

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 11332 Chalet Road PID 031-206-336
Legal Lot 1 Block _____ Section 22 Range 3 WEST Plan EPS5683

Contacts

Please print clearly.

Applicant

Name RYAN HOYT		Company HOYT DESIGN CO.	
Address 5196 RAMBLER ROAD		City VICTORIA	
Email HELLO@HOYT.CO		Postal Code V8Y 2H3	
Phone 250.999.9893	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) S.22(1)	Date 2026/03/02
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Owner

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

Name S.22(1)		Company	
Address 11332 CHALET ROAD		City NORTH SAANICH	
Email S.22(1)		Postal Code V8L 5M1	
Phone S.22(1)	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		
Required Plans	Receipt No.	Fees \$

Forms of payment accepted:

CASH

CHEQUE

INTERAC

Development / Variance Permit Application



Part 2a

Development Details

Current Zoning R-2 Property Size (m² or ha) 2010.0 m²

Existing Use SINGLE FAMILY DWELLING

Describe Proposal TO CONSTRUCT BEACH ACCESS STAIRS WITHIN THE DPA
STEEP SLOPE AREA TO CONNECT THE PROPERTY TO THE BEACH

Requested Variances

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

(attach additional information to clarify)

Justification and Support

CONSTRUCTING STAIRS AND PATHWAY TO ALLOW SAFE
ACCESS FROM 11332 CHALET ROAD TO THE DEEP COVE. THE
PROPOSED STAIRS ENSURES THERE IS MINIMAL CHANGES TO THE
EXISTING GRADE AND TREES ON THE LOT, FLOATING ABOVE
THE EXISTING GRADE.

(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 2b

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Show justification for the variance(s)
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>
		Community Comments 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
		Site Plan 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)
			Subdivision Layout
		Floor Plans min. scale 1:100	Uses of spaces & building dimensions
		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, elevator shafts etc that protrude above the roof line (If relating to DVP)
			Building signage details (if relating to DVP)
		Landscape Plan scale as site plan	If required to demonstrate requested variance(s)

Additional Requirements

**Municipal
Specific
Requirements**

[illegible]

**11332 Chalet
Road**
2605

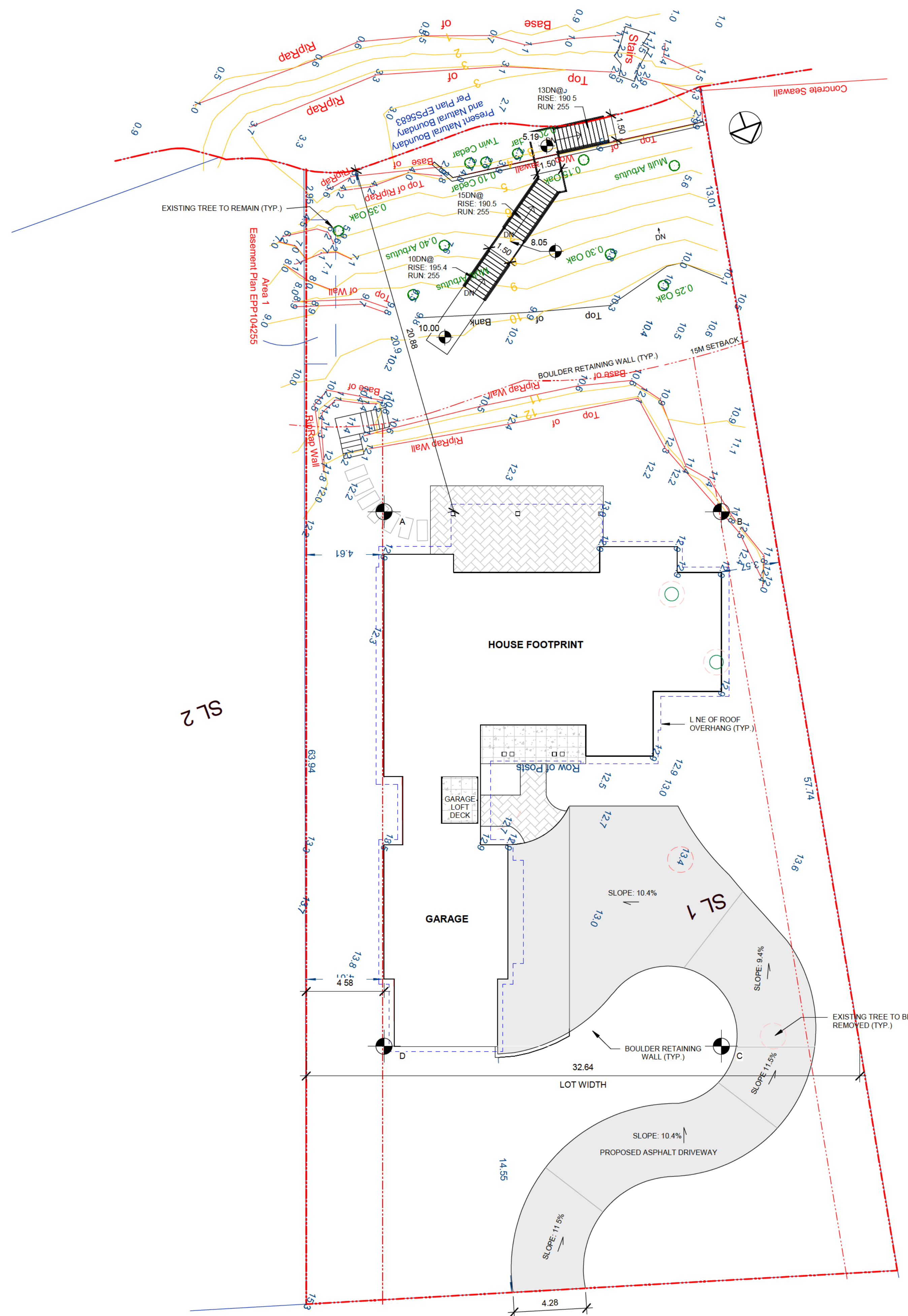
ISSUE DATE: 26Jan28 REV 2

Date:	Description:	No.:
26-Jan-21	Site Plan Concept	1
26-Jan-28	Issue for DP	2

Site Plan

A1.0

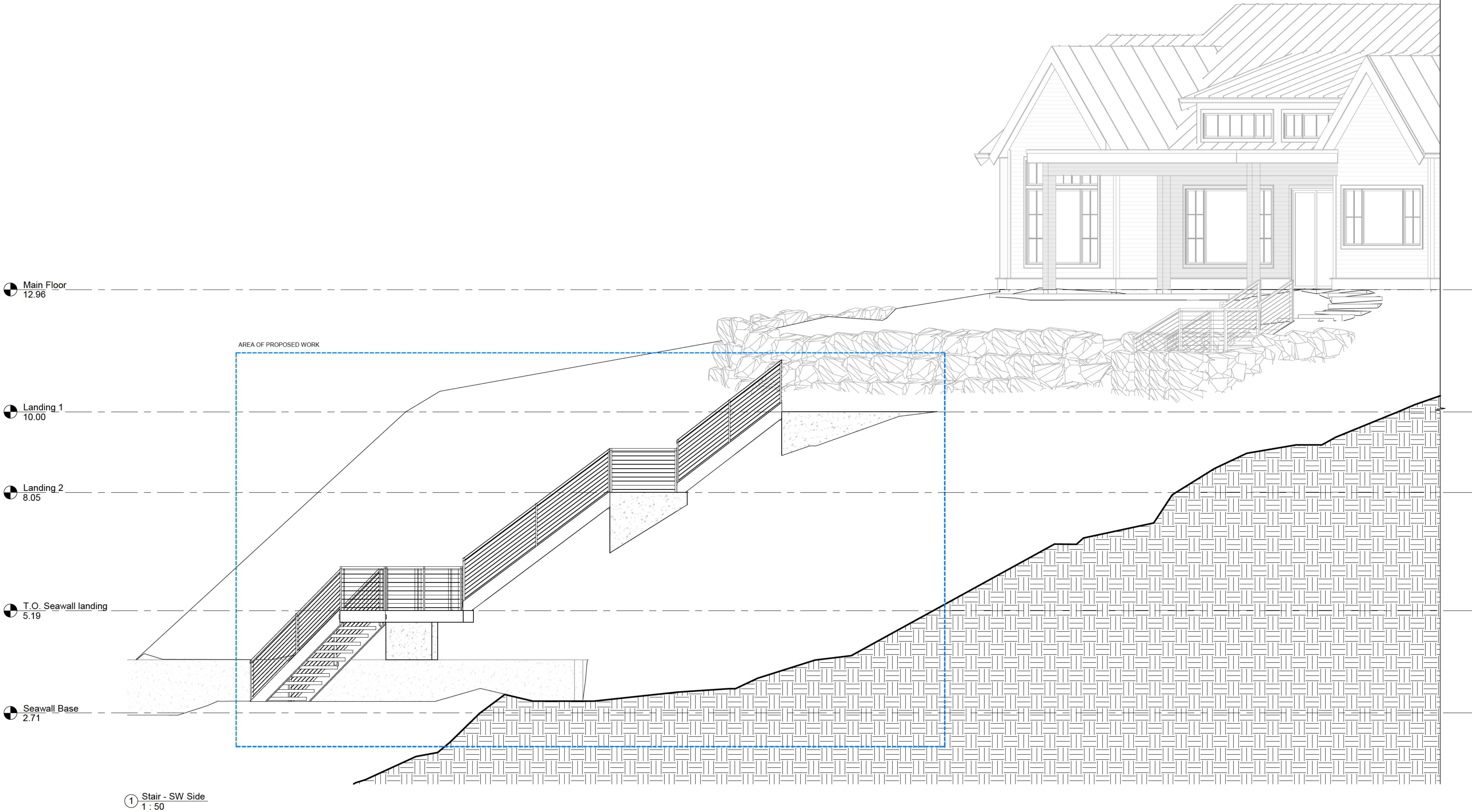
NOTE ONLY ADDITION TO LANDSCAPE IS PROPOSED BEACH STAIRS. REST OF EXISTING LANDSCAPE TO REMAIN AS-IS. NO EXISTING TREES TO BE REMOVED.



1 Site Plan
1 : 150

GENERAL NOTES:

- All drawings, plans, models, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of HDC whether the work is executed or not, and HDC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. to verify compliant placement, siting and elevation of the proposed buildings or structures on the property prior to commencing the work. HDC is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, truss manufacturer or other engineered component supplier.



PROJECT

11332 Chalet
Road
2605

ISSUE DATE: 26Jan28 REV 2

No.:	Description:
1	Site Plan Concept
2	Issue for DP

Date:
26Jan21
26Jan28

Stair Elevation

A2.1