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED:

- * FINAL -to be completed: all handrails and guards at exterior; exterior caulk; front door landing and step.
- * FINAL - steps req'd at deck doors at second floor. Remove lock at door to second kitchen - per Bylaw.

Building Official:

KEN JACKSON



OCCUPANCY PERMIT

COPY

The Corporation of the District of Saanich

Inspections Services Division, 770 Vernon Ave, Victoria, B.C. V8X 2W7, 250-475-5457, Fax 250-475-5418

Date: March 30, 2021

Site Address: 4755 CORDOVA BAY RD

Folder No: BLD13146

PID: 027-454-266

Issued Date: Jun 10, 2011

Legals: LOT B SECTION 25 LAKE LAND DISTRICT PLAN VIP84765

Re: SINGLE FAMILY DWELLING - ROOMS FOR FAMILY MEMBERS

Owner: ZUKANOVIC, MOMCILO ZUKANOVIC, ANDJA
4755 CORDOVA BAY RD
VICTORIA BC V8Y 2J7

Under the provision of the Corporation of the District of Saanich Building and Plumbing By-Law No. 8627, the building or part thereof as described above is approved for occupancy.

This permit is issued to further municipal interests and is not for the benefit of present or future owners or occupiers of the building. The owner has agreed to save harmless the Municipality and its employees from any claim or action arising out of the construction of the building, development of the site, inspection of the building plans, including one based on negligence of the Municipality or its employees.

Manager of Inspection Services

April 29, 2013

Date of Occupancy Permit

This permit is to be kept at this location and made available for review upon request by this Municipality.

• LETTER OF ASSURANCE FROM B.C.L.S. •

FOR HEIGHT CONFORMANCE TO SAANICH BYLAW NO.8200

Inspection Services Division
The Corporation of The District of Saanich
770 Vernon Avenue
Victoria, B.C. V8X 2W7

January 12, 2012

Dear Sir:

RE: 4755 Cordova Bay Rd	B		25	VIP84765
Address of Property	Lot	Blk	Sec	Plan

This is to confirm that this project, providing it is built according to permit drawings, will comply with the height requirement of Saanich Zoning Bylaw No 8200, including amendments.

This assurance of height compliance was based on:

1. Field survey of date, **January 11, 2012**, when the stage of construction of the project was **building framed with roof on**.
2. The zoning for this property is **RS-12**.
3. The permit drawings used for calculations is dated **July 11, 2011**.
4. The top of main floor elevation is **36.05m**. (Geodetic Datum).
5. The *grade* according to Bylaw No.8200, Section 5.18, is **37.3m** (Geodetic Datum).
6. The *height* according to the Bylaw definitions as measured from grade (calculated above) is **5.5m**. The Bylaw permits a maximum of **6.5m (flat roof)**.
7. The *height* of the lowest elevation measured from the average natural grade of the outermost wall as determined according to Bylaw No. 8200 requirements is **7.6m**. The Bylaw permits a maximum of 6.5m (flat roof), **however Board of Variance Application BOV00213 allowed for 7.65m**.

Alan M. Powell BC. Land Surveyor

Digitally
Alan Powell signed by
AR6XRI Alan Powell
AR6XRI

AFFIX SEAL HERE

Signature

Note: All words in italics have the same meaning as defined in Zoning Bylaw No 8200.

**Building Location Certificate of:
Lot B, Section 25, Lake District, Plan VIP84765**

Civic Address: 4755 Cordova Bay Road

Parcel Identifier: 027-454-266 in the Municipality of Saanich

Prepared for: Momcilo & Andja Zukanovic

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.

This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 12th day of January, 2012.

This document is not valid unless signed and sealed.

This Plan was prepared for Mortgage or Municipal inspection purposes and is for the exclusive use of our client.

All rights reserved. No person may copy, reproduce, transmit, or alter this document in whole or in part without the consent of the signatory.

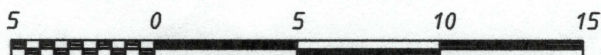
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Alan Powell
AR6XRI

Digitally signed by
Alan Powell
AR6XRI

Alan M. Powell, BCLS ©

All distances are shown in metres.



The intended plot size of this plan is 216mm by 356mm (legal size) when plotted at a scale of 1:250.

