

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 **8630 Aldous Terrace**

PID **005-316-421**

Legal

Lot **6** Block _____ Section **2** Range **3E** Plan **VIP7058**

Contacts

Please print clearly.

Applicant

Name	Majid and Tanya Varasteh			Company	
Address	8630 Aldous Terrace			City	North Saanich
Email	S.22(1)			Postal Code	V8L 1L2
Phone	S.22(1)		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)	Date
	October 8, 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 R2 Proposed Zoning R1
Current OCP Designation General Residential
Proposed OCP Designation General Residential

Proposal Details

Property Size 3035.142 m2 Existing Use Residential
(m² or ha)

Describe Proposal Rezone from R1 to R2 to allow one new lot for a single family dwelling with an accessible secondary suite.

Justification and Support

Refer to attached "Cover Letter" for Justification and Support

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); <i>Aldous Terr. has community water and sewer</i>
☐	☐	☐	
yes	no	n/a	
☐	☒	☐	servicing details are indicated on the submitted plans and/or attached brief, with reference to applicable land use and subdivision bylaws; and, <i>details will be provided at subdivision stage</i>
☐	☐	☒	

Site Profile for Contaminated Sites

registered covenants have been reviewed and plans reflect requirements.

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	☒	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

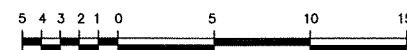
Req'd	Rec'd	Plans	Details
		Sets of metric plans	Reduced sets of metric plans
		Site Plan metric scale only	North arrow and scale
			Dimensions of property lines, rights-of-way, easements
			Dimensions & setbacks of proposed & existing buildings & structures
			Location of existing & proposed access,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

SURVEY #1

**BC Land Surveyor's Site Plan of
Lot 6, Section 2, Range 3 East,
North Saanich District, Plan 7058.
P.I.D. 005-316-421**



Scale = 1:250

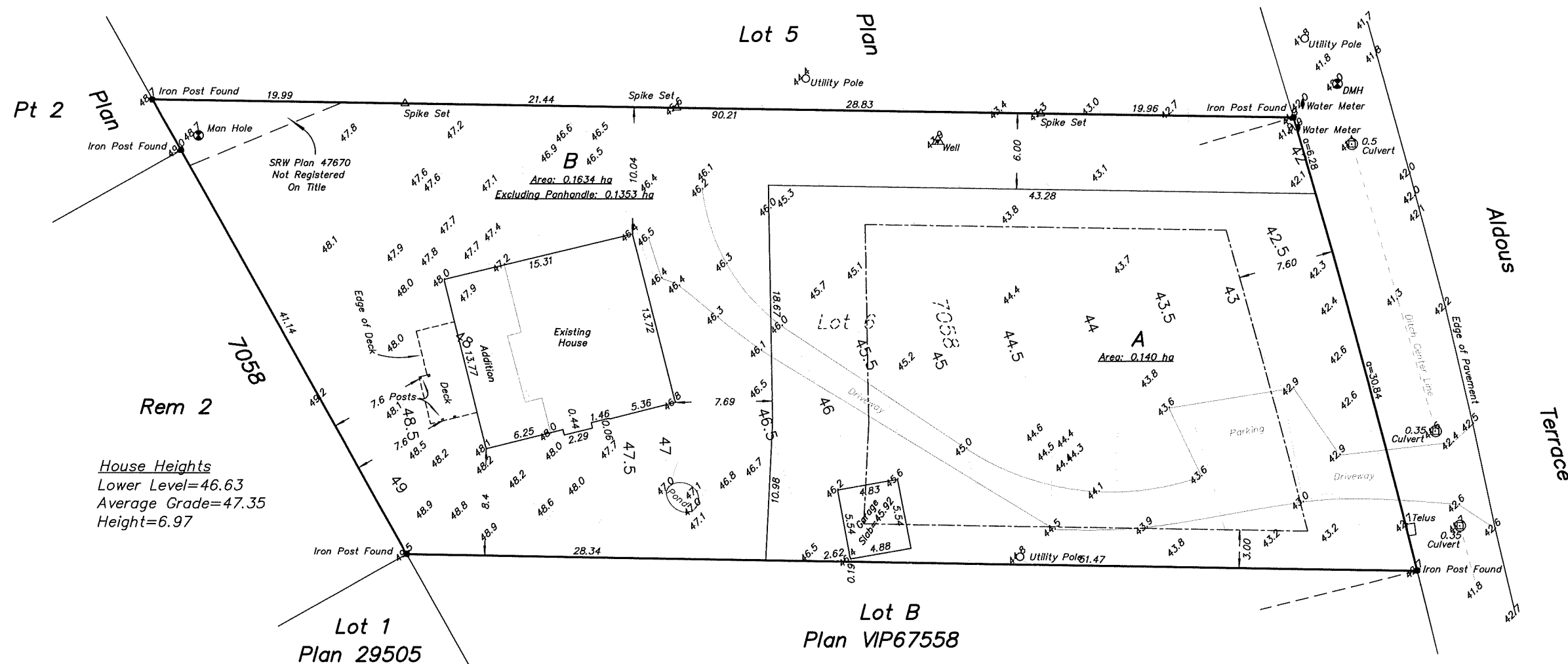
Dated this 22nd day of September, 2021.

Distances and elevations shown are in metres.

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

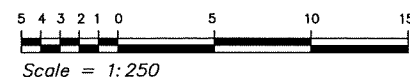
This site plan is for building and design purposes
and is for the exclusive use of our client.

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.



Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 190313G\SIT\LE

**BC Land Surveyor's Site Plan of
Lot 6, Section 2, Range 3 East,
North Saanich District, Plan 7058.
P.I.D. 005-316-421**



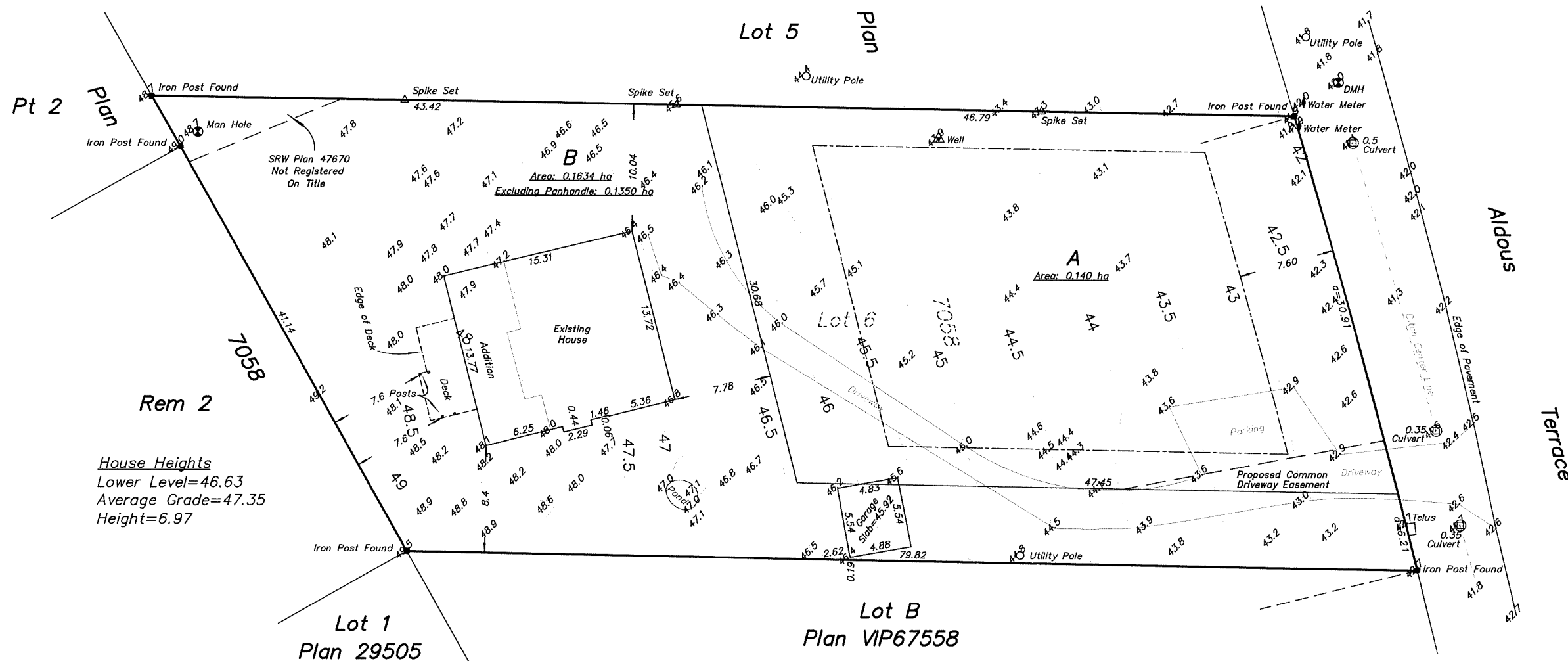
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PROJECT RATIONALE

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

Attention: Director of Planning, Municipality of the District of North Saanich
Re: Proposed Rezoning of 8630 Aldous Terrace

Please accept this application to rezone 8630 Aldous Terrace from R2 to R1 to permit a two-lot single family subdivision. This proposal is consistent with the District of North Saanich's (DNS) 2025 Official Community Plan (OCP), Ministerial Order number M259, Housing Needs Report, Climate Action Plan, and the Form and Character of the surrounding neighbourhood. This property is in the Terraces Neighbourhood which is part of the Southeast Quadrant of the Municipality.

The following documents are included in this Rezoning package:

1. Rezoning Application Form
2. Project Rationale
3. Land Title Document
4. Survey 1 Preferred Plan
5. Survey Option 2
6. CRD Map Location Plan
7. Site Disclosure Statement
8. Sustainability Guide
9. Zoning Analysis Table
10. New Housing Units Report
11. Six Images of Property

Official Community Plan

The 2025 OCP defines the following intent to meet housing needs:

- *Providing a variety of housing for diverse needs is a key component of a health, sustainable, and affordable community through focusing growth in strategic areas that are served by transit, away from hazards, and near daily needs helps residents to lead an affordable and climate friendly lifestyle.*
- *Housing Targets have been set based on the DNS Housing Needs Report and its 2024 Interim Housing Needs Report.*
- *Designations that propose for growth in the area around McTavish and the **Southeast Quadrant** of the municipality.*

PROJECT RATIONALE

- *General Residential Designation is defined as permitting small to medium sized lots for single-family residential development within North Saanich Servicing Area. **No lands may be subdivided into parcel sizes smaller than 1400 square meters (0.33 acres).***

Ministerial Order Number M259

This proposal also assists DNS in meeting Ministerial Order No. M259 issued by the Provincial Government on July 24, 2024, which orders DNS to create 419 dwelling units by July 2029 and defines 'Performance Indicators'.

Housing Needs Report

This proposal supports the housing needs 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 persons with disabilities.

This proposal supports the priority to locate new housing near walking and cycling routes and public transit. Our 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 foot or bicycle along Aldous Terrace to Wallace Rd route which has a low volume of traffic.

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).

Form and Character:

We agree with the addition of a covenant to restrict the height and orientation of the new house to ensure consistency with the form and character of the Terraces neighbourhood.

The Form of the Terraces neighbourhood:

- The addition of a second single family home on .33 acre fits the form of the Terraces neighbourhood. The following describes the current "form" or lot size and density of the Terraces neighbourhood:
 - There are 17 R1 zone properties within 500 meters of 8630 Aldous Terrace 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. There is

PROJECT RATIONALE

one completed panhandle lot two houses to the north of 8630 Aldous Terrace and one house north of us (8650 Aldous Terrace) is at the approval stage to be rezoned from R2 to R1 to allow for a second lot.

The Character of the Neighbourhood:

- The character of the Terraces neighbourhood contains a mix of old, run down properties, well-kept older properties and newer builds with professional landscaping;
- The 8600 block of Aldous Terrace has no consistency in character. The character ranges from overgrown landscaping that engulfs run down homes, older homes that have been updated and one new build – the existing 8630 Aldous Terrace;
- The addition of a new single-family home on .33 acres on Aldous Terrace would enhance the character of the street and neighbourhood.

Climate Action and Environmental Impact:

- ALR land will not be impacted;
- Sensitive Ecosystems will not be impacted;
- Environmentally Sensitive areas will not be impacted;
- The BC Building Code and the BC Energy Step Code define energy efficiency requirements for new homes; Policy 5.1.8 includes support for energy and zero carbon step code requirements.

Community Input

In 2022, we conducted a door-to-door survey in the Southeast Quadrant which included East Saanich Rd, Lowe Rd, Moxon Terrace, Aldous Terrace, Ebor Terrace, Bourne Terrace, and Lochside Drive.

The survey consisted of development options; one of which was sensitive infill. There was overwhelming support for sensitive infill and the homeowners we spoke to offered their perspective on the need for more housing. DNS Council has access to the results of this survey.

In 2022 we attended a community engagement session for the Southeast Quadrant. Once again, there was overwhelming support for sensitive infill in this area. DNS Council has access to the results of this engagement session.

With respect to Public Hearings, we note that they are prohibited by Order of the Provincial Government for applications that align with the OCP.

“A local government must not hold a public hearing if a proposed zoning bylaw is consistent with the OCP in effect for the area”.

PROJECT RATIONALE

Amenities Contribution:

We agree to the \$20,000 Amenities Contribution upon subdivision approval and/or the issuance of a building permit for the new lot.

Proposed Covenants:

We support the following four covenants to be registered to the new lot/title:

1. Restrict the height to ensure a new house will be consistent with the heights and building footprints of the neighbouring houses.
2. Orient the house to face the street.
3. An accessible secondary suite.
4. Solar panel ready and EV Charging Station.

Justification:

The 2025 OCP has designated 8630 Aldous Terrace as "General Residential" for the purpose of Land Use Designation. The following facts are submitted in support of this proposal:

- 8630 Aldous Terrace Lot size is .75 acre or 3035.142 square meters;
- The result of subdividing 3035 square meters into two lots is 1517 square meters or .37 acre per lot which exceeds the minimum lot size of 1400 sq meters or .33 acre;
- Sufficient infrastructure exists and a transportation network is in place;
- An accessible secondary suite will be included in the design of the new home;
- No impact on agricultural land and depending on the lot location, will not require the removal of any trees or habitat;
- The existing house will be maintained;
- 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;
- Properties surrounding 8630 Aldous Terrace:
 - The property directly south will be minimally impacted by privacy as this property contains a densely wooded area along the north/south property line as well as a 6 foot fence that sits atop a 2 ½ foot boulder that privates privacy;
 - The property directly West is a rental and contains unmanaged vegetation and overgrowth of trees that block the view to 8630 Aldous Terrace, their view and privacy will not be impacted. This property is not, and has never been owner occupied;
 - The owner of 8650 Aldous, directly north of our property, is in support of our application;

PROJECT RATIONALE

- The property directly east is not owner occupied on a full-time basis. This property is overgrown by unmanaged vegetation and overgrowth of trees. The view and privacy will not be impacted.
- This proposal does not require any variances, however a frontage waiver from Council may be required for the panhandle access width.

Thank you for your consideration of this application and we look forward to meeting with you.

S.22(1)

Tanya Varasteh

S.22(1)

S.22(1)

Majid Varasteh

S.22(1)