

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 8545 West Saanich rd PID 004-644-557

Legal Lot 1 Block _____ Section 1 Range 2 west Plan 13792

Contacts

Please print clearly.

Applicant

Name Jared Horan		Company NZ Builders Ltd	
Address S.22(1)		City S.22(1)	
Email 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
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Owner

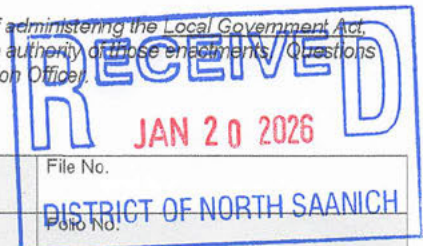
If the applicant is
NOT the owner,
complete "Owner's
Authorization" form.

Name Bruce Reid		Company	
Address S.22(1)		City S.22(1)	
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	File No.
Required Documents	Receipt No.	Fees
Required Plans		\$



Forms of payment accepted:

CASH

CHEQUE

INTERAC

Owner's Authorization



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tel 250-655-5470 fax 250-656-0782
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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 8545 West Saanich rd
Legal Lot 1 Block _____ Section 1 Range 2 west Plan 13792

Authorization

Authorization The owner(s) of the above property, hereby authorize and appoint Jared Horan
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		
Bruce Reid			
Address	City		
S.22(1)	S.22(1)		
Phone	Fax	Postal Code	
S.22(1)		S.22(1)	
Registered Owner Signature (or Company Representative with Signing Authority)	Date		
S.22(1)	Dec 4, 2025		
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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Development Permit Area No. 4: Steep Slopes

Development Permit Application Guideline Review Table

Please refer to the Development Permit Guidelines set out in the District of North Saanich Official Community Plan, Bylaw No. 1587 (2025)

OCP Section	Guideline	Proposal Details (Describe how your proposal achieves the DP Guidelines)
5.10.5.2 (a)	No unnecessary disturbance of the steep slope shall be permitted. Development shall preserve or return natural vegetation on steep slopes and retain the natural terrain, topography of the site, drainage patterns and minimize the cutting into, grading, or filling of slopes.	The proposed single-family residence is located centrally on the lot on areas underlain by shallow bedrock and thin soil veneer; the site is bedrock-controlled with minimal overburden and the proposed design uses shallow foundations dowelled to bedrock where required, which minimizes grading and filling of natural slopes. Removal of vegetation/topsoil is limited to the building footprint and mechanical rock excavation where required; temporary slopes and
5.10.5.2 (b)	Retaining walls and improvements will only be permitted in the case where the applicant can produce a report from a Qualified Geotechnical Professional identifying the hazard and the risk posed due to the existing condition, and the necessity of the retaining structure to address the hazard. In such cases, retaining improvements must be designed to minimize disturbance of the natural environment.	Coast Geotechnical has (a) reviewed existing lock-block retaining walls (found them to meet recommended safety factors and provided engineered retaining wall design), (b) provided design guidance and requirements for any new retaining walls (including when walls exceed 1.2 m and required engineered design), and (c) provided earth pressure coefficients and preliminary lateral pressures for structural design. The geotechnical memos and
5.10.5.2 (c)	Stairs and pathways are discouraged and will only be considered in a steep slope area where the improvements are necessary to access another developable portion of the property or to access the foreshore.	The proposed development locates the dwelling in a central, developable area accessible from the existing driveway; no stair/path improvements down steep, undisturbed slopes are required for primary access to the proposed residence. If site access paths or minor steps are required for landscaping or pond/patio access, they will be kept minimal and routed to avoid steep slope disturbance in accordance with the geotechnical site recommendations.
5.10.5.2 (d)	In the case of subdivision or rezoning, those areas identified as steep slope shall be kept free of any development or alteration and the area will be fenced.	The current application is for a single-family residence (no subdivision rezoning).
5.10.5.2 (e)	The District may require the applicant to enter into a Section 219 covenant agreement to ensure that steep slope areas are preserved in their natural state.	

5.10.5.2 (f)	An assessment report prepared by a Professional Engineer with relevant expertise and in conformance with applicable APEGBC Standards is required to assist in determining what conditions or requirements shall be included in the Development Permit so proposed development and adjacent properties are protected from the hazard and no increase in hazard is posed. At the discretion of the District, a peer-review of any such report may be required.	Geotechnical Hazard Assessment has been prepared for the subject property and submitted with the DP Application.
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REID HOUSE

CIVIC ADDRESS

8545 West Saanich Rd,
North Saanich, BC
V8L 5W1

LEGAL DESCRIPTION

Lot 1 (DD 3356061), Section 1,
Range 2 West,
North Saanich District, Plan 13792
P.I.D. 004-644-937



Sheet List	
A0.0	Cover
A0.1	Site Survey
A1.0	Site Zoning Plan & Project Data
A1.1	Site Plan
A1.2	Spatial Separation Data
A1.3	Assemblies
A1.4	Window and Door Schedules
A2.0	Foundation/Basement Plan
A2.1	Main Level
A2.2	Roof Plan
A3.0	Elevations
A3.1	Elevations
A4.0	Building Sections
A4.1	Building Sections
A5.0	Details
A5.1	Details
A5.2	Details
A5.3	Details

#	Notes	Issue Date
1	ISSUED FOR BUILDING PERMIT	

Date: January 19, 2020
Project:
Reid House

Address:
8545 West Saanich Road,
North Saanich, BC

Drawing:
Cover

Sheet:
A0.0



#	Issue	Issue Date
22	2004-03-09 PM 10:00:00	