

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 1728 Shearwater Tc PID 001-500-058

Legal Lot B Block _____ Section 23 Range 2 East North Saanich Plan 1420 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Contacts

Please print clearly.

Applicant

Name Deane Strongitharm		Company Strongitharm Consulting Ltd.	
Address 302-821 Burdett Ave		City Victoria	
Email dstrongitharm@cityspaces.ca		Postal Code V8W 1B3	
Phone 250-889-1862	Cell	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) 	Date March 21, 2023
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Owner

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

Name Dan & Barb Mollberg		Company	
Address 1728 Shearwater Tc		City North Saanich	
[Redacted]		Postal Code V8L 5L4	
[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**



Part 2

Current Zoning M-6 (Non-Commercial Marine 2) **Proposed Zoning** M-5 (Non Commercial Marine 1)
Current OCP Designation General Residential
Proposed OCP Designation General Residential

Proposal Details

Property Size 2,017.8 m2 **Existing Use** Residential
(m² or ha)

Describe Proposal Please see attached letter.

Justification and Support Please see attached letter.

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

(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
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way and easements
		Brief Rationale for Proposal Describe the justification and community benefit of the proposal
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>
		Community Comments Include any comments from neighbours/community associations
		3-D Scale Model Show building massing, siting & relationship to adjacent sites

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

Req'd	Rec'd	Plans	Details
		Sets of metric plans	Reduced sets of metric plans
		Site Plan metric scale only	North arrow and scale
			Dimensions of property lines, rights-of-way, easements
			Dimensions & setbacks of proposed & existing buildings & structures
			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

Additional Requirements

Municipal Specific Requirements

Development / Variance Permit Application



Part 2

Development Details

Current Zoning M-8 (Non-Commercial Marine 2) Property Size (m² or ha) 2,017.8 m²

Existing Use Residential / Marine Foreshore

Describe Proposal Please see attached letter.

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example</i> (Section 204.7 – Building Height)	(9.0m)	(9.5m)	(0.5m)
Variance for ramp length	10m	13m	3m
Variance for float length	10m	12.3m	2.3m

(attach additional information to clarify)

Justification and Support

Please see attached letter.

(attach additional information to clarify)

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 the property has been used for commercial or industrial purposes; and,

yes no 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 from the municipality or from the BC Government website – Contaminated Sites page.

Development Variance Permit Application

Part 2

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

Req'd	Rec'd	Documents	Req'd	Rec'd	Plans	Details
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements			Sets of metric plans	Reduced sets of metric plans
		Brief Rationale for Proposal Show justification for the variance(s)			Site Plan metric scale only	North arrow and scale
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>				Dimensions of property lines, rights-of-way, easements
		Community Comments Include any comments from neighbours/community associations				Dimensions & setbacks of all buildings & structures
						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
						Locate all water lines, wells, septic fields, sanitary sewer & storm drain facilities
						Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
						Location & dimensions of free-standing signs (relating to DVP)
						Identify requested variance(s)
		Development Summary (data table on plans)			Floor Plans min. scale 1:100	Uses of spaces & building dimensions
		Owner & Designer/Architect			Elevations min. scale 1:100	Building finishes, materials & colours
		Civic & legal address				Natural, finished grade & floor(s), roof & building height elevations
		Project description				Locations & sizes of roof mechanical equipment, stairwells, elevator shafts etc that protrude above the roof line (if relating to DVP)
		Site area & site coverage				Building signage details (if relating to DVP)
		Total floor area & floor area ratio (FAR)				
		All setbacks				
		Number & type of units				
		Parking requirements & calculations				
		Height of building				
		Variance(s) requested				
					Landscape Plan scale as site plan	If required to demonstrate requested variance(s)

Additional Requirements

Municipal Specific Requirements

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 1728 Shearwater Terrace
Legal Lot B Block _____ Section 23 Range 2 East North Saanich Plan 1420 Together with
an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Authorization

Authorization The owner(s) of the above property, hereby authorize and appoint Deane Strongitharm
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.
Print Name

Owner(s) Owner Name (or Company Representative with Signing Authority) Company
Dan & Barb Mollberg
Address 1728 Shearwater Tc City District of North Saanich
Phone _____ Fax _____ Postal Code V8L 5L4
Please print clearly

Registered Owner Signature (or Company Representative with Signing Authority) Date
[Signature] April 26, 2023

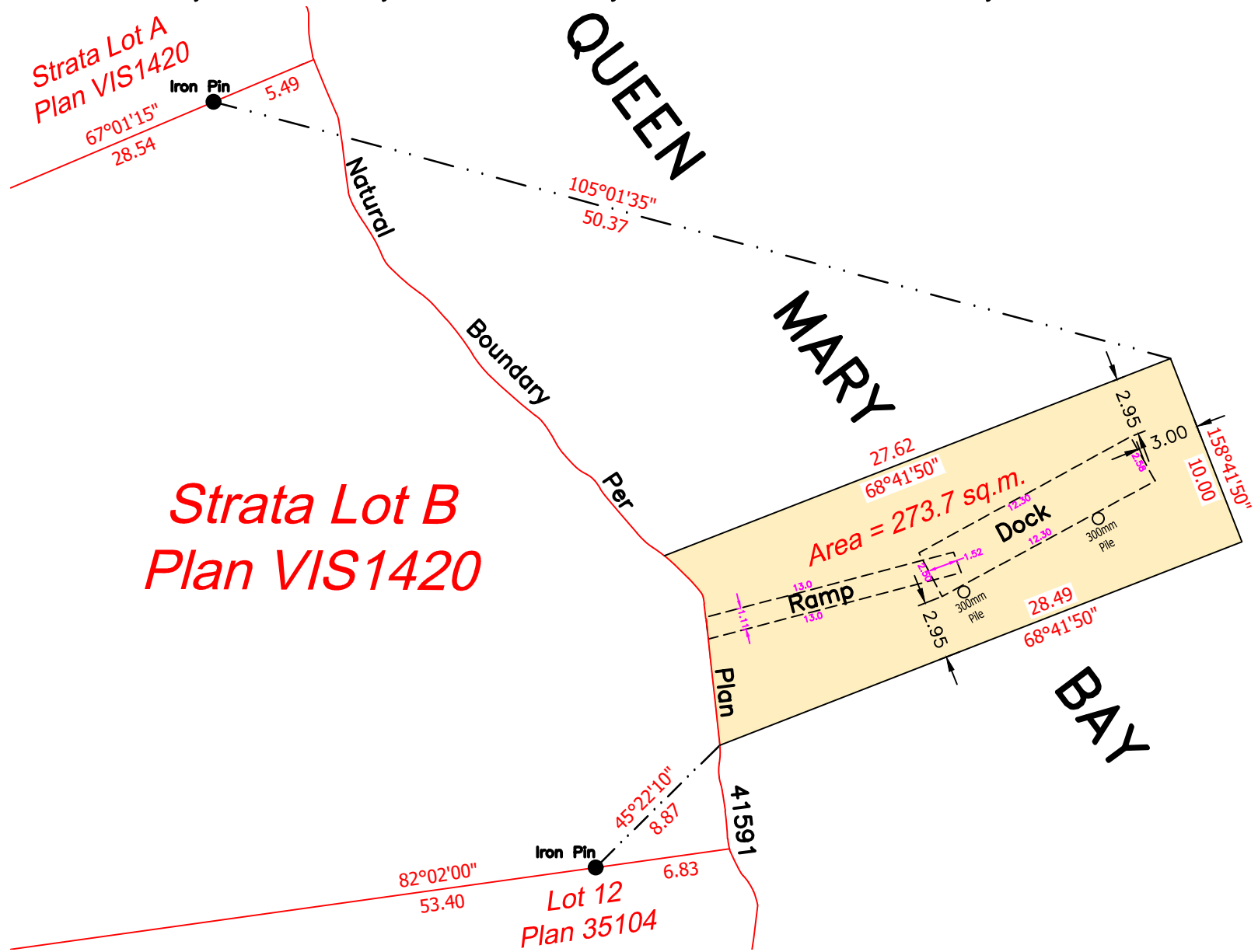
Owner Name (or Company Representative with Signing Authority) Company
Deane Strogitharm Strongitharm Consulting Ltd.
Address _____ City Victoria
Phone 250-889-1862 Fax _____ Postal Code V8W 1B3

Registered Owner Signature (or Company Representative with Signing Authority) Date
[Signature] April 26, 2023

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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BRITISH COLUMBIA LAND SURVEYOR'S WATERFRONT SURVEY OF:
 STRATA LOT B, SECTION 23, RANGE 2 EAST, NORTH SAANICH DISTRICT, STRATA PLAN 1420



CIVIC ADDRESS: 1728 SHEARWATER TERRACE, NORTH SAANICH BC
 PID#: 001-500-058

THIS PLAN IS FOR GENERAL REZONING PURPOSES ONLY, AND SHALL NOT BE USED TO DESCRIBE PROPERTY BOUNDARIES.

WE DO NOT ACCEPT RESPONSIBILITY FOR UNAUTHORIZED USE.

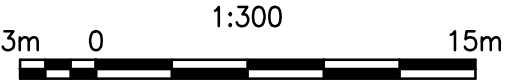
CERTIFIED CORRECT :

Mitchell Laseur
 _____ B.C.L.S.
 June 19th, 2023

UNDERHILL GEOMATICS LTD.
 ENGINEERS AND SURVEYORS

 VICTORIA, BC
 TEL. (250) 871-4599

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DATE OF FIELD SURVEY: APRIL 26, 2023

LCV-2023-049