

Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Part 1

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

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 10643 Blue Heron Rd PID 005-950-503

Legal Lot 2 Block _____ Section 17 Range 2 East Plan _____
North Saanich District Plan 5332

Contacts

Please print clearly.

Applicant

Name Nellie Comin		Company Jerry Wakefield Construction	
Address 9713 First St, Sidney, BC V8L 3E1		City Sidney	
Email nellie@jwakefieldconstruction.com		Postal Code V8L 3E1	
Phone 250-704-8498	[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) <i>Nellie Comin</i>	Date 2022/07/21
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Owner

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

Name Caroline Hugo, Rob Hugo		Company	
Address 301 2545 Oakville Ave		City Sidney	
Email [REDACTED]		Postal Code V8L 1V9	
Phone [REDACTED]	Cell	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**

Owner's Authorization



District of North Saanich
 Planning & Community Services
 1620 Mills Road, North Saanich BC V8L 5S9
 tel 250-655-5470 fax 250-656-0782
 www.northsaanich.ca

This form may be used in conjunction with Development Applications where the owner is authorizing an agent to submit an application and liaison with the municipality on his/her behalf.

Description of Property

Civic Address 10643 Blue Heron Road
 Legal Lot 2 Block _____ Section 17 Range 2E Plan _____
North Saanich District Plan 5332

Authorization

Authorization The owner(s) of the above property, hereby authorize and appoint Nellie Comin Print Name
 as our agent for the purposes of the submitted application. Permit No. _____
 All communication and correspondence regarding this application shall be directed to the applicant.

Owner(s)

Please print clearly

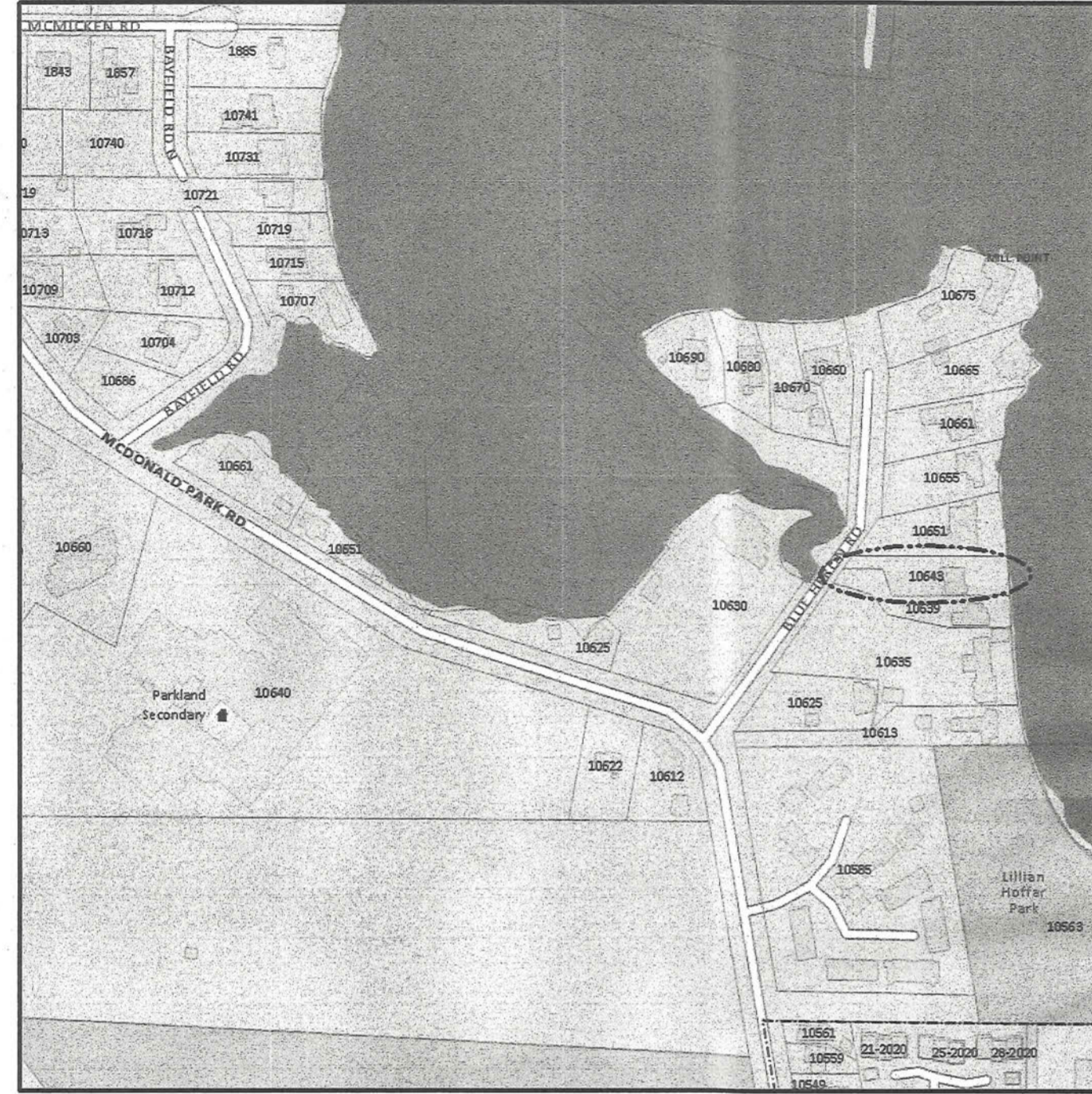
Owner Name (or Company Representative with Signing Authority)	Company		
<u>Caroline Hugo, Rob Hugo</u>			
Address	City		
<u>301 2545 Oakville Ave</u>	<u>Sidney</u>		
Phone	Fax	Postal Code	
<u>778-357-0401</u>		<u>V8L 1V9</u>	
Registered Owner Signature (or Company Representative with Signing Authority)	Date		
	<u>July 21/2022</u>		
Owner Name (or Company Representative with Signing Authority)	Company		
Address	City		
Phone	Fax	Postal Code	
Registered Owner Signature (or Company Representative with Signing Authority)	Date		
Owner Name (or Company Representative with Signing Authority)	Company		
Address	City		
Phone	Fax	Postal Code	
Registered Owner Signature (or Company Representative with Signing Authority)	Date		

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NEW CUSTOM HOME: 10643 Blue Heron Rd.

NORTH SAANICH, BC

KEY PLAN:



RS-2 ZONING ANALYSIS:

LOT AREA:	1758.4m ²	
FLOOR ELEVATIONS:	MAIN FLOOR: 4.38m SUITE ENTRY: 4.64m SUITE: 6.86m SUITE: 7.47m SECOND FLOOR: 7.78m GARAGE SLAB: 3.62m	
AVERAGE GRADE:	3.34m	
F.S.R.:	ALLOWABLE 0.25 (1758.4*0.25=439.6m ²)	PROPOSED 0.22 (378.3/1758.4)
GROSS FLOOR AREA:	ALLOWABLE MAIN FLOOR: 309.6m ² SECOND FLOOR: 87.2m ² GARAGE: 65m ² GARAGE EXEMPTION SUITE: 68.2m ² TOTAL: 439.6m ²	PROPOSED 222.4m ² 309.6m ² 87.2m ² 1.4m ² (66.4-65) 68.2m ² 379.2m ² (309.6+1.4+68.2)
LOT COVERAGE:	ALLOWABLE HOUSE: 18.0% BOAT HOUSE: (EXISTING) 1.2% TOTAL: 20.0% (1758.4*0.2=351.7m ²)	PROPOSED 326.5m ² (18.0%) 21.4m ² (1.2%) 347.9m ² (19.8%)
HEIGHT:	ALLOWABLE HOUSE: 9.15m	PROPOSED 8.42m
SETBACKS:	ALLOWABLE FRONT (W): 7.60m REAR (E): 7.60m SIDE (N): 3.00m 7.60m SIDE (S): 3.00m	PROPOSED 24.37m 15.13m 3.95m 7.91m 3.96m

PROJECT INFORMATION:

SITE ADDRESS: 10643 BLUE HERON ROAD
NORTH SAANICH, BC
V8L 5S6

LOT 2, PLAN VIP5332, SECTION 17, RANGE 2E,
LAND DISTRICT 40

SCOPE OF WORK:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250.899.9893
HELLO@HOYT.CO

GENERAL CONTRACTOR: JERRY WAKEFIELD CONSTRUCTION
JERRY@JWAKEFIELDCONSTRUCTION.COM

STRUCTURAL ENGINEER: TBD

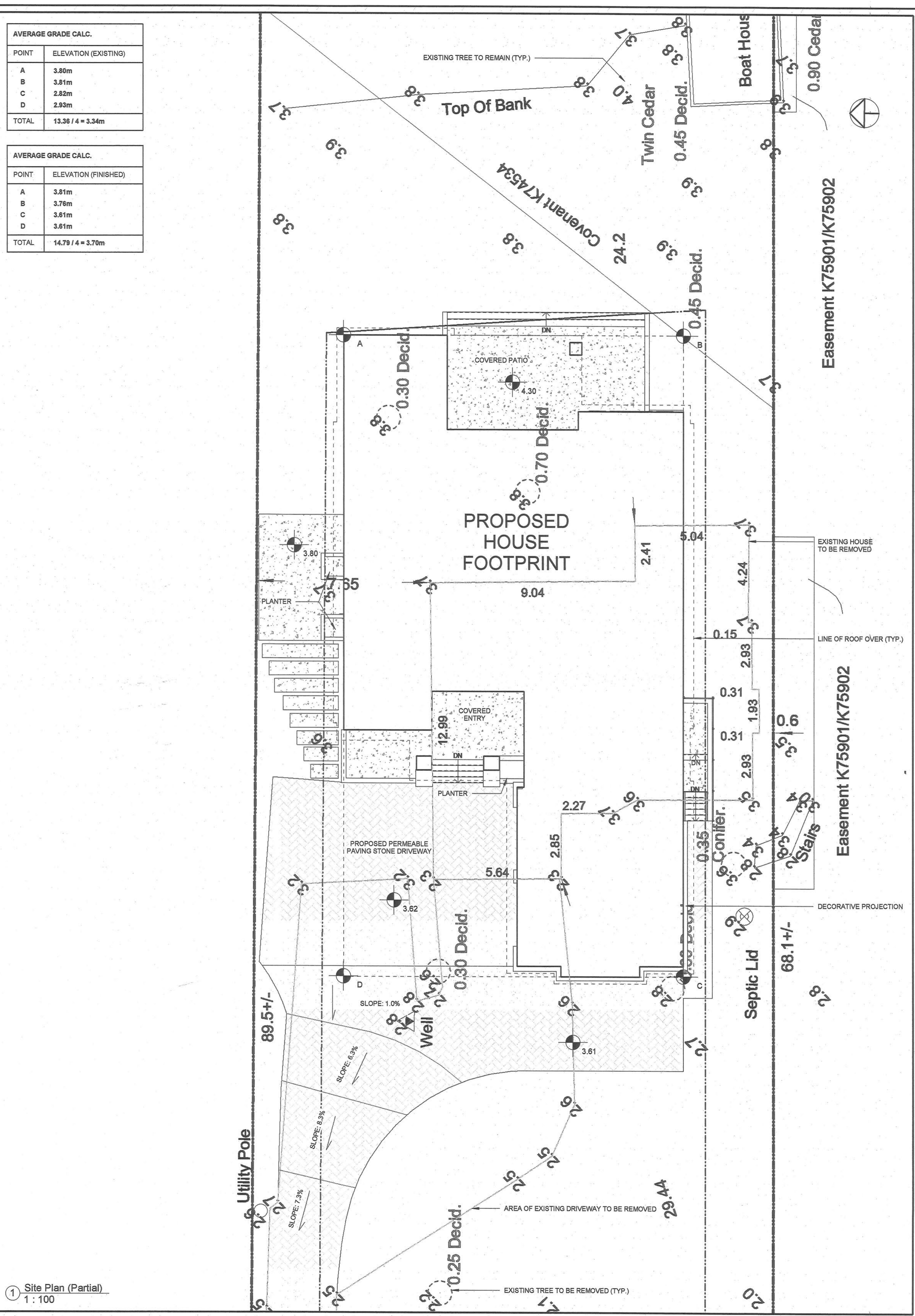
SURVEYOR: WEY MAYENBURG LAND SURVEYING INC.
250.656.5155
BRENT@WEYSURVEYS.COM

SHEET INDEX:

- A0.0 SITE PLAN (PARTIAL) & ZONING ANALYSIS
- A1.0 SITE PLAN
- A1.1 FOUNDATION PLAN
- A1.2 MAIN FLOOR PLAN
- A1.3 GARAGE PLANS
- A1.4 SECOND FLOOR & ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 SECTION & DETAILS
- A3.2 SECTION
- A4.1 DETAILS

AVERAGE GRADE CALC.	
POINT	ELEVATION (EXISTING)
A	3.80m
B	3.51m
C	2.82m
D	2.93m
TOTAL	13.38 / 4 = 3.34m

AVERAGE GRADE CALC.	
POINT	ELEVATION (FINISHED)
A	3.51m
B	3.76m
C	3.61m
D	3.61m
TOTAL	14.79 / 4 = 3.70m



1 Site Plan (Partial)
1 : 100



201-5325 Cord
Victoria, BC
250.99
hello@hoyst.co

- GENERAL NOTES:
- All drawings, plans, models, or other documents prepared by and used in connection with the instruments of service for the "Work" and as such are and HCCD. Whether the work is done or not, the copyright in the drawings, plans, models, or other work or project.
 - It is the responsibility of the Contractor to verify the dimensions, elevations, and other data shown on the drawings, plans, models, or other work or project. The Contractor shall not be responsible for any omissions or discrepancies in the drawings, plans, models, or other work or project. Commencement of construction constitutes acceptance of the accuracy of the dimensions, elevations, and other data shown on the drawings, plans, models, or other work or project.
 - The Contractor shall work in compliance with all applicable laws, regulations, and codes. The Contractor shall not be responsible for any omissions or discrepancies in the drawings, plans, models, or other work or project. The Contractor shall not be responsible for any omissions or discrepancies in the drawings, plans, models, or other work or project.
 - The Contractor shall engage a licensed professional engineer to design and verify the structural integrity of the proposed building. The Contractor shall not be responsible for any omissions or discrepancies in the drawings, plans, models, or other work or project.

PROJECT 10643 Blue Heron

ISSUE DATE: 22Jul

Date:	Description:	No.:
22Apr28	Concept 1	1
22Jun15	Concept 2	2
22Jul14	Issue for Final Review	3

Site Plan Analysis

