

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
- _____

Description of Property

Civic Address 1034 Lands End Rd PID 000-153-079

Legal Lot B Block _____ Section 24 Range 1W Plan 32472

Contacts

Please print clearly.

Applicant

Name <u>Jia Xin Pan</u>		Company	
Address <u>5583 Ash St.</u>		City <u>Vancouver</u>	
Email [REDACTED]		Postal Code <u>V5Z 3G8</u>	
Cell [REDACTED]	Fax		

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) [REDACTED]	Date <u>May 31, 2022.</u>
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Owner

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

Name <u>Jingiao Pan</u>		Company	
Address <u>5583 Ash St.</u>		City <u>Vancouver</u>	
[REDACTED]		Postal Code <u>V5Z 3G8</u>	
Phone [REDACTED]	Fax		

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	Receipt No.	Fees \$
Required Plans		

Forms of payment accepted: CASH CHEQUE INTERAC



Part 2

Current Zoning M-6 Proposed Zoning M-5
 Current OCP Designation R-2
 Proposed OCP Designation _____

Proposal Details

Property Size 4,290 m² Existing Use residential use
(m² or ha)

Describe Proposal To switch foreshore zoning of 1032 and 1034 Lands End Rd. For 1032 Lands End Rd: from M-5 to M-6. For 1034 Lands End Rd: from M-6 to M-5.

Justification and Support

Indicate compliance with the OCP or DP Area guidelines and include details of community benefits.

Marine area is not highly sensitive according to Schedule G (rock platform with beach veneer) and Section 4.2 (Rocky shores).

(attach additional information to clarify)

Services and Covenants

Services shall be provided in a manner acceptable to the Municipality. Proposals shall be reviewed and additional information may be required. Please complete the following:

- | | | | |
|--------------------------|--------------------------|-------------------------------------|--|
| yes | no | n/a | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | preliminary investigation has been completed to determine possible site servicing options (storm, sewer, water and access); |
| yes | no | n/a | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | servicing details are indicated on the submitted plans and/or attached brief, with reference to applicable land use and subdivision bylaws; and, |
| yes | no | n/a | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | registered covenants have been reviewed and plans reflect requirements. |

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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the property has been used for commercial or industrial purposes; and, |
| yes | no | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 at wlapwww.gov.bc.ca/epdiv/

Part 2

Information Required for Submission

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

Req'd	Rec'd	Documents & Models	Req'd	Rec'd	Plans	Details
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way and easements			Sets of metric plans	Reduced sets of metric plans
		Brief Rationale for Proposal Describe the justification and community benefit of the proposal			Site Plan metric scale only	North arrow and scale
		Site Profile Complete "Schedule 1" from the Contaminated Sites Regulations				Dimensions of property lines, rights-of-way, easements
		Community Comments Include any comments from neighbours/community associations				Dimensions & setbacks of proposed & existing buildings & structures
		3-D Scale Model Show building massing, siting & relationship to adjacent sites				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 of site, at buildings & retaining walls
						Locate all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes
						Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
						Above ground services, equipment and exterior lighting details
						Location & dimensions of free-standing signs
					Storm water management and surface permeability	
					Include reference to BCLS site plan	
					Floor Plans min. scale 1:100	Uses of spaces & building dimensions
						Adaptable housing requirements (if applicable)
					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, and elevator shafts that protrude above the roof line
						Examples of exterior finish colours
						Building signage details
					Landscape Plan scale as site plan	Location, quantity, size & species of existing & proposed plants, trees & turf
						Contour Information (2.0 m intervals)
						Major topographical features (water course, rocks, etc.)
						All screening (garbage/refuse collection), paving, retaining walls & other details
						Landscape Architect's landscape estimate

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

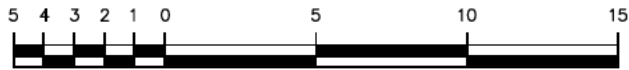
Additional Requirements

Municipal Specific Requirements

Project Rationale

1. The rezoning area is not identified as a highly sensitive area environmentally as it is designated as a “rock platform with beach veneer(boulders, rubble or gravel)” in Schedule G and Section 4.2(Rocky Shores).
2. The docking facility was built for non-commercial boat use.
3. Marine activity has historically been an attraction and a practice in the area.
4. The opportunity for building a docking facility was one of the main attractions of the property when the owner purchased it.
5. By switching the foreshore zoning of the two properties, there would be no change to the number of M-5 zones in the nearby area.
6. The removal process of the dock structure on 1032 Lands End Rd is more likely to have a more minor impact on the surrounding environment.

Site Plan Of:
Lot B, Section 24, Range 1 West,
North Saanich District, Plan 32472.
P.I.D. 000-153-079



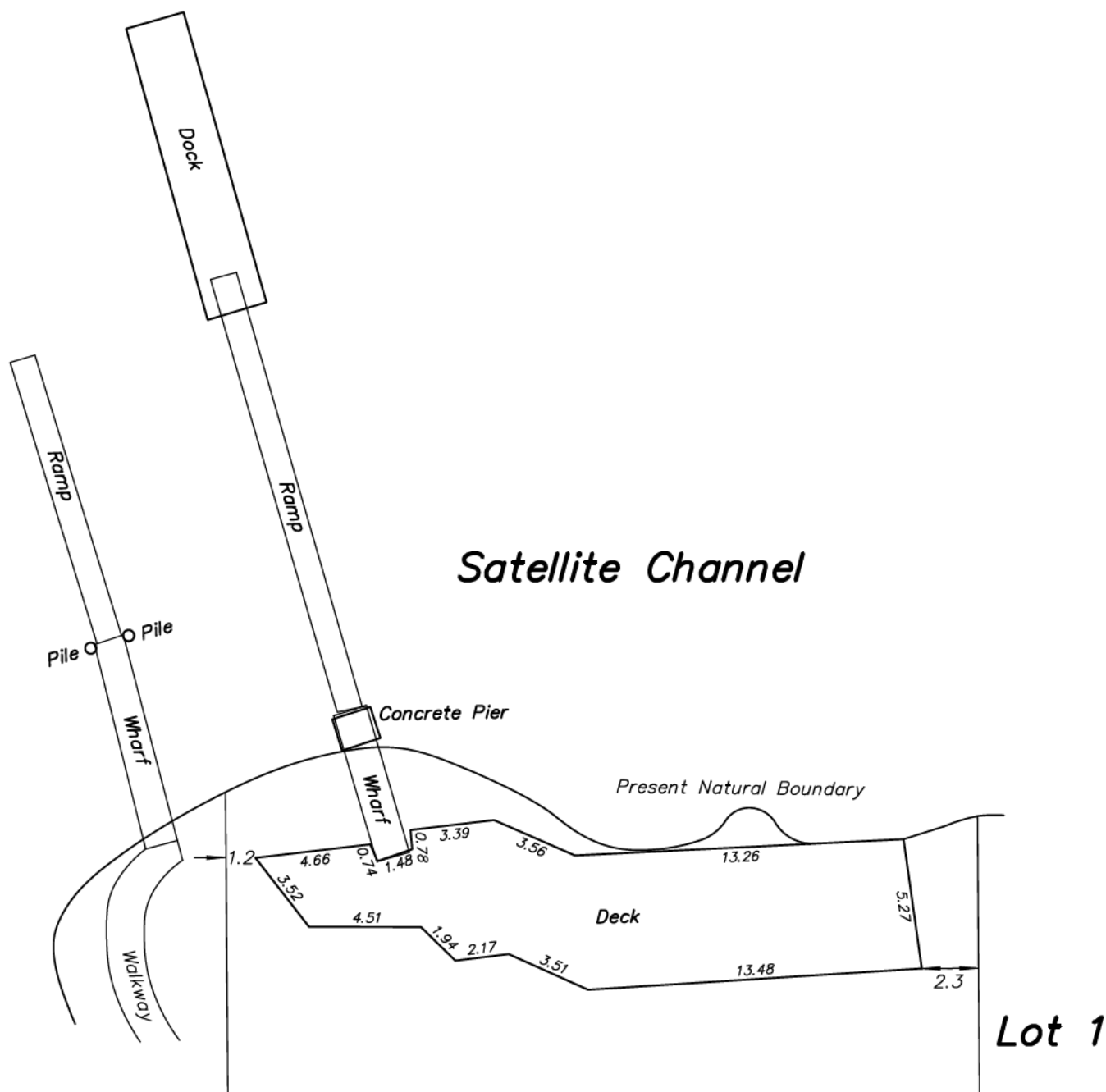
Scale = 1:250

Dated this 31st day of January, 2022.

Distances shown are in metres.

This site plan is for building and design purposes and is for the exclusive use of our client.

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.



Plan 32472

Lot A

Lot B

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
 Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 220022\SIT\NO