

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 8650 Aldous Terrace PID 001-021-291
Legal Lot 5 Block _____ Section 2 Range 3 East Plan Plan 7058

Contacts

Please print clearly.

Applicant

Name Lori Pruce		Company	
Address 8650 Aldous Terrace		City North Saanich	
Email S.22(1)		Postal Code V8L 1L2	
Phone S.22(1)	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 Jan 15, 2025
--------------------------------------	-----------------------------

Owner

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

Name As Above		Company	
Address		City	
Email		Postal Code	
Phone	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

Rezoning / OCP Amendment Application



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Part 2

Current Zoning	<u>R-4</u>	Proposed Zoning	<u>R-2</u>
Current OCP Designation	<u>General Residential</u>		
Proposed OCP Designation	<u>No change</u>		

Proposal Details

Property Size 3445.38m2 **Existing Use** Residential
(m² or ha)

Describe Proposal Rezone from r-2 to R-2 to allow a one new lot (2 lots in total)t residential subdivision for a single family dwelling with and accessible secondary suite.

Justification and Support Please refer to the attached Rationale 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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | preliminary investigation has been completed to determine possible site servicing options (storm, sewer, water and access); Community water and sewer in Aldous Terr. |
| ☐ | ☒ | ☐ | servicing details are indicated on the submitted plans and/or attached brief, with reference to applicable land use and subdivision bylaws; and, Details to be provided at subdivision stage. |
| ☐ | ☐ | ☒ | 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 | |
| ☐ | ☒ | 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 at www.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
		Floor Plans min. scale 1:100	Storm water management and surface permeability
			Include reference to BCLS site plan
		Elevations min. scale 1:100	Uses of spaces & building dimensions
			Adaptable housing requirements (if applicable)
			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
		Landscape Plan scale as site plan	Examples of exterior finish colours
			Building signage details
			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**

January 13, 2025

District of North Saanich
Planning and Community Services Department
1620 Mills Road,
North Saanich, BC V8L 5S9

RE: Proposed Rezoning of 8650 Aldous Terrace

To Whom It May Concern,

Please accept this application to rezone 8650 Aldous Terrace from the existing R-2 Zone to the R-1 Zone to permit a two-lot single family subdivision. This application is supported by the following documents:

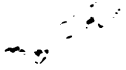
1. Cover Letter
2. Development Application Form
3. Rationale Letter for proposal
4. Zoning Analysis Table
5. Copy of Certificate of Title (current to 30 days or less)
6. Copy of any non-financial charges on title - SROW
7. Site Profile
8. Sustainability Guide
9. Proposed site plan
10. Community comments

I trust the foregoing is appropriate, however please do not hesitate to contact me immediately if you require clarification or additional information.

Best regards,



Lori Pruce
Owner, 8650 Aldous Terrace



January 13, 2025

District of North Saanich
Planning and Community Services Department
1620 Mills Road,
North Saanich, BC V8L 5S9

RE: Rationale Letter for the Proposed Rezoning of 8650 Aldous Terrace

To Whom It May Concern,

We are encouraged by recent rezoning approvals of similar densities, for example the Chalet Road rezoning, and have elected to resubmit this application to rezone 8650 Aldous Terrace from the R-2 Zone to the R-1 Zone to permit a two-lot single family subdivision. This rationale letter describes the justification and benefits of this application.

The property is 3,445.38m² and is fully serviced by community water and sewer. It is within the General Residential Land Use designation of the OCP.

A preliminary site plan of the proposed subdivision is enclosed. The existing house will remain on a new panhandle lot of approximately 2,031.7 square metres. The second lot will front Aldous Terrace and be approximately 1,421.4 square metres.

The proposed subdivision is in keeping with the existing form, character, and development patterns of the area. There are several subdivisions using the panhandle lot form in the neighborhood. The zone and lot size are prevalent in the area. There are 17 R1 zone properties within 500 meters of my property and another 9 that while zoned R2 are non-conforming to that zone due to their smaller lot size and belong in an R1 zone.

This proposal is consistent with the District of North Saanich Official Community Plan, Zoning Bylaw, Housing Needs Report, and the character and development of the surrounding neighbourhood. The creation of two lots within this size range supports the District's goal of creating more housing.

Consistent with the OCP and Zoning Bylaw

- This proposal is consistent with the General Residential Land Use designation of the OCP, which permits lots between 1,400 – 2,000m² for single-family residential development, with secondary suites or secondary dwelling units in appropriate circumstances.
- This property is eligible for the R-1 Zone, which is described as “intended solely for the purpose of low density single-family residential housing on land that is serviced by both community water and community sewer systems”.

Benefits to the community

- This proposal will create more family-oriented housing in an established residential neighbourhood that is consistent in form and character with neighbouring houses.
- We are willing to register a covenant to ensure that a new house includes a secondary suite that it is built to accessible standards to increase housing options for seniors and people with disabilities.
- We will make an amenity contribution of \$20,000.00 to the District's reserve fund.

Community support

- The proposal received the support of 133 residents from the surrounding neighbourhood when this application was first made in 2019/2020, including the support of five immediate neighbours. Please see the enclosed petition and letters of support.

Meets needs identified by the Housing Needs Report

- This proposal supports the housing need identified in the District's Interim Housing Needs Report (2025) for 821 new units in the next five years, particularly by providing a house that is suitable for families and a secondary suite that is suitable for renters, seniors, and people with disabilities.
- This proposal supports the priority to locate new housing near walking and cycling routes and public transit. The subject property is within 1km to East Saanich Rd where major public transit routes and bike lanes are present, and is a 1.4km walk to Panorama Recreation Centre and Dominion Brook Park. It is within 3km of facilities, services, and shopping in Saanichton, which can be accessed by bicycle along the low-traffic Aldous-to-Wallace Rd route.
- This proposal responds to the need for a variety of lot sizes and provides the opportunity for more attainable home ownership (moderate lot size) and rental housing (secondary suite).
- This proposal assists the District in meeting the Ministerial Order No. M259 issued by the Province on July 24, 2024, which orders the District to create 419 dwelling units by July 2029, with 60 units projected in year one.

Consistent with character of the neighbourhood

- The proposed subdivision is consistent with surrounding development patterns. The immediate neighbourhood has a mix of R-2 and R-1 lots, ranging from 1,400m² to 4,000m². There are 17 R1 zone properties within 500 meters of my property and another 9 that while zoned R2 are non-conforming to that zone due to their smaller lot size and belong in an R1 zone.
- The lot immediately to the north of the subject property was subdivided using the panhandle lot form.
- We are willing to enter into a covenant to restrict the height, lot coverage, and floor area ratio to those of the R-2 Zone, ensuring a new house will be consistent with the heights and building footprints of the neighbouring houses, and provide adequate space between the homes to avoid overcrowding between the buildings.

Impact and design considerations

- The proposed subdivision will have no impact on agricultural land and will not require the removal of any trees or habitat.
- The existing house and driveway access will be maintained, and no demolition and disposal of existing structures will be required.
- The two proposed lots will be large enough to contain all parking onsite, including any secondary suite parking, and will not rely on street parking.
- This proposal does not require any variances, however a frontage waiver from Council may be required for the panhandle access width.

Sustainability and Climate Change Considerations

We are willing to enter into a covenant to ensure that a newly built house is:

- solar panel ready,
- wired for an EV charging station,
- equipped with energy-efficient water and heating systems,
- equipped with a rainwater collection system
- built equal to or in excess of the requirements of Step Code 3

The lots are large enough to support gardens, fruit trees and berries.

Summary

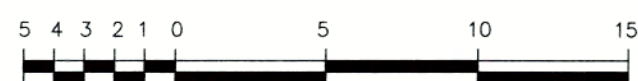
This rezoning application is consistent with the District's OCP and the Zoning Bylaw. It responds to the housing needs identified in the Housing Needs Report, and more recently, by the Provincial government in its Ministerial Order. It is not a complex application that will tie up District staff resources, nor will it have a significant impact on the surrounding neighbourhood or the environment. It is an opportunity to create family-oriented housing and an accessible secondary suite in a manner that is consistent with the overall character of the community.

Respectfully submitted,



Lori Pruce
Owner, 8650 Aldous Terrace

Proposed Subdivision Of:
Lot 5, Section 2, Range 3 East,
North Saanich District, Plan 7058.
P.I.D. 001-012-291



Scale = 1:250

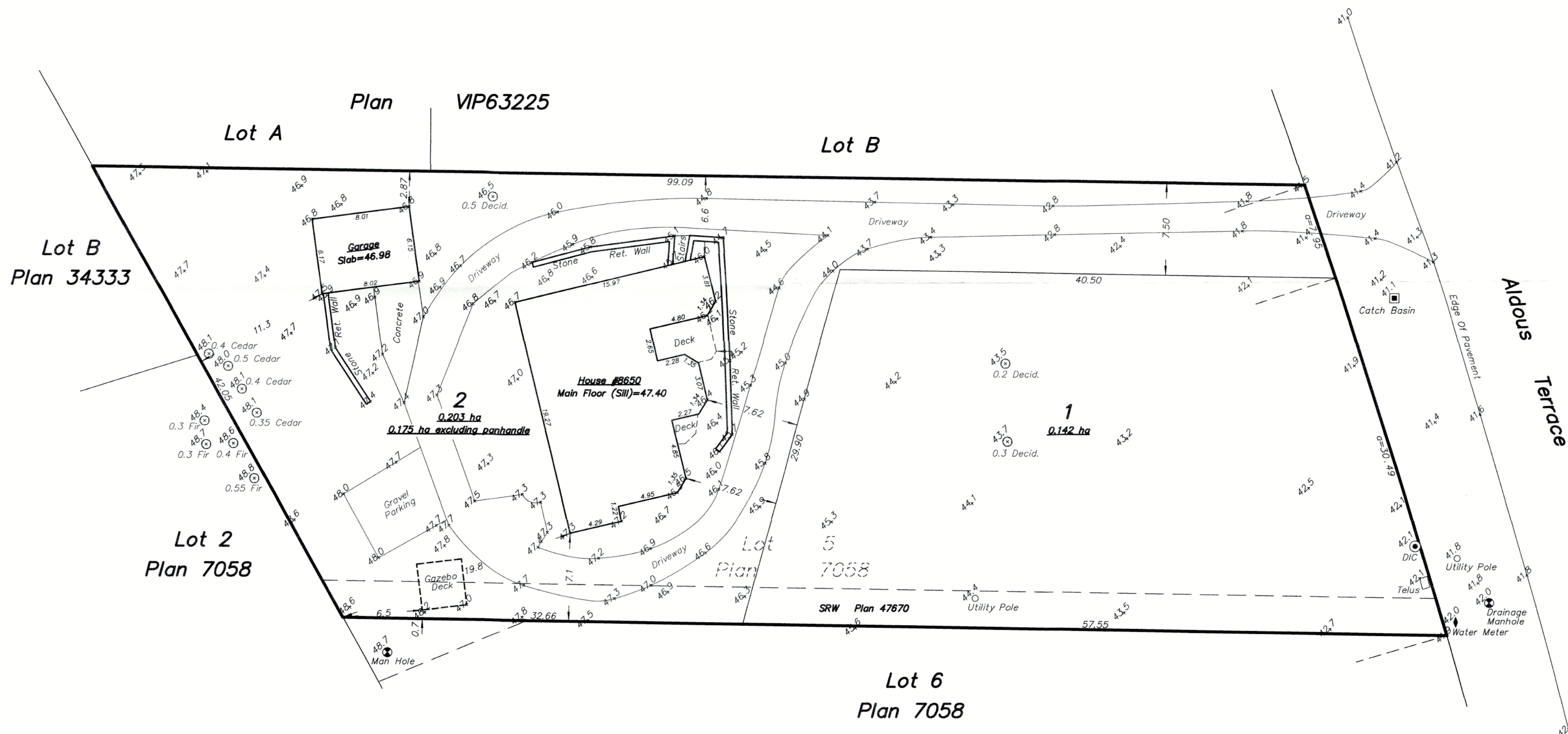
Dated this 10th day of June, 2019.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 77H6274.

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.



The subject property is affected by the following registered documents:
ET29468.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 150214b\PRO\LE





