

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 642 Cromarty Road PID 006-739-385

Legal Lot 14 Block 3 Section 2 Range 2+3 West Plan 1936
North Saanich District

Contacts

Please print clearly.

Applicant

Name S.22(1)		Company	
Address S.22(1)		City S.22(1)	
S.22(1)		Postal Code S.22(1)	
Phone	Cell S.22(1)	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) S.22(1)	Date May 20, 2026
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Owner

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

Name S.22(1)		Company	
Address 642 Cromarty Road		City North Saanich	
Email S.22(1)		Postal Code S.22(1)	
Phone	Cell S.22(1)	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

Board of Variance Application



District of North Saanich
Planning & Development Services
1620 Mills Road, North Saanich, BC V8L 5S9

Part 2

tel 250-655-5470 fax 250-656-0782
www. .ca

Development Details

Building Use Single Family Dwelling **Current Zoning** R-3 **Property Size** (m² or ha) 0.39 ha

Describe Proposal Sunroom Addition to Rear elevation of the Single Family Dwelling

Requested Variances

Site access
required for Board
members.
Please mark out
setback variances
on site.

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example</i> (Section 5.3.04 - Rear Yard Setback)	(7.5m)	(7.35m)	(0.15m)
Existing Non-Compliant			
5.95m (to House chimney)	7.6m	5.0m	2.6m
5.57m (to deck -structure)	7.6m		

Hardship and Justification

A large Lower Floor Patio and a 'logical' connection to Dining and Kitchen areas
'locate' the proposed Sunroom along the west Exterior Sideyard setback, in line
with the existing house's west face. Permitted 1980 construction adjusted the
setback to a non-compliant setback; municipal occupancy was granted.

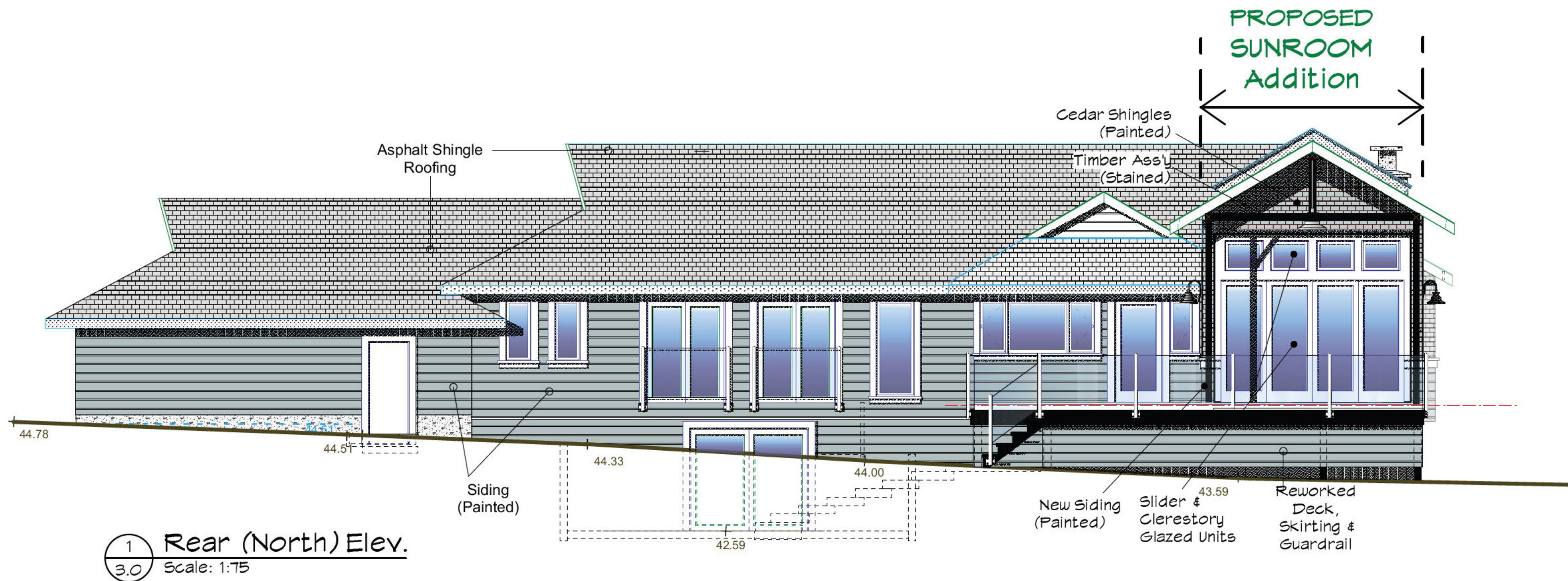
(attach additional information to clarify)

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 & Data
		Copy of Certificate of Title Current copy, including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Describe the hardship & justification for the variance(s)
		BCLS Site Plan Required for existing buildings
		Site Data Summary (on plans) Civic & legal address Site area & coverage Floor area and floorspace ratio Setbacks Building height Requested variance(s)
		Statutory Building Scheme Approval by covenantee recommended

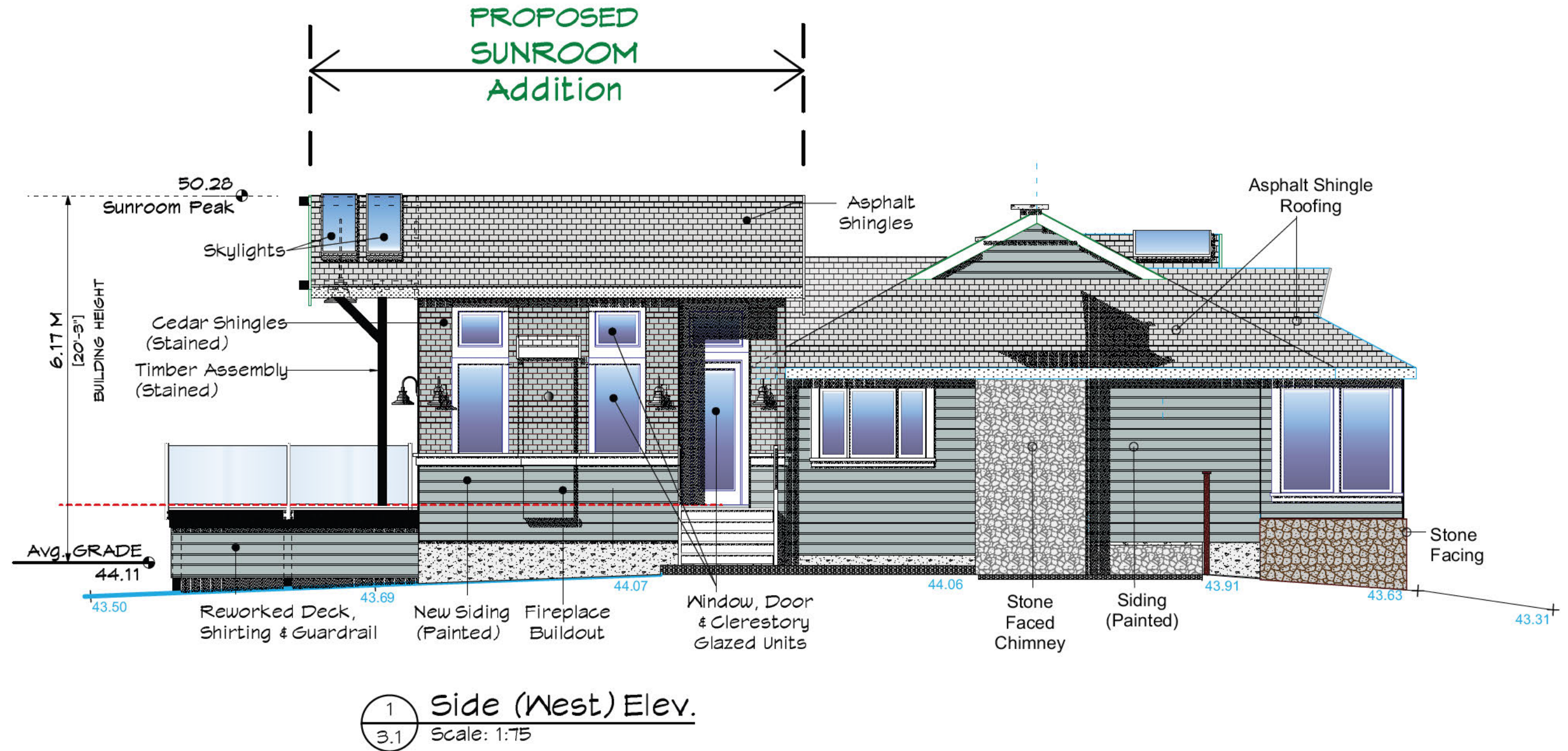
Req'd	Rec'd	Plans	Details
		# of metric plans	# of reduced sets of metric plans
		Site Plan min. scale of 1:100	North arrow and scale
			Dimensions of property lines, rights-of-ways & easements
			Dimensions & setbacks of all buildings & structures, between buildings & to property lines
			Location of access, driveways, sidewalks & boulevards
			Locate high watermark, top of bank, watercourses & riparian area on or within 30m of property
			Locate all services & septic fields
			Identify requested variances
		Floor Plans	Building dimensions
		Elevations	Natural & finished grades, roof & building height elevations



Proposed SUNROOM Addition 642 Cromarty Road, North Saanich

Board of VARIANCE
Application
MAY 2026

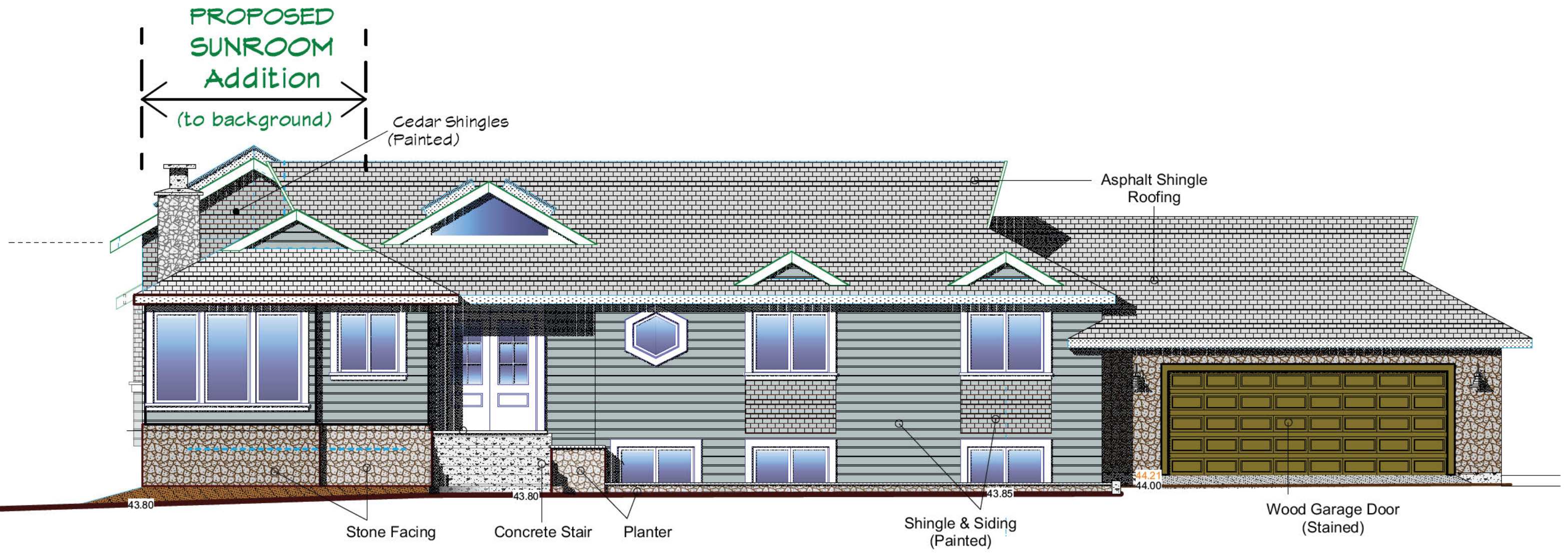




Proposed **SUNROOM** Addition 642 Cromarty Road, North Saanich

Board of VARIANCE
Application
MAY 2026



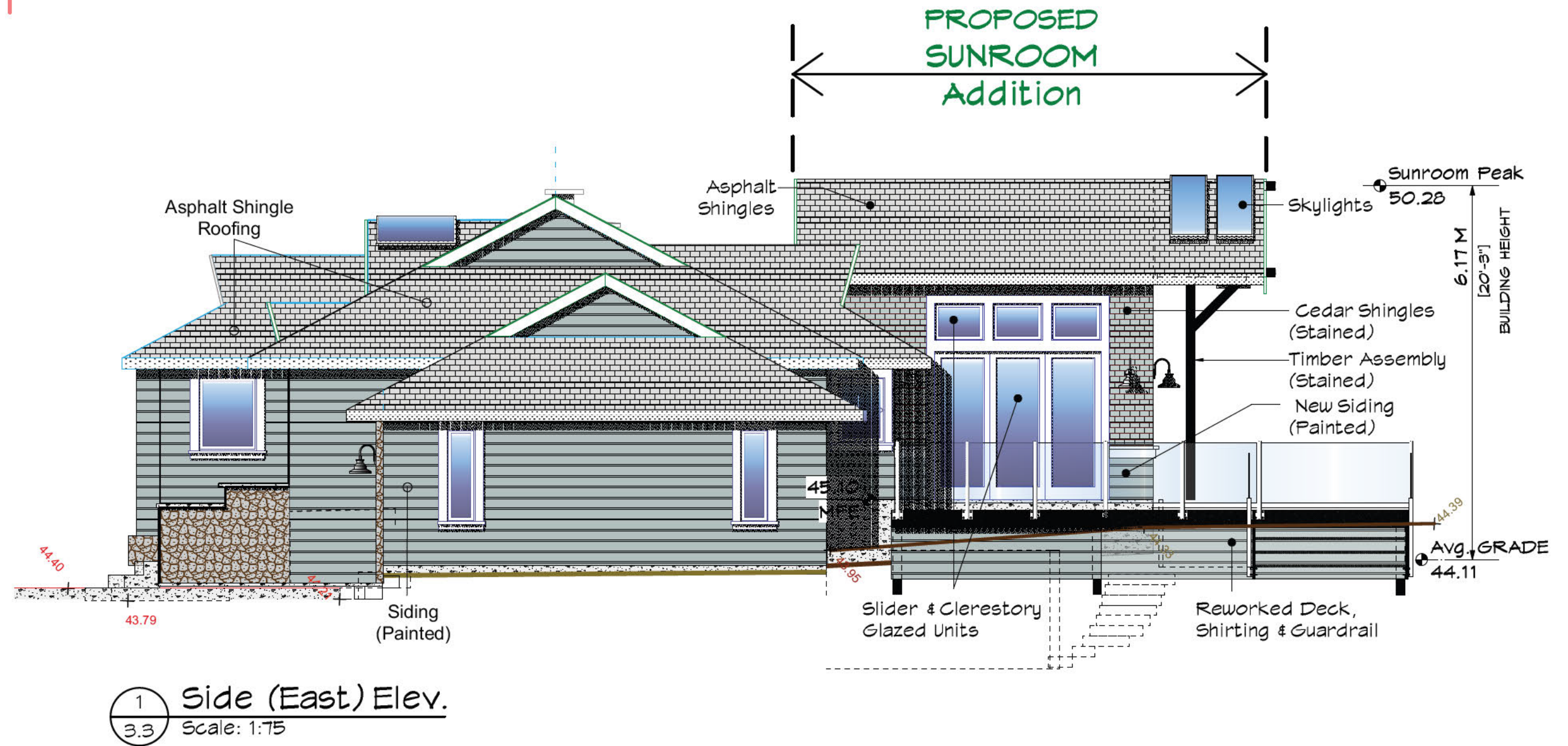


1 Front (South) Elev.
3.2 Scale: 1:75

Proposed **SUNROOM** Addition 642 Cromarty Road, North Saanich

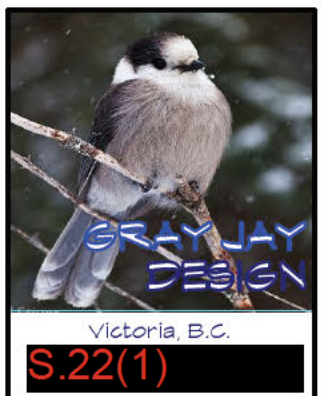
Board of VARIANCE
Application
MAY 2026

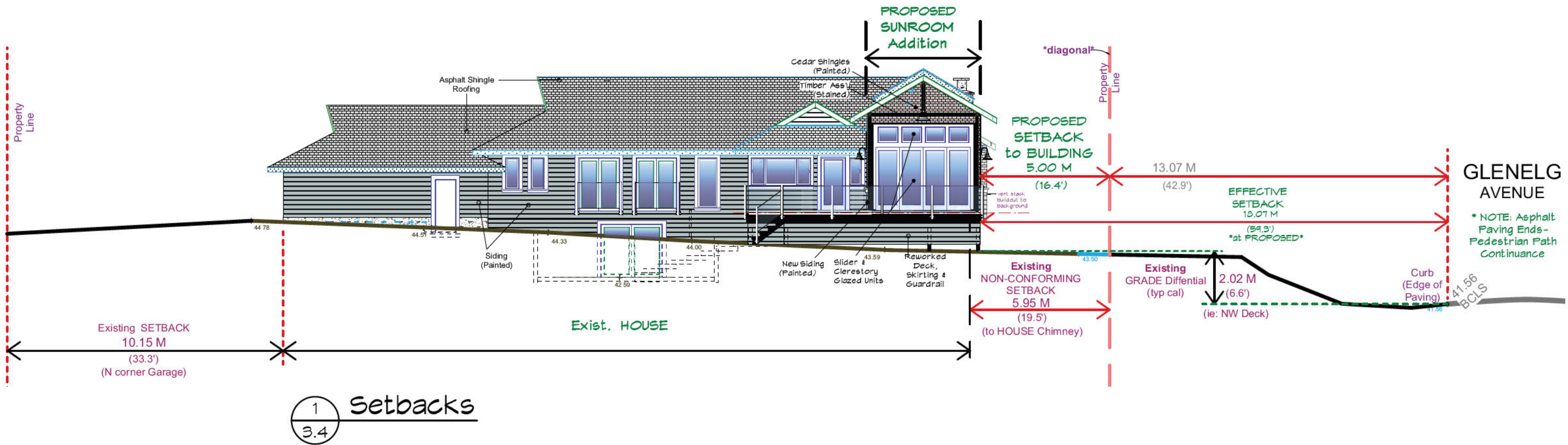




Proposed **SUNROOM** Addition 642 Cromarty Road, North Saanich

Board of VARIANCE
Application
MAY 2026





Proposed SUNROOM Addition 642 Cromarty Road, North Saanich

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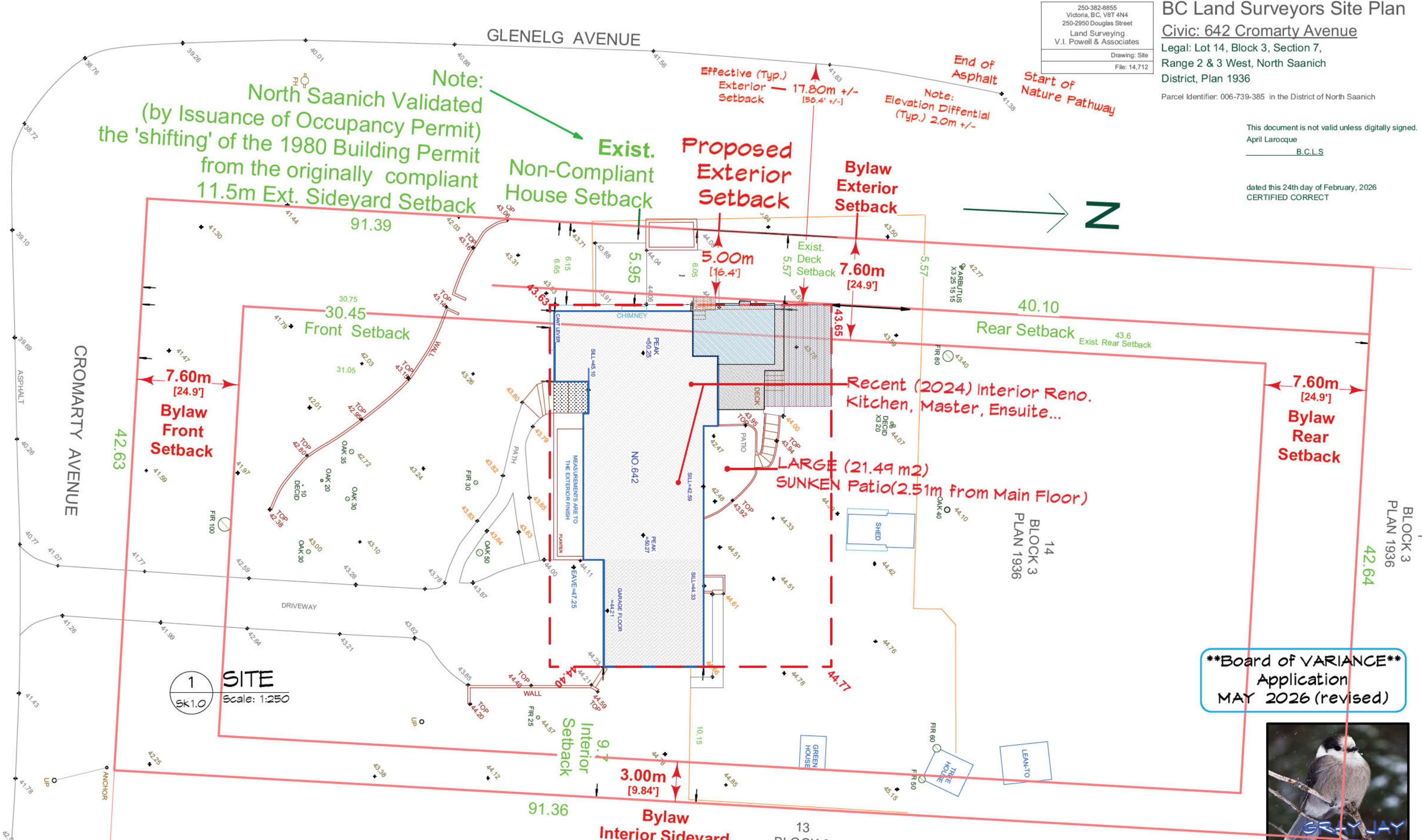


250-382-8855
Victoria, BC, V8T 4N4
250-2950 Douglas Street
Land Surveying
V.I. Powell & Associates
Drawing: Site
File: 14,712

BC Land Surveyors Site Plan
Civic: 642 Cromarty Avenue
Legal: Lot 14, Block 3, Section 7,
Range 2 & 3 West, North Saanich
District, Plan 1936
Parcel Identifier: 006-739-385 in the District of North Saanich

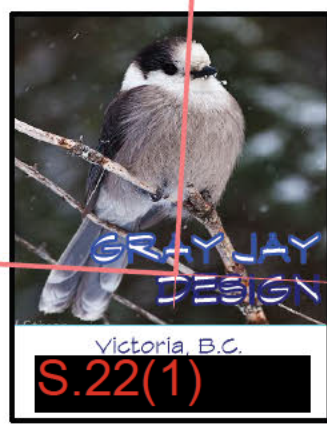
This document is not valid unless digitally signed.
April Laroque
B.C.L.S.

dated this 24th day of February, 2026
CERTIFIED CORRECT

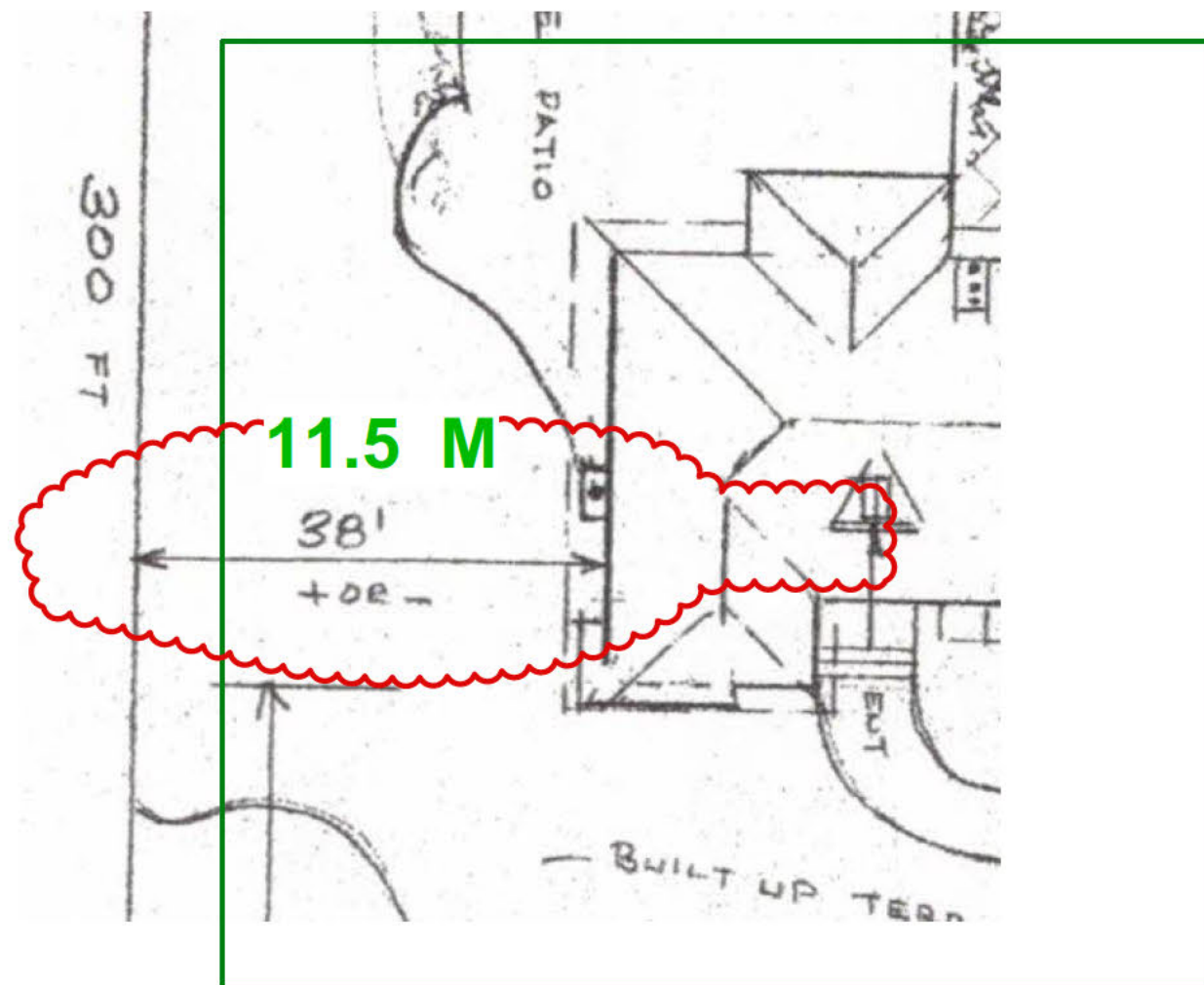


Proposed **SUNROOM** Addition
642 Cromarty Road, North Saanich

****Board of VARIANCE****
Application
MAY 2026 (revised)



PROPOSED RESIDENCE
 MR & MRS M. HADGEN
 CROMARTY DR NORTH SAANICH B.C.
 LOT 14
 PLAN 1936
 NORTH SAANICH B.C.



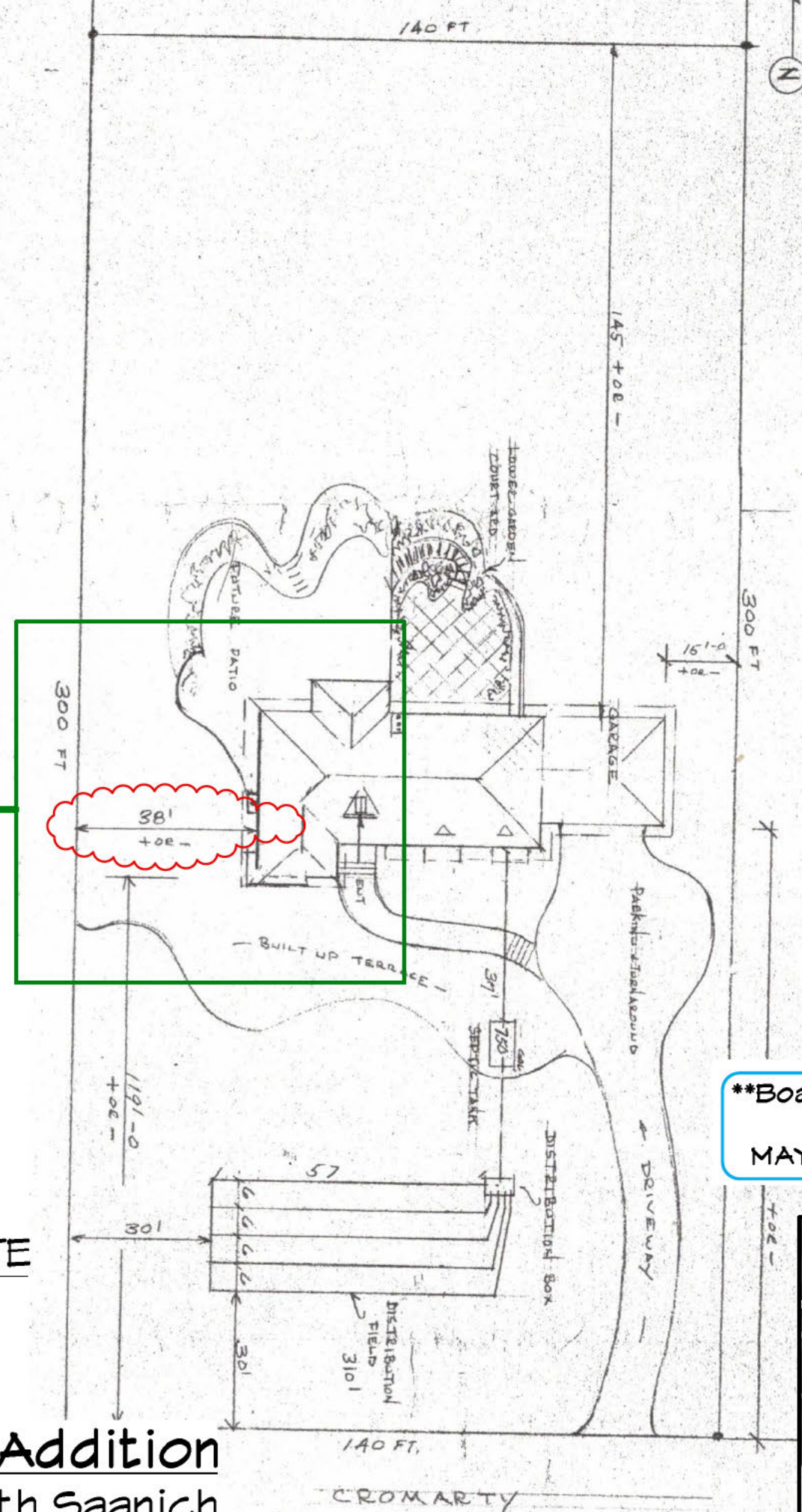
DISTRICT OF NORTH SAANICH
 THESE PLANS ARE APPROVED FOR CONSTRUCTION
 UNDER PERMIT No. 4313 NOTATIONS
 MADE HEREON DO NOT CONSTITUTE A COMPLETE
 PLANS EXAMINATION AND ARE PROVIDED ONLY AS
 ASSISTANCE. IT IS THE RESPONSIBILITY OF THE
 OWNER TO ENSURE THAT ALL WORK DONE CONFORMS
 TO B.C. GOVERNMENT BUILDING REGULATIONS,
 MUNICIPAL BY-LAWS AND ANY SPECIAL CONDITIONS.
 29/5/18
 DATE INSPECTOR

THIS BUILDING SHALL NOT BE
 OCCUPIED UNTIL A CERTIFICATE OF
 OCCUPANCY HAS BEEN OBTAINED

1
 SK1.1

Original 1980 SITE

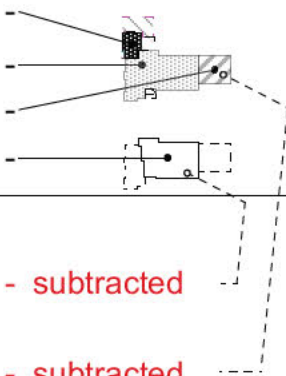
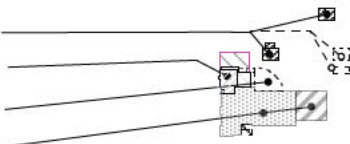
Proposed SUNROOM Addition
 642 Cromarty Road, North Saanich



****Board of VARIANCE****
 Application
 MAY 2026 (revised)



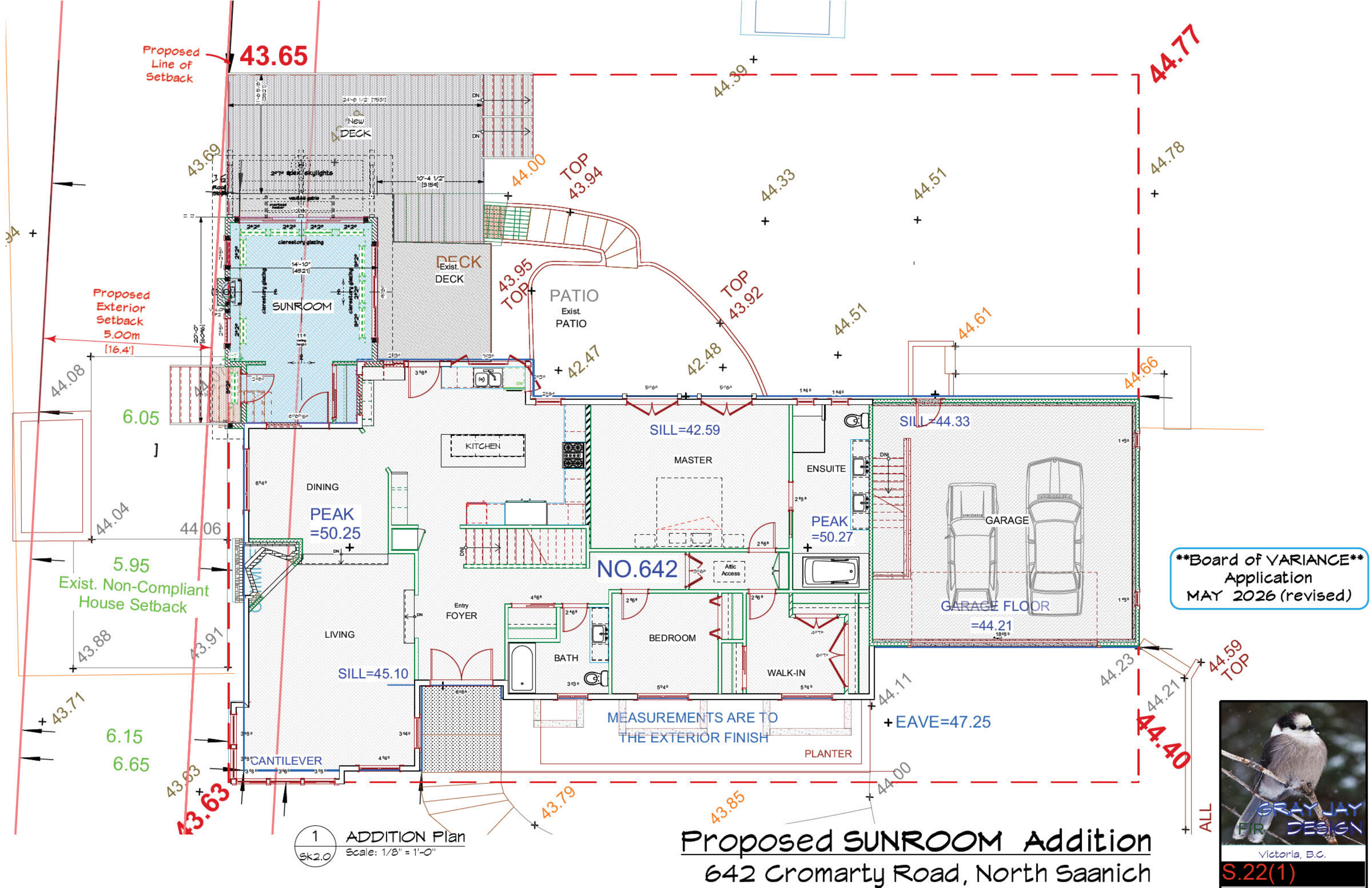
SITE DATA - ZONING - Single Family RESIDENCE - 3

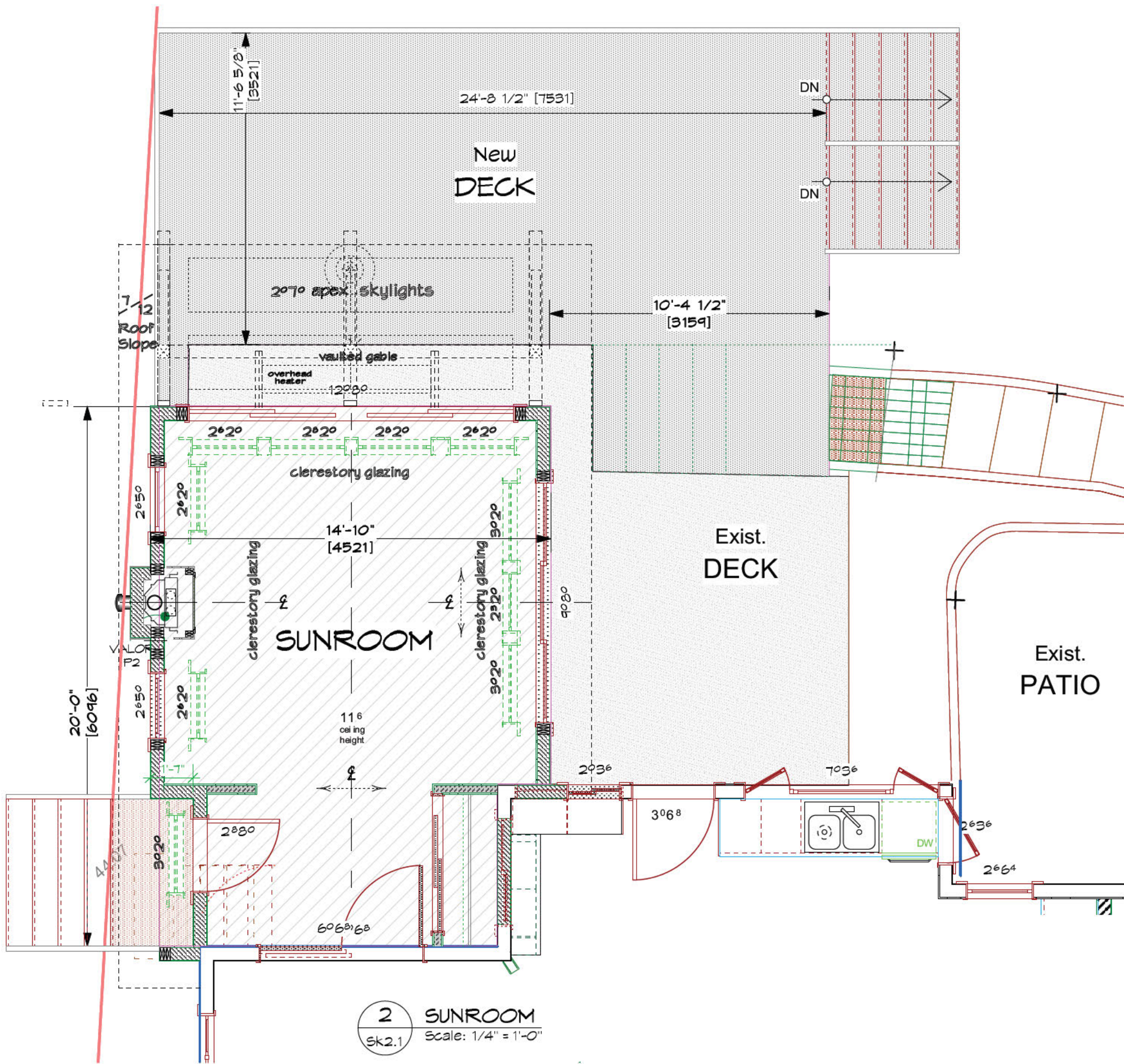
LOT AREA LOT WIDTH SETBACKS FRONT (South) REAR (North) SIDE -Interior (East) EXTERIOR (West) SIDE COMBINED LOT WIDTH GREATER than 20 M (65.6')	REQUIRED 4 000 M2 M2 (43 056 sf) 46 M (150.9') 7.6 M (25') MIN. 7.6 M (25') MIN. 3.0 M (9.84') MIN. 7.6 M (25') MIN. 10.6 M (34.84') MIN.	EXISTING - 642 CROMARTY Drive 3 894 M2 M2 (41 916 sf) 42.63 M (139.8') 30.45M (99.9') 40.1 M (131.6') 9.7 M (31.8') 5.95 M (19.5') 5.00 M (16.4') Proposed 14.65 M (48.1') Exist. Non-Conforming Exist. Non-Conforming to HOUSE Chimney										
FLOOR AREA SUNROOM Addition MAIN + Stair GARAGE LOWER/BASEMENT + Stair SUB-TOTAL BASEMENT Allowance (185 M2 exempted) PARKING Allowance (65 M2 exempted) TOTAL	 - subtracted - subtracted	25.96 M2 (279 sf) - NEW 179.25 M2 (1 929 sf) - Exist. 58.12 M2 (626 sf)- Exist. 130.44 M2 (1 404 sf) - Exist. 393.77 M2 (4 239 sf) - Exist. minus 130.44 M2 (1 404 sf) minus 57.29 M2 (617 sf) 206.04 M2 (2 218 sf) - Exist.										
FLOOR RATIO	0.25MAX.	206.04 M2 /3 894.03 M2 = 05.3 TOTAL FLOOR AREA / LOT AREA										
FLOOR AREA -Accessory TOOL Shed + Bin LEAN To TREE House GREEN House TOTAL ACC'Y HEIGHT	 150 M2 (1 615 sf) MAX. 5.6 M (18.4') MAX.	11.52 M2 (124 sf) - Exist. 10.06 M2 (108 sf) - Exist. 7.68 M2 (82 sf) - *Exempt. 4.81M2 (52 sf) - *Exempt. 22.58 M2 (243 sf) - Exist. Compliant										
SETBACKS - Accessory FRONT (South) REAR (North) SIDE -Interior (East) Acc'y Bldgs less than 14 M2 (150.6 sf) EXTERIOR (West)	7.6 M (25') MIN. 7.6 M (25') MIN. 1.5 M (4.92') MIN. 7.6 M (25') MIN.	<table><tr><td><u>SHED</u></td><td><u>LEAN-TO</u></td></tr><tr><td>53.44M</td><td>65.69M</td></tr><tr><td>33.16M</td><td>21.69M</td></tr><tr><td>19.86M</td><td>2.66M</td></tr><tr><td>20.26M</td><td>36.62M</td></tr></table>	<u>SHED</u>	<u>LEAN-TO</u>	53.44M	65.69M	33.16M	21.69M	19.86M	2.66M	20.26M	36.62M
<u>SHED</u>	<u>LEAN-TO</u>											
53.44M	65.69M											
33.16M	21.69M											
19.86M	2.66M											
20.26M	36.62M											
COVERAGE ACCESSORY Bldgs. DECK + Stair LOWER Patio + Stair MAIN, Stair + GARAGE	15% MAX. 	350.09 M2 / 3 894.03 M2 = 9.0% TOTAL STRUCTURE AREA / LOT AREA										
HEIGHT BUILDING Height [LOT WIDTH GREATER than 20 M (65.6')]	9.15 M (30.0')	6.17 M (20.25') (PEAK Roof @ 50.28 M - 44.11 M Avg.GRADE)										
AVERAGE GRADE	GRADE POINTS 43.65 M + 44.77 M + 44.40 M + 43.63 M TOTAL = 176.45 M AVERAGE GRADE = $\frac{176.45 \text{ M}}{4}$ = 44.11 M											

****Board of VARIANCE****
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MAY 2026 (revised)



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Application
MAY 2026 (revised)



Proposed SUNROOM Addition
642 Cromarty Road, North Saanich

BC Land Surveyors Site Plan
Civic: 642 Cromarty Avenue
Legal: Lot 14, Block 3, Section 7,
Range 2 & 3 West, North Saanich
District, Plan 1936

Parcel Identifier: 006-739-385 in the District of North Saanich
Scale 1:200
Distances are in metres.
The intended print size is 18" by 24".

Legend
Elevations are geodetic and referenced to the CVD28BC datum.
###+ - denotes - existing elevation
FH - denotes - fire hydrant
UP - denotes - utility pole
- denotes - Tree Trunk
Tree diameters are in centimetres
Lot area: 0.389 Ha

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 shall not be
used to define property boundaries.

