

# 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** 1952 Mills Road PID 005-868-041

**Legal** Lot 4 Block \_\_\_\_\_ Section 13 Range 2 East Plan 6652

### Contacts

Please print clearly.

#### Applicant

Name <b>Alan Lowe, Architect AIBC</b>		Company <b>Alan Lowe Architect Inc.</b>	
Address <b>#118-21 Erie Street</b>		City <b>Victoria</b>	
Email <b>alan@lowegroup.ca</b>		Postal Code <b>V8V 5A8</b>	
Phone <b>250-3602888</b>	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) 	Date <b>December 3, 2024</b>
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#### Owner

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

Name <b>Jerry Wakefield</b>		Company <b>Jerry Wakefield Construction Inc.</b>	
Address <b>P.O.Box 2085 Stn Main</b>		City <b>Sidney, BC</b>	
Email [REDACTED]		Postal Code <b>V8L 3S3</b>	
Phone	Cell [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	Required Plans	Receipt No.
		Fees \$

Forms of payment accepted:

**CASH**

**CHEQUE**

**INTERAC**

# Development / Variance Permit Application



## Part 2

### Development Details

Current Zoning CS-1

Property Size (m<sup>2</sup> or ha) 669 sm

Existing Use Vacant land

Describe Proposal Two storey light industrial building with a caretaker's suite

### Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example (Section 204.7 – Building Height)</i>	<i>(9.0m)</i>	<i>(9.5m)</i>	<i>(0.5m)</i>
Rear setback	7.6 m	0.61 m	6.99 m

*(attach additional information to clarify)*

### Justification and Support

The site is small and to try and provide a 7.6 metre front and rear would leave us with only 21.5 metres in the middle of the site to build on. By placing the building to the rear of the site allows for a modest building with parking in front screened by landscaping. The building will not be out of character along Mills Road.

*(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.

**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
		<b>Copy of Certificate of Title</b> Current copy (30 days or less), including relevant covenants, rights-of-way & easements
		<b>Brief Rationale for Proposal</b> Show justification for the variance(s)
		<b>Site Profile</b> Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>
		<b>Community Comments</b> Include any comments from neighbours/community associations

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
	Variance(s) requested

Req'd	Rec'd	Plans	Details
		Sets of metric plans	Reduced sets of metric plans
		<b>Site Plan</b> metric scale only	North arrow and scale
			Dimensions of property lines, rights-of-way, easements
			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)
		<b>Floor Plans</b> min. scale 1:100	Uses of spaces & building dimensions
		<b>Elevations</b> min. scale 1:100	Building finishes, materials & colours
			Natural, finished grade & floor(s), roof & building height elevations
			Locations & sizes of roof mechanical equipment, stairwells, elevator shafts etc that protrude above the roof line (if relating to DVP)
			Building signage details (if relating to DVP)
		<b>Landscape Plan</b> scale as site plan	If required to demonstrate requested variance(s)

**Additional Requirements**

**Municipal  
Specific  
Requirements**

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# DEVELOPMENT VARIANCE PERMIT APPLICATION

1952 MILLS ROAD  
NORTH SAANICH, BRITISH COLUMBIA

PROJECT NUMBER: **24-755**

08 APR., 2024

alan **lowe** architect inc.

#118 - 21 Erie Street, Victoria, British Columbia  
t 250.360.2888



project north:

issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

alan **lowe** architect inc.

118 - 21 Erie St.  
Victoria, British Columbia t 250.360.2888

seal:



project title:  
**PROPOSED  
COMMERCIAL DEVELOPMENT**

1952 Mills Road,  
NORTH SAANICH, BC

drawing title:

COVER INDEX

project no.: 24.755

date: 08 APR., 2024 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

# A0.0

# PROJECT INFORMATION

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consultants:

**LEGAL DESCRIPTION:** LOT 4, SECTION 13, RANGE 2 EAST  
NORTH SAANICH DISTRICT  
PLAN 6652, PID 005-868-041

**CIVIC ADDRESS:** 1952 MILLS ROAD,  
NORTH SAANICH, B.C.

## ZONING DATA

**ZONING:** CS-1- LIGHT INDUSTRIAL

	ALLOWED / REQUIRED	PROPOSED
<b>LOT AREA :</b>	-	669.00 m <sup>2</sup>
<b>LOT WIDTH:</b>	-	18.30 m
<b>BUILDING HEIGHT:</b>	9.15 m. MAX.	8.36 m
<b>STOREYS:</b>	-	2 storeys
<b>CARETAKER'S SUITE AREA:</b>	75 m <sup>2</sup> MAX.	73.45 m <sup>2</sup>
<b>FLOOR AREA RATIO (FAR):</b>	-	0.74
<b>GROUND COVERAGE:</b>	-	228.90 SQM. (2463.60 SQFT.)
<b>SITE COVERAGE (%):</b>	60%	34.22%
<b>SITE COVERAGE OF BUILDING, DRIVEWAY &amp; PARKING:</b>	-	578.98 SQM. (6210.57 SQFT.)
<b>SITE COVERAGE OF BUILDING, DRIVEWAY &amp; PARKING (%):</b>	-	86.54%

	ALLOWED / REQUIRED	PROPOSED
<b>SETBACKS:</b>		
<b>FRONT :</b>	7.6 m	19.42 m.
<b>SIDE :</b>	0.0 m	0.61 m
<b>OTHER SIDE :</b>	0.0 m	0.61 m
<b>REAR SETBACK:</b>	7.6 m	0.61 m (VARIANCE)

	ALLOWED / REQUIRED	PROPOSED
<b>PARKING CALCULATION :</b>		
<b>LIGHT INDUSTRIAL PARKING :</b>	6.05 (1 / 70 SQ.M.) (423.35 / 70 SQ.M.)	6 (228.90 + 267.90 - 73.45 (CARETAKER'S SUITE) = 423.35 SQM.)
<b>EMPLOYEE'S PARKING :</b>	2 (1 PER TWO EMPLOYEE)	2
<b>CARETAKER'S PARKING :</b>	1	1
<b>HC PARKING:</b>	1 (1 PER 10 STALLS)	1
<b>TOTAL PARKING :</b>	10	10
<b>COMMERCIAL LOADING SPACE :</b>	1 (1 space for 300-500 sqm. of gross floor area)	1

	ALLOWED / REQUIRED	PROPOSED
<b>BUILDING AREAS:</b>		
<b>GROUND FLOOR (LIGHT INDUSTRIAL) AREA:</b>	228.90 SQM. (2463.60 SQFT.).	
<b>SECOND FLOOR (LIGHT INDUSTRIAL) AREA :</b>	267.90 SQM. (2883.95 SQFT.).	
	(INCLUDING CARETAKER'S SUITE- 73.45 SQM.)	
<b>TOTAL AREA :</b>	496.80 SQM. (5347.55 SQFT.).	

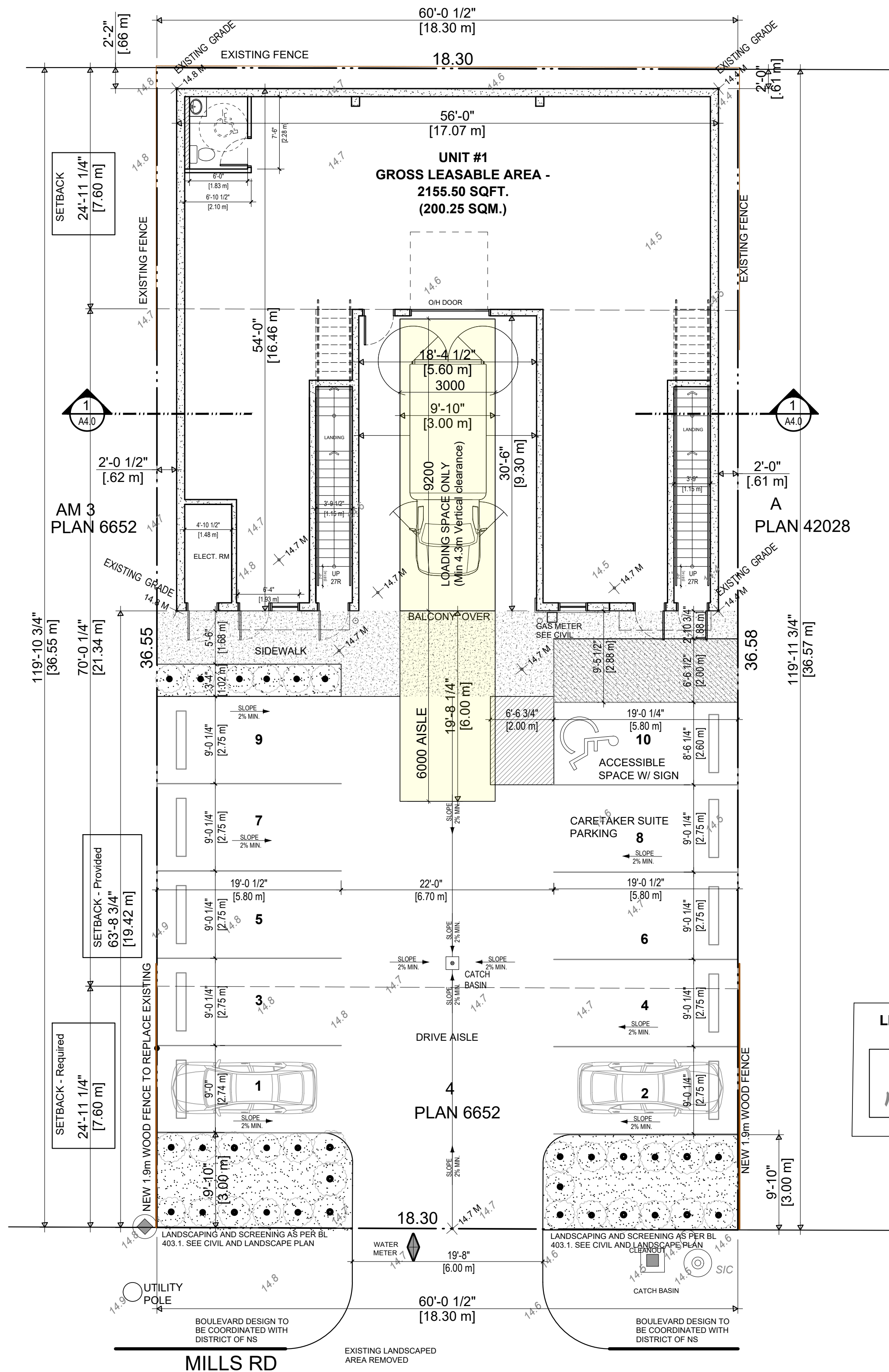
**CARETAKER'S SUITE AREA :** 73.45 SQM. (790.50 SQFT.).  
**FLOOR AREA RATIO (FAR):** (228.90 + 267.90) / 669 = 0.74

**BUILDING CLASSIFICATION:** 3.2.2.78 GROUP F, Division 2, up to 2 Storeys  
**MAJOR OCCUPANCIES:** GROUP F, Division 2, up to 2 Storeys, GROUP C  
**MAXIMUM BUILDING AREA:** 600 SQM. (If 2 Storeys in building height, facing 1 street)  
**FLOOR ASSEMBLIES:** Floor Assemblies to be 45 Min. F.R.R.  
**ROOF ASSEMBLIES:** N/A  
**LOAD BEARING WALL AND COLUMNS:** F.R.R. not less than that required for the supported assembly  
**REQUIRED EXITS:** 2 REQUIRED  
**FIRE ALARM:** NOT REQUIRED  
**SPRINKLERS:** NOT REQUIRED

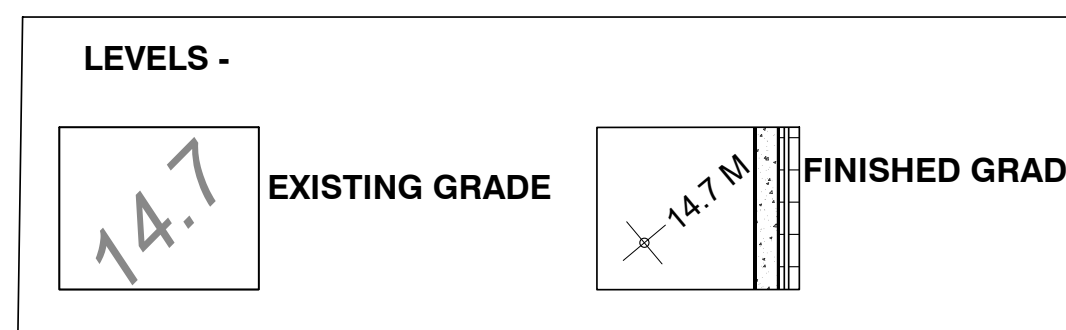
**AVERAGE GRADE = 14.8 + 14.8 + 14.4 + 14.4 = 58.4 / 4 = 14.60 M.**



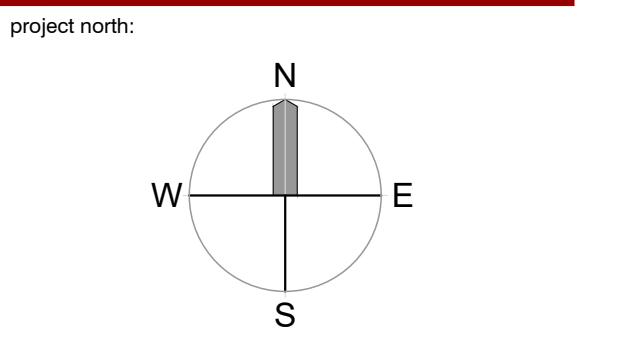
**2 LOCATION PLAN**  
SCALE: NTS



**1 PROPOSED SITE PLAN**  
SCALE: 1:100



**NOTE: PLEASE SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS.**



Issue / Revisions	Date
1 DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

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**PROPOSED COMMERCIAL DEVELOPMENT**

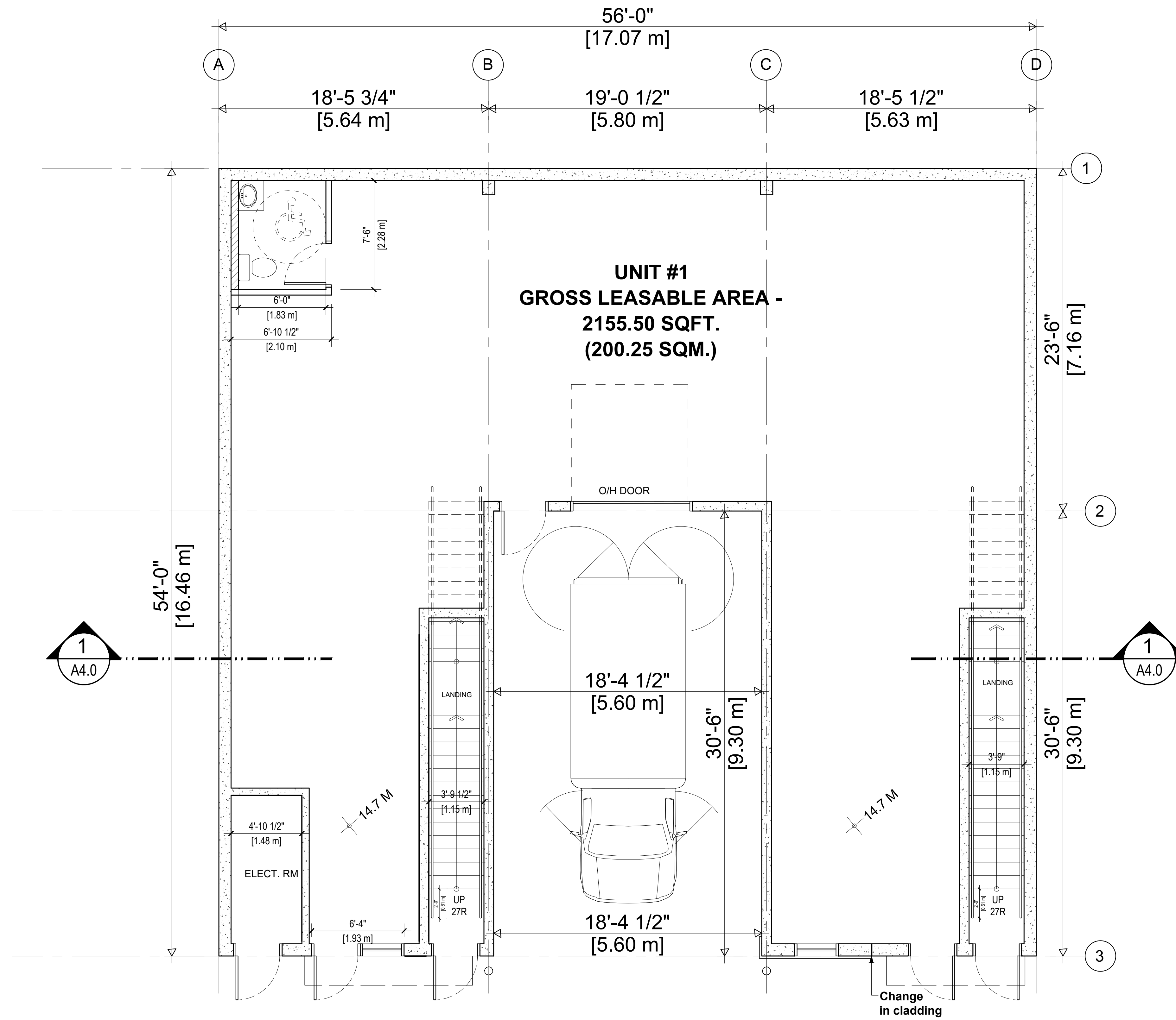
1952 Mills Road, NORTH SAANICH, BC

**PROPOSED SITE PLAN LOCATION PLAN & PROJECT DATA**

project no.: 24.755

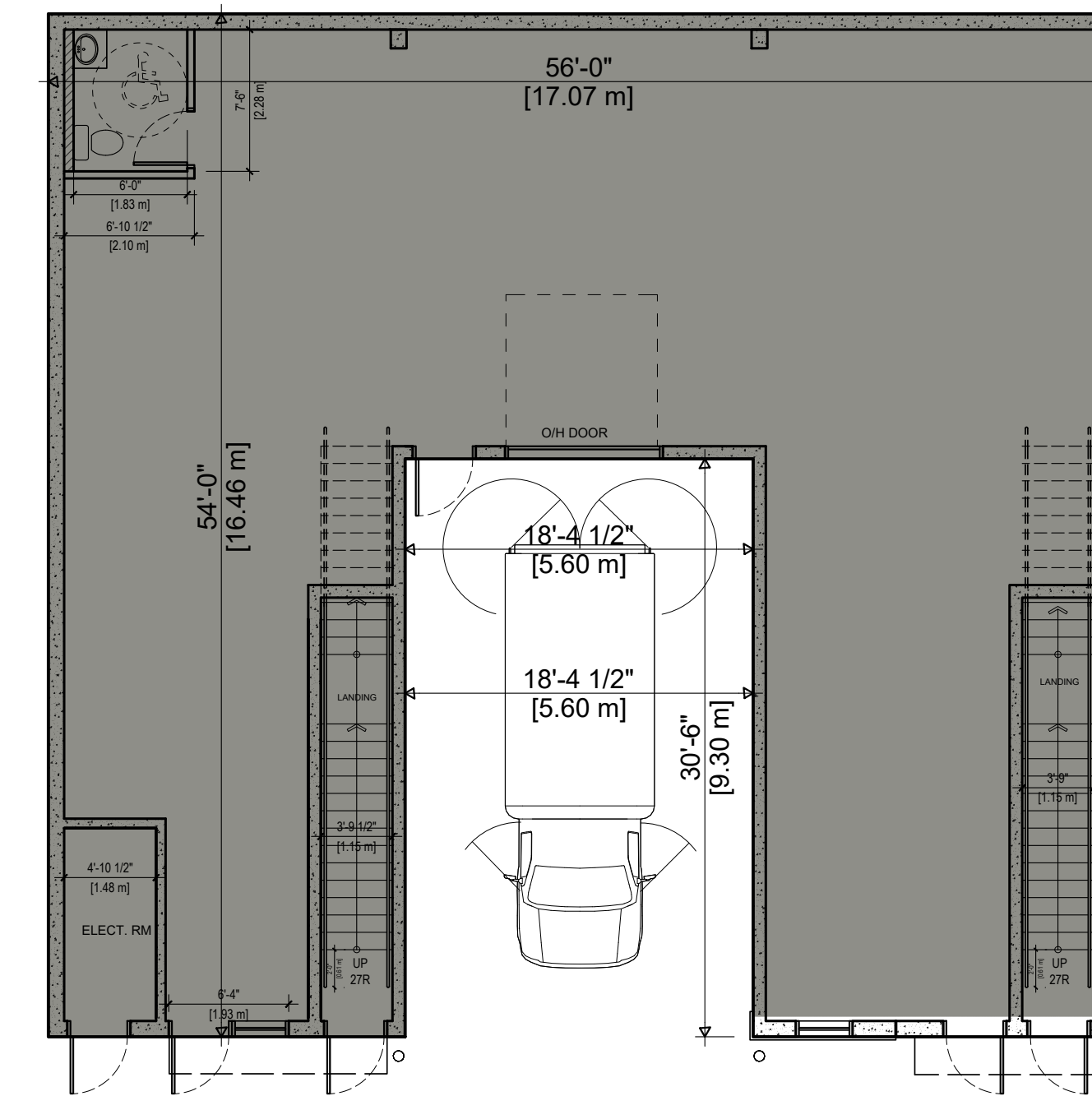
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checked by: LOWE drawn by: RM  
sheet no.:

**A1.0**



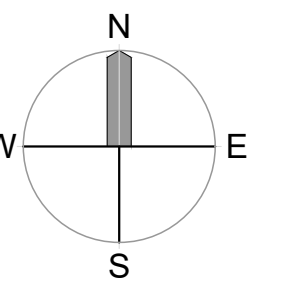
**GROUND FLOOR PLAN**

**1** PROPOSED GROUND FLOOR PLAN  
A2.0 SCALE: 1:50



**GROUND FLOOR AREA -  
2463.60 SQFT.  
(228.90 SQM.)**

project north:



issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., 24

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seal:



project title:  
**PROPOSED  
COMMERCIAL DEVELOPMENT**

1952 Mills Road,  
NORTH SAANICH, BC

drawing title:  
**PROPOSED GROUND  
FLOOR PLAN**

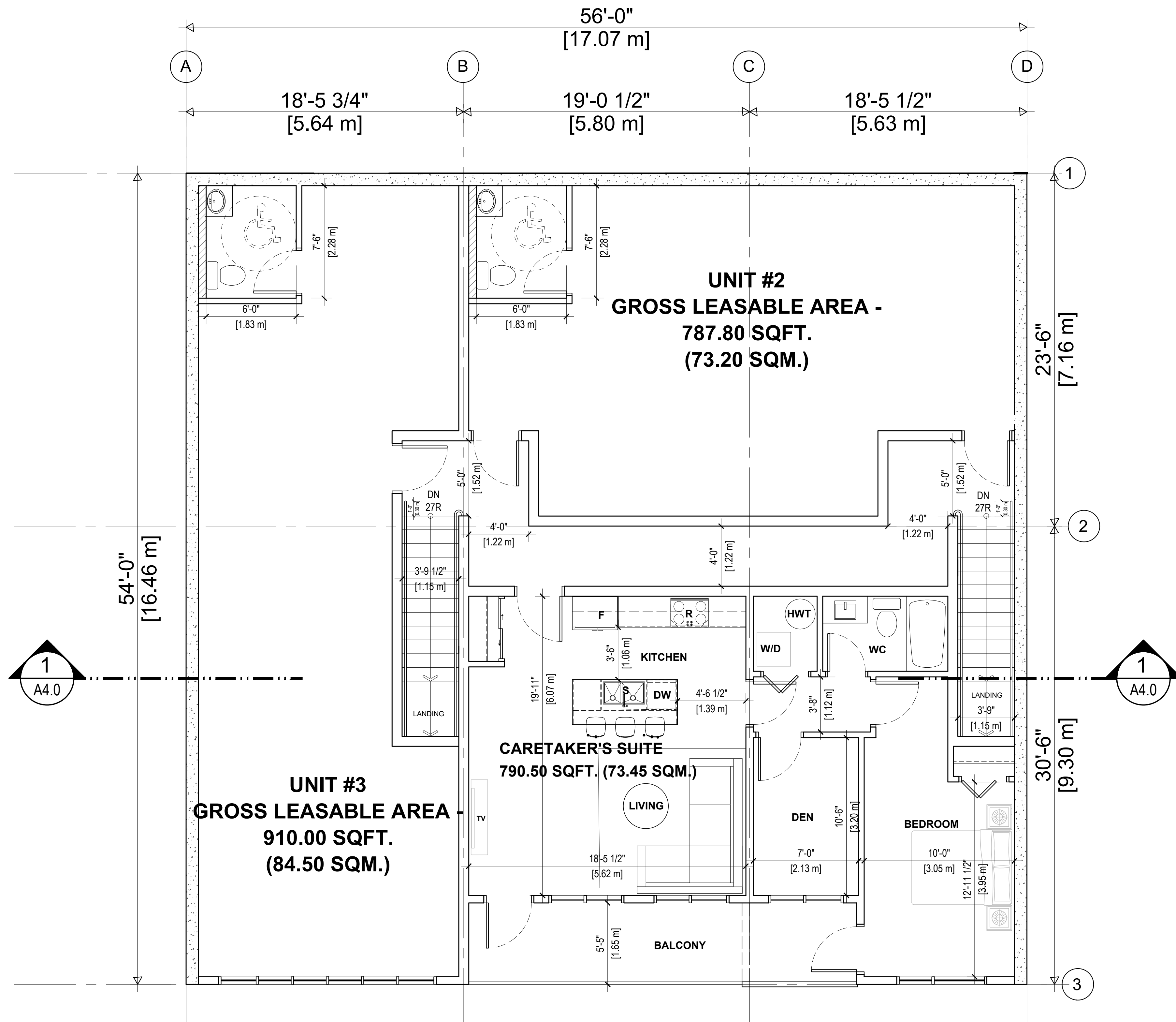
project no.: 24.755

date: 08 APR., 2024 scale: AS NOTED

checked by: LOWE drawn by: RM

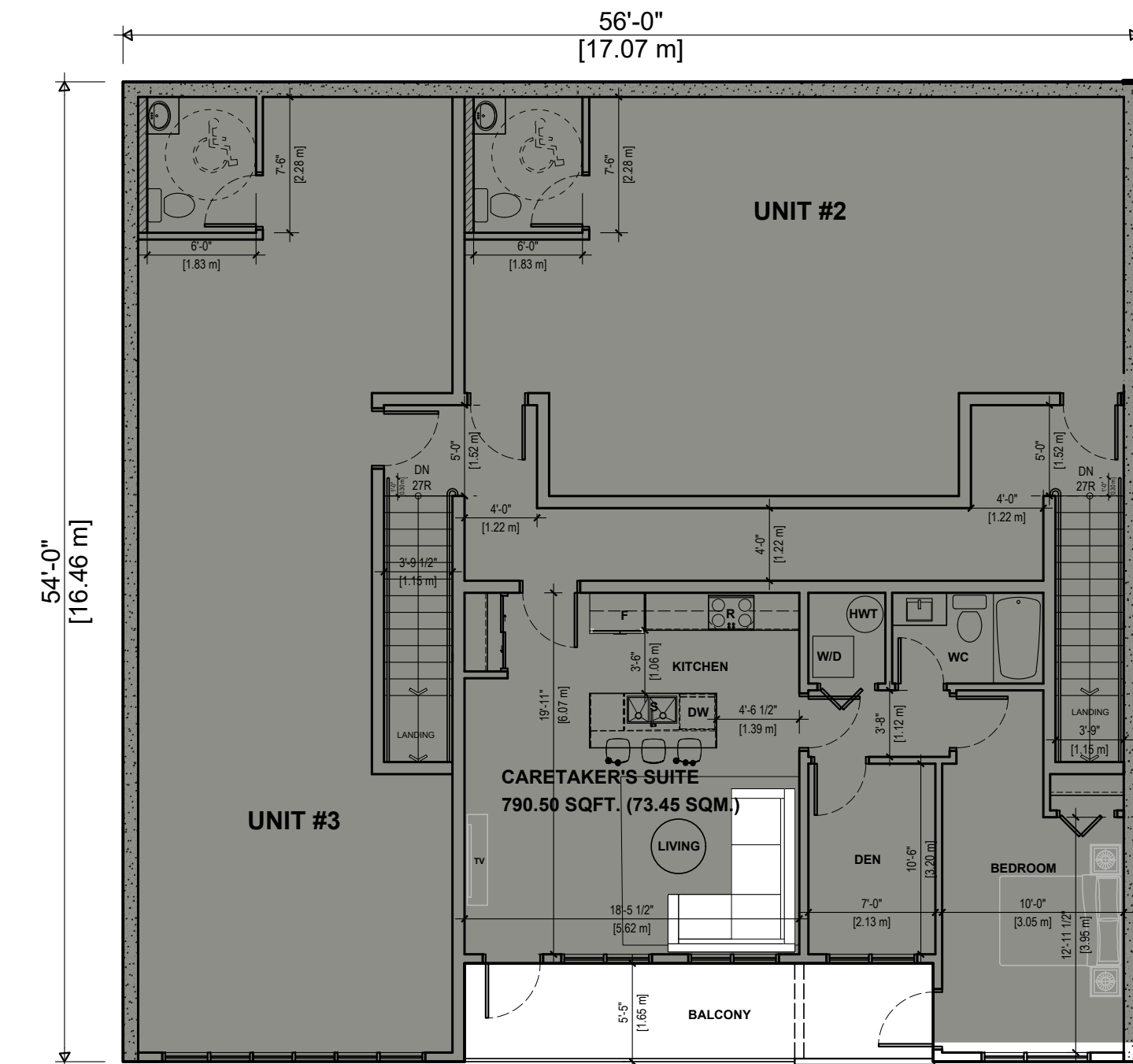
sheet no.:

**A2.0**



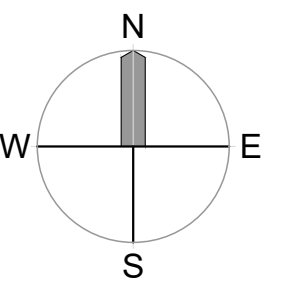
SECOND FLOOR PLAN

1 PROPOSED SECOND FLOOR PLAN  
A2.1 SCALE: 1:50



SECOND FLOOR AREA -  
2883.95 SQFT.  
(267.90 SQM.) (INCLUDING  
CARETAKER'S SUITE AREA)

project north:



issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

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seal:



project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**

1952 Mills Road,  
NORTH SAANICH, BC

drawing title:  
**PROPOSED SECOND FLOOR PLAN**

project no.: 24.755

date: 08 APR., 2024 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

**A2.1**



**1 ELEVATION**  
A3.0 SCALE: 1:50

EXTERIOR FINISHES & NOTES :	
(F1)	CEDER SIDING - WHITE
(F2)	WOOD SIDING
(F3)	PRE-FINISHED METAL FLASHING (COLOR SAME AS ADJACENT COLOR)
(F4)	CONCRETE
(F5)	VINYL WINDOW/DOOR- GREY
(F6)	ALUMINUM COMPOSITE PANELS (SIGNAGE)
(F7)	PREFINISHED ALUMINUM GUARDRAILS

**NOTE: ONLY FRONT FACADE OF THE BUILDING HAS EXTERIOR CLADDING REST ALL THREE SIDES HAS EXPOSED CONCRETE FINISH.**

project north:

issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

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seal:



project title: **PROPOSED COMMERCIAL DEVELOPMENT**

1952 Mills Road, NORTH SAANICH, BC

drawing title: **FRONT ELEVATION**

project no.: 24.755

date: 08 APR., 2024 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

**A3.0**





project north:

issue / revisions:

No.	Issued / Revisions	Date

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

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seal:



project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**

1952 Mills Road,  
NORTH SAANICH, BC

drawing title:  
**RENDERED PERSPECTIVE VIEW**

**1** RENDERED PERSPECTIVE VIEWS  
A3.1 SCALE: N.T.S.

**NOTE: ONLY FRONT FACADE OF THE BUILDING HAS EXTERIOR CLADDING REST ALL THREE SIDES HAS EXPOSED CONCRETE FINISH.**

project no.: 24.755

date: 08 APR., 2024 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

**A3.1**

consultants:



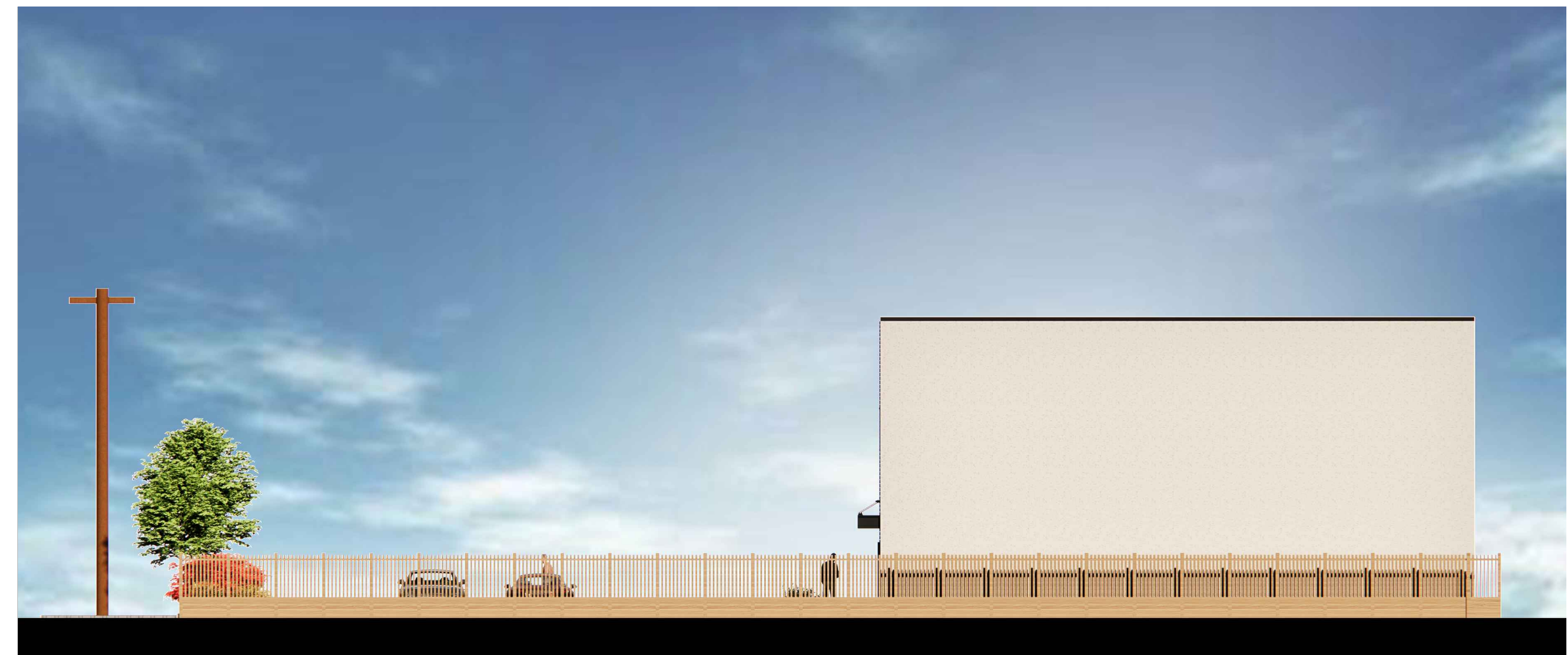
FRONT ELEVATION AT MILLS ROAD



PERSPECTIVE VIEW OF THE SITE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

**1** RENDERED ELEVATIONS  
A3.2 SCALE: N.T.S.

**NOTE: ONLY FRONT FACADE OF THE BUILDING HAS EXTERIOR CLADDING REST ALL THREE SIDES HAS EXPOSED CONCRETE FINISH.**

project north:

issue / revisions:

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1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

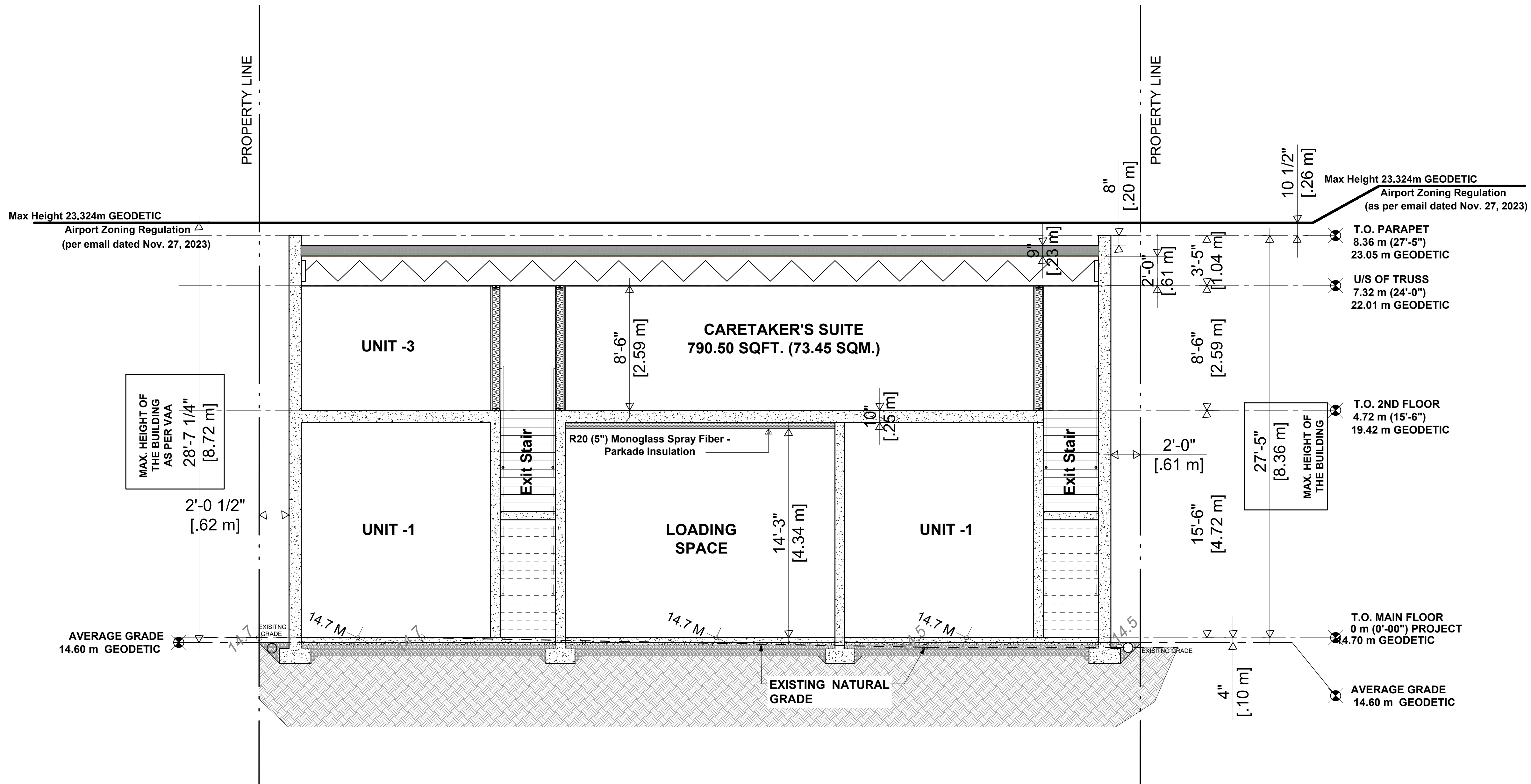
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118 - 21 Erie St. Victoria, British Columbia t 250.360.2888



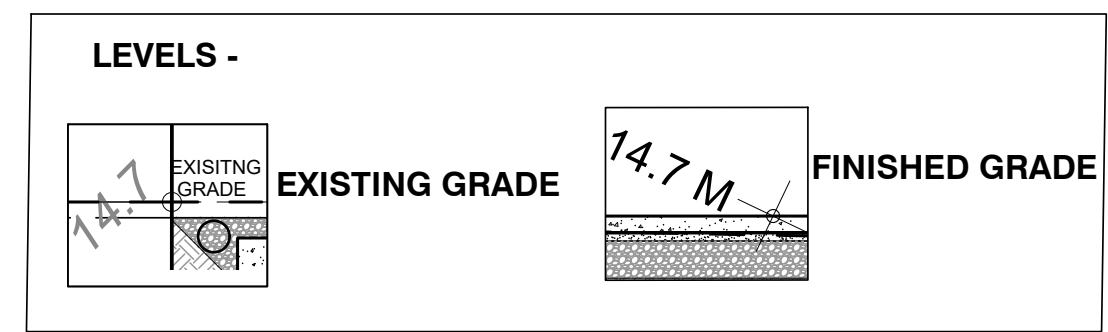
project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
1952 Mills Road, NORTH SAANICH, BC  
drawing title:  
**RENDERED ELEVATIONS**

project no.: 24.755  
date: 08 APR., 2024 scale: AS NOTED  
checked by: LOWE drawn by: RM  
sheet no.:

**A3.2**



**1 SECTION**  
A4.0 SCALE: 1:50



NOTE: THESE SECTIONS ARE ONLY FOR DEVELOPMENT PERMIT PURPOSE. FOR USE IN CONSTRUCTION AND BUILDING PERMIT DRAWINGS IT MUST BE MODIFIED TO THE RIGHT STANDARD DETAILS.

project north:

issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT WITH VARIANCE	08 APR., '24

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project title:  
**PROPOSED COMMERCIAL DEVELOPMENT**  
1952 Mills Road, NORTH SAANICH, BC  
drawing title:  
**SECTION**

project no.: 24.755  
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sheet no.:

**A4.0**