



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION AGENDA TUESDAY, APRIL 19, 2016 7:00 P.M. ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Nick Kovacs David Schinbein
Lorne Argyle Christina Hamer
Graeme Dempster Amy Higginbotham
Berdine Jonker

REGRETS:

COUNCIL LIAISON: Councillor Tim Morrison
Councillor Susan Low

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Simone Manchip

- I. **CALL TO ORDER**
- II. **LATE ITEMS**
- III. **ADOPTION OF AGENDA**
- IV. **ADOPTION OF MINUTES – MARCH 15, 2016**
- V. **STAFF REPORTS**

- (1) **DEVELOPMENT VARIANCE PERMIT**
527 Fraser Street
Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266
(Registration Pending)

Purpose of the Application

The Township of Esquimalt has, over a number of years, acquired three parcels on the east side of the 500 block of Fraser Street, abutting the Esquimalt Recreation Centre property. Parks and Recreation Services, with the approval of Council, plan to construct the “Fraser Street Adventure Park” on these three parcels and integrate the new facility into the Esquimalt Recreation Centre operations. Given the proposed use is institutional in nature as it represents an extension of the Recreation Centre and given Parks and Recreation Services desire to manage the Recreation Centre properties as one legal parcel, staff have coordinated required land surveys and undertaken consolidation of the three Fraser Street parcels with the Recreation Centre parcel to create one large property. Detailed design of the Fraser Street Adventure Park revealed the optimum location for the change room/ washroom building failed to comply with the P-1 Side setback regulation therefore a relaxation is required to be approval prior to the issuance of a Building Permit.

Analysis of the BCLS Site Plan and the properties titles also revealed that a number of relaxations are required to legitimize the siting of existing buildings on

the property therefore staff are including requests for these relaxations as part of this DVP application.

RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction of the Fraser Street Adventure Park as shown on the site plan and landscape plan prepared by Craven/Huston/Powers Architects, stamped “Received April 4, 2016”, and sited as detailed on the survey plan prepared by Powell and Associates, BC Land Surveyors stamped “Received April 4, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the this development located at Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266 (Registration Pending) [527 Fraser Street], be forwarded to Council with a recommendation of **approval**.

To accommodate the proposed new change room/ washroom building for the Fraser Street Adventure Park:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback a 2.2 metre relaxation to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 2.3 metres]; and

To accommodate the existing Esquimalt Recreation Centre building and Lacrosse Box:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(a) – Front Setback an exemption from the requirement that no building shall be located within 7.5 metres of a Front Lot Line [i.e. from 4.5 metres to 0.0 metres] to accommodate the Lacrosse Box; and

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback an exemption from the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 0.0 metres] to accommodate the Covered Bike Shelter; and

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback a 1.9 metre relaxation to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 2.6 metres] to accommodate the Recreation Centre building; and

Zoning Bylaw, 1992, No. 2050, Section 58(5)(a) – Screening and Landscaping an exemption from the requirement that screening and landscaping shall be provided in accordance with Section 23, and

Zoning Bylaw, 1992, No. 2050, Section 58(5)(b) – Screening and Landscaping an exemption from the requirement that landscaping shall be provided along the entire Front Lot Line for a minimum width of 7.5 metres and along the Exterior Side Yard Setback for a minimum width of 4.5 metres except for points of ingress and egress.

VI. PLANNER’S STATUS REPORT

VII. COUNCIL LIAISON

VIII. INPUT FROM APC TO STAFF

X. NEXT REGULAR MEETING

Wednesday, May 18, 2016

XI. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY MARCH 15, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein, Vice Chair Christina Hamer Amy Higginbotham	Graeme Dempster Lorne Argyle
REGRETS:	Nick Kovacs	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Susan Low Councillor Tim Morrison	
SECRETARY:	Simone Manchip	

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the Vice Chair.

II. LATE ITEMS

III. ADOPTION OF AGENDA

Trevor Parkes, Staff Liaison requested that the agenda be amended to add 1038 Colville Rd Development Permit for a two lot subdivision as a late item to Section V, Subsection (2).

Moved by Lorne Argyle seconded by Amy Higginbotham that the agenda be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – JANUARY 19, 2016

Moved by Lorne Argyle seconded by Christina Hamer that the minutes of the Advisory Planning Commission held January 19, 2016 be adopted as distributed.

The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

(1) DEVELOPMENT VARIANCE PERMIT

1188 Esquimalt Road

PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the owners of the property are proposing to build a sunroom over what is now a low deck/patio space. The owners have stated that the space will be much more useful to the residents if it is more protected from weather conditions. A development variance permit is required before a building permit could be issued.

Mr. Parkes noted an amendment to the staff report recommendation, paragraph 2 be amended to read '**Zoning Bylaw, 1992, No. 2050, Section 44.1 (5)(a) – Lot Coverage A 7.5% increase to 8.0%**'.

Joe Newell, Joe Newell Architect Inc. was in attendance to present the application.

APC Comments:

Members commented that they liked the proposal and that it would be a nice addition for the residents of the retirement home.

RECOMMENDATION:

Moved by Christina Hamer, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction as shown on architectural plans prepared by Joe Newell Architect Inc., stamped "Received February 16, 2016", and sited as detailed on the survey plans prepared by Powell and Associates, BCLS stamped "Received February 16, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 006-074-448, Lot 9, Block 4, Section 11, Esquimalt District, Plan 83 [1188 Esquimalt Road], be forwarded to Council with a recommendation **to approve**.

Zoning Bylaw, 1992, No. 2050, Section 44.1 (5)(a) – Lot Coverage A 8.0% increase to the requirement that all principal buildings, accessory buildings and structures combined shall not cover more than 30% of the area of a parcel [i.e. increase from 30% to 38% lot coverage].

The Motion **carried unanimously**.

(2) DEVELOPMENT PERMIT

1038 Colville Road

PID 006-326-617, Lot 12, Block 13, Section 10, Esquimalt District, Plan 2456

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the purpose of this application is to ensure that the proposed subdivision complies with the design guidelines for Development Permit Area No. 5 – "Enhanced Design Control Residential" (Schedule "B"). For the Commission's information, Bylaw No 2849, being the bylaw that amended the Zoning Bylaw to create the Comprehensive Development District No. 92 [CD No. 92] is attached as Schedule "C".

The application will be presented to Council to seek a Development Permit.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application for a Development Permit for a proposed 2-lot subdivision of Lot 12, Block 13, Section 10, Esquimalt District Plan 2546 as shown on the BC Land Surveyors Site Plan prepared by Alan M. Powell, B.C.L.S. and dated "received November 17, 2015 be **approved**.

The Motion **carried unanimously**.

VII. STAFF LIAISON

856 and 858 Esquimalt Rd: [Temporary Use Permit] The Development Permit was amended to extend the date of expiry for another year. This authorizes the operation of Two Burley Men for another twelve months.

468 Head Street [Triangle Estates – West Bay]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the DRC on February 10, 2016. The DRC generally liked the application, but did have some concerns relating to how the design would integrate with the next phase of project, which would be the two properties located on the southeast tip of the triangle, adjacent to where Head St and Lyall St intersect. There was concern with the six storey structure at the setback profile that was presented, if you had a subsequent structure built on the two properties, it would create a wall along Head St. The DRC requested a siting and mass model for the future development of the southeast corner, as well as assurance that the setbacks could be accommodated to alleviate the situation. The application is scheduled to go back to DRC in April.

826 Esquimalt Rd: The design was reduced from 32 to 30 units and the parking was improved to a total of 24 spaces with the provision of a car share vehicle available, along with 30 car share memberships. A Public Hearing was held on February 1, 2016. Following the Public Hearing Council granted a 3rd reading. The adoption of the bylaw amendment is pending the registration of a section 219 covenant.

973 Wollaston Street: [Development Permit Including Variances] At the January 18, 2016 Council meeting, Council voted 4-3 to deny the Development Permit with variance. The extension of the deck that was done without a Development Permit was not approved. Staff are working with the applicant in order to have the deck remediated to its original condition.

Interim Zoning Bylaw Amendments: [Zoning Bylaw Revisions] Presented to Council and was given 3rd reading and adoption on February 1, 2016.

Esquimalt Village Project: Staff continue to work on the Request for Proposal. There will be a public announcement either in March or April regarding the Esquimalt Village Plan.

622 Admirals Road: [Development Permit application for 12 storey, 152 unit mixed commercial and senior's care building] The property has been listed for sale at \$4.6M.

533 Admirals Road: [Development Permit and Development Variance Permit] The applicant will be applying for Building Permit.

VIII. COUNCIL LIAISON

Councilor Morrison made the following comments:

- Council was surprised to hear that the Legion has been listed for sale.
- Mark Salter has stepped down from the APC, Council has posted on the website that they are accepting applications for appointments for the APC. The posting is looking for someone with a heritage and environmental background.
- Tentatively there will be an announcement at the March 21st Council meeting regarding the Esquimalt Village Project.
- There was a project charter process set up, and one of the key fundamental parts of the process was for the municipalities to offer up potential sites for a sewage treatment plant.

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

None

XI. NEXT REGULAR MEETING

Tuesday, April 19, 2016

XII. ADJOURNMENT

On motion the meeting adjourned at 7:50 P.M.

CERTIFIED CORRECT:

VICE CHAIR, ADVISORY PLANNING COMMISSION

THIS DAY OF , 2016

ANJA NURVO,
CORPORATE OFFICER



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: April 19, 2016

STAFF REPORT

DATE: April 15, 2016

TO: Chair and Members of the Advisory Planning Commission

FROM: Trevor Parkes, Senior Planner

**SUBJECT: DEVELOPMENT VARIANCE PERMIT
527 Fraser Street**
Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266 (Registration Pending)

RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction of the Fraser Street Adventure Park as shown on the site plan and landscape plan prepared by Craven/Huston/Powers Architects, stamped "Received April 4, 2016", and sited as detailed on the survey plan prepared by Powell and Associates, BC Land Surveyors stamped "Received April 4, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the this development located at Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266 (Registration Pending) [527 Fraser Street], be forwarded to Council with a recommendation **of approval**.

To accommodate the proposed new change room/ washroom building for the Fraser Street Adventure Park:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback a 2.2 metre relaxation to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 2.3 metres]; and

To accommodate the existing Esquimalt Recreation Centre building and Lacrosse Box:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(a) – Front Setback an exemption from the requirement that no building shall be located within 7.5 metres of a Front Lot Line [i.e. from 4.5 metres to 0.0 metres] to accommodate the Lacrosse Box; and

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BACKGROUND:

Context

Applicant: Parks and Recreation Services [Rick Daykin]

Owners: Township of Esquimalt

Property Size: Metric: 13324 m² Imperial: 143,418 ft²

Existing Land Use: Recreation Centre

Surrounding Land Uses:

North: Commercial Office Building/ Multiple Family Residential Buildings

South: Single Family Residences

East: Esquimalt Plaza/ Bullen Park

West: Single Family Residences

Existing Zoning: P-1 [Public Institutional]/ RS-1 Single Family Residential [*rezoning of the northwest portion of 527 Fraser Street is required and this process has been initiated*].

Purpose of the Application

The Township of Esquimalt has, over a number of years, acquired three parcels on the east side of the 500 block of Fraser Street, abutting the Esquimalt Recreation Centre property. Parks and Recreation Services, with the approval of Council, plan to construct the “Fraser Street Adventure Park” on these three parcels and integrate the new facility into the Esquimalt Recreation Centre operations. Given the proposed use is institutional in nature as it represents an extension of the Recreation Centre and given Parks and Recreation Services desire to manage the Recreation Centre properties as one legal parcel, staff have coordinated required land surveys an undertaken consolidation of the three Fraser Street parcels with the Recreation Centre parcel to create one large property. Detailed design of the Fraser Street Adventure Park revealed the optimum location for the change room/ washroom building failed to comply with the P-1 Side setback regulation therefore a relaxation is required to be approval prior to the issuance of a Building Permit.

Analysis of the BCLS Site Plan and the properties titles also revealed that a number of relaxations are required to legitimize the siting of existing buildings on the property therefore staff are including requests for these relaxations as part of this DVP application.

Public Notification

As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

ALTERNATIVES:

1. Forward the application for a Development Variance Permit to Council with a **recommendation of approval.**
2. Forward the application for a Development Variance Permit to Council with a **recommendation of denial.**

527 Fraser Street



Subject Property Boundary: 



DIVISION 4 - INSTITUTIONAL AND CIVIC ZONES

58. PUBLIC/INSTITUTIONAL [P-1]

The intent of this Zone is to accommodate public and institutional facilities.

(1) Permitted Uses

The following Uses and no others are permitted:

- (a) Library
- (b) Government office
- (c) Sports Centre
- (d) Recreation Centre
- (e) Group Children's Day Care Centre
- (f) Group home
- (g) Rest home
- (h) Community Care Facility
- (i) Schools (public and private)
- (j) Hospital
- (k) Public Health Clinic or facility
- (l) Church
- (m) Fire hall
- (n) Police station
- (o) Parks nursery
- (p) Archive
- (q) Museum
- (r) Cemetery
- (s) Charitable organization office
- (t) Counselling Services

(2) Building Height

No Building shall exceed a Height of 13 metres.

(3) Lot Coverage

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 40% of the Area of a Parcel.

(4) Siting Requirements

- (a) Front Setback: No Building shall be located with 7.5 metres of a Front Lot Line.
- (b) Side Setback: No Building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line.
- (c) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(5) **Screening and Landscaping**

- (a) Screening and Landscaping shall be provided in accordance with Section 23.
- (b) Landscaping shall be provided along the entire Front Lot Line for a minimum width of 7.5 metres except for points of ingress and egress. In the case of a Corner Lot, the exterior Side Yard Setback of 4.5 metres shall also be landscaped except for points of ingress and egress.

(6) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements specified in Parking Bylaw, 1992, No. 2011 (as amended).

BC LAND SURVEYORS SITE PLAN OF:
Civic: 527, 535, 537 & 543 Fraser Street

Legals:

- Lot 5, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 27619
Parcel Identifier: 005-783-089 in the Municipality of Esquimalt
- Lot 6, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 27619
Parcel Identifier: 005-783-127 in the Municipality of Esquimalt
- Lot 7, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 15945
Parcel Identifier: 000-013-269 in the Municipality of Esquimalt
- Lot 1, Section 11, Esquimalt District, Plan 36280
Parcel Identifier: 000-396-621 in the Municipality of Esquimalt

The following non-financial charges are shown on the current title and may affect the property:
 2479596 - Restrictive Covenant
 778000 - Restrictive Covenant

S.C.O.L.E. = 1:3.0.0. Distances are in metres.



The intended print size is 24" by 36".

LEGEND

- Elevations are to geodetic datum.
- ⊕ - denotes - existing elevation
- Tree diameters are in centimetres.

Site Area = 13324 m²



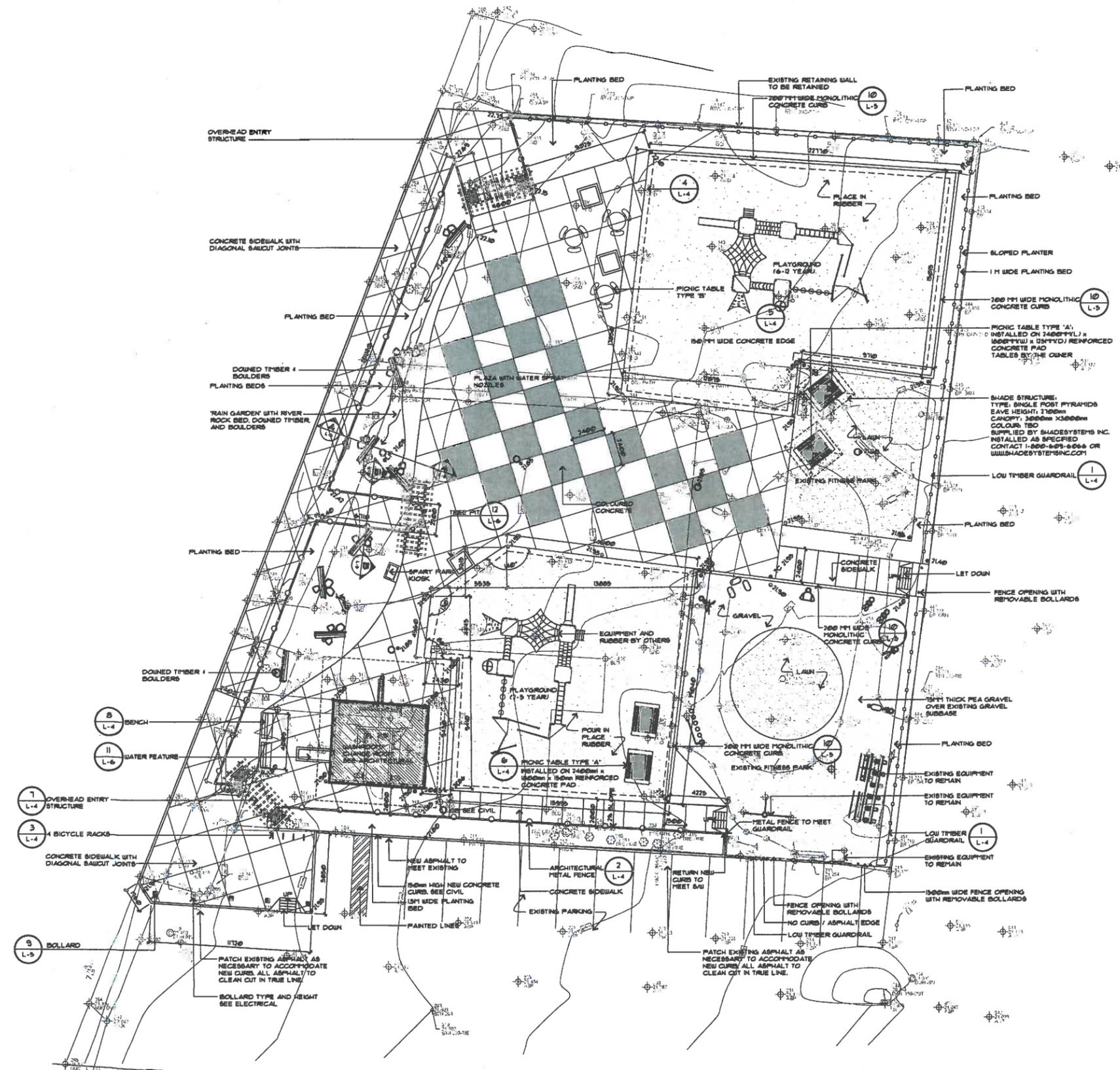
March 17, 2016

File: 12.266 - 19
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4M4
 phone (250) 382-8835

Setbacks are derived from field survey.
 Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and should not be used to define property boundaries.

LAYOUT PLAN
SCALE: 1:50

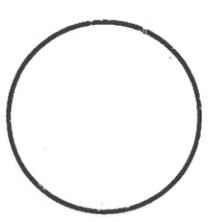


- LEGEND:**
- CONCRETE
 - COLOURED CONCRETE
 - PICNIC TABLE 'A'
 - BENCH
 - PICNIC TABLE 'B'
 - DOWNED TIMBER
 - BOULDER
 - OVERHEAD STRUCTURE

- GENERAL NOTES:**
1. CONTRACTOR TO CONFIRM ALL UNITS AND MEASUREMENTS.
 2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
 3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
 4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
 5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
 6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
 7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
 8. PROVIDE TEMPORARY DRAINAGE AND FLIPPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
 9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
 10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.



CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



ESQUIMALT CHILDREN PARK
535, 537 & 543 FRASER STREET
ESQUIMALT, BC

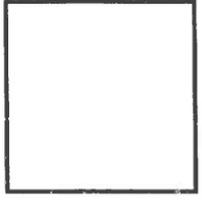
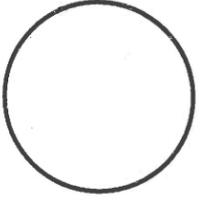
DRAWING NAME: **HARDSCAPE LAYOUT AND GRADING PLAN**

NO.	REVISIONS / ISSUES	DATE
1	ISSUE FOR 90% REVIEW	15.10.09

PROJECT NUMBER: 1522
SCALE: 1:50
DATE: OCTOBER 2015

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PROJECT NAME:

ESQUIMALT CHILDREN PARK

535, 537 & 543 FRASER STREET
ESQUIMALT, BC

DRAWING NAME:

PLANTING PLAN

ALL DIMENSIONS TO BE VERIFIED ON SITE

NO.	REVISIONS / ISSUES	DATE
1	ISSUE FOR WORK REVIEW	15.10.09

PROJECT NUMBER: 1522

SCALE: 1:150

DATE: OCTOBER 2015

DATE: 15.10.09

ALL DIMENSIONS TO BE VERIFIED ON SITE

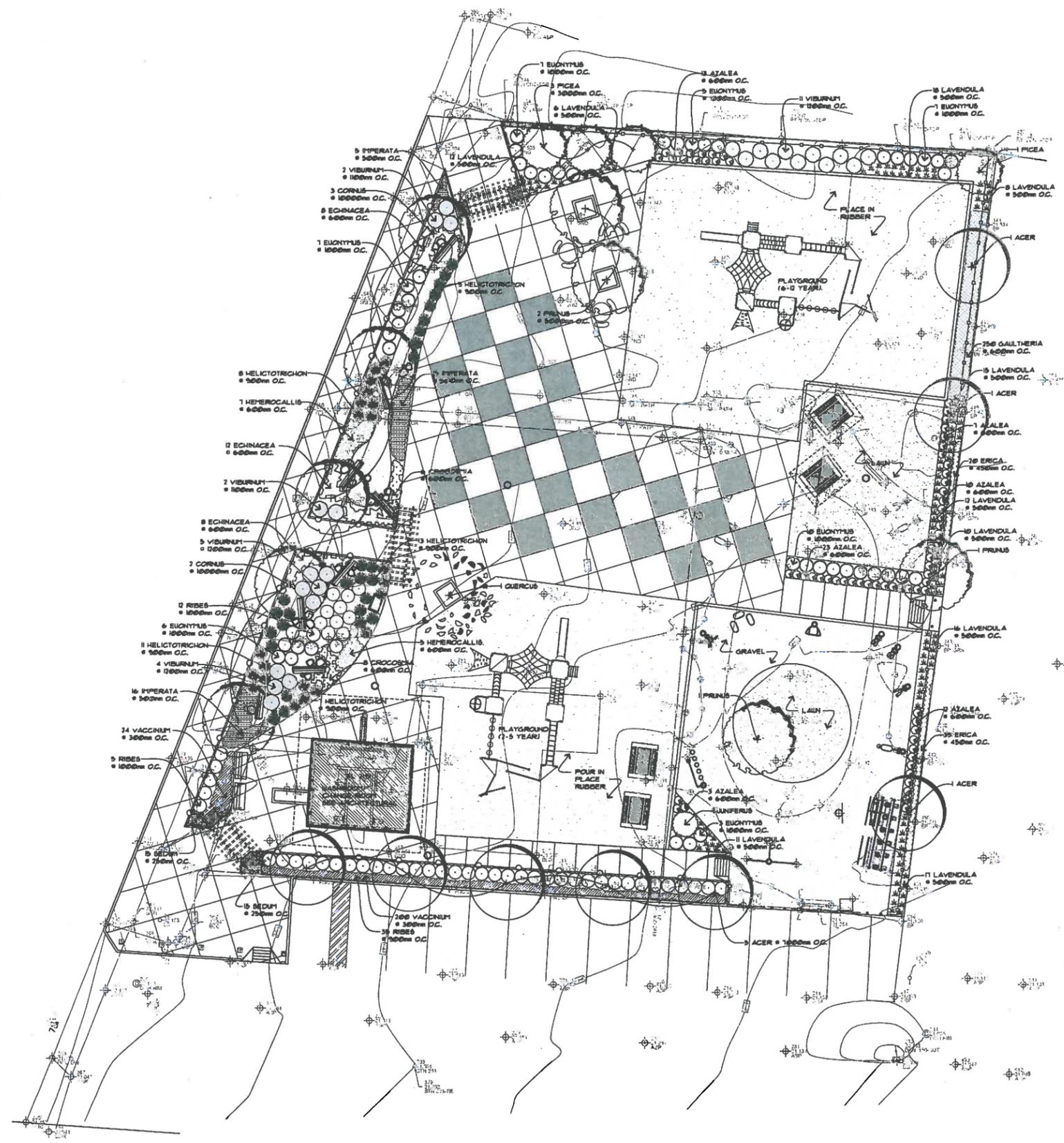
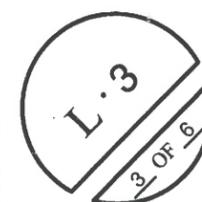
NO. 1

REVISIONS / ISSUES

DATE

15.10.09

ISSUE FOR WORK REVIEW



- LEGEND:
- CONCRETE
 - COLOURED CONCRETE
 - PICNIC TABLE 'A'
 - BENCH
 - PICNIC TABLE 'B'
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