

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 847 TOWNER PARK ROAD PID 006-191-363
Legal Lot 16 Block N/A Section 16 Range 2 WEST Plan 3577

Contacts

Please print clearly.

Applicant

Name RYAN HOYT		Company HOYT DESIGN CO.	
Address 5196 RAMBLER ROAD		City VICTORIA	
Email S.22(1)		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 April 17, 2026
--	-------------------------------

Owner

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

Name WAYNE FAREY		Company CAMPBELL CONSTRUCTION	
Address S.22(1)		City VICTORIA	
Email S.22(1)		Postal Code S.22(1)	
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	Receipt No.	Fees
Required Plans		\$

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.northsaanich.ca

Development Details

Building Use SFD **Current Zoning** R-2 **Property Size** (m² or ha) 0.699ha

Describe Proposal Relaxation of exterior side yard setback (East).

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)
SECTION 502.2.3(d)(iv)(A) - EXTERIOR SIDE SETBACK	7.6m	4.6m	3.0m

Hardship and Justification

The proposed 4.6m setback maintains a generous buffer that protects public
access. Furthermore, by preserving a combined side yard setback of 7.6m, our
proposal aligns with the standard interior lot requirements that would apply if the
property abutted a neighbouring residential lot

(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 <u>hardship</u> & 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 floor space 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 water mark, top of bank, watercourses & riparian area on or within 30 m of property
			Locate all services & septic fields
			Identify requested variances
		Floor Plans	Building dimensions
		Elevations	Natural & finished grades, roof & building height elevations

Zoning Analysis Table

This analysis table provides the applicant an opportunity to demonstrate that the proposal meets the regulations of the Zoning Bylaw.

Please refer to the Zoning Bylaw No. 1255 when completing this table, it is available

Online link: <http://www.northsaanich.ca/Assets/Bylaws/1255+Zoning+Bylaw.pdf>

This checklist applies to: ➔ Rezoning ➔ Development Permits ➔ Development Variance Permits

Development Applications
Guide Logos:

OCP
+ REZ

DP

DVP

Note: All Measurements To Be Provided In Metric

Site Details		Proposal Details	
Subdivision			
Site Area (m ²)		6990.0m2	
Site Width (m)		32.62m	
Density			
Site Coverage of building(s) (%)		HOUSE (7.4%), SWIMMING POOL (0.3%)	
Site coverage of buildings, driveways, and parking (%)		17.1% (1193.8m)	
Gross Floor Area (m ²)		464.4m2	
Floor Area Ratio (FAR)		0.07	
		Principle Structure(s)	Accessory Structure(s)
Buildings			
Number of building(s)/units		1	N/A
Floor area of each building (m ²)		464.4m2	N/A
Building Height (m)		8.69m	N/A
Building(s) Setbacks (m)			
Front		150.89m	N/A
Side (include direction)		3.08m (W)	N/A
Side (include direction)		4.61m (E - VARIANCE REQ'D)	N/A
Rear		18.26m	N/A
Building Separation (m)		N/A	N/A
Fence Height (m)		N/A	N/A



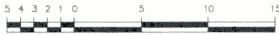
Parking Regulations (ZBL section 306)	Number Required	Proposal Details
Width of Maneuvering Aisle (m)	6.4m	14.02m
Parking Space Dimensions (m)	5.8m x 2.75m	5.80m x 2.75m
Parking Types		
Accessible parking	N/A	N/A
Off-street parking	2	4
Off-street loading	N/A	N/A
Setbacks to Parking (m)		N/A
Front	N/A	N/A
Side (include direction)	N/A	N/A
Side (include direction)	N/A	N/A
Rear	N/A	N/A

Note: Additional analysis may be required for site specific zones.

Additional Information:

BC Land Surveyor's Site Plan Of:
Lot 16, Section 16, Range 2 West,
North Saanich District, Plan 3577,
P.I.D. 006-191-363

Civic Address: 847 Towner Park Road



The intended plot size of this plan is 560mm in width
by 864mm in height (D size) when plotted at a scale
of 1:300.

Field survey completed this 1st day of April, 2026.

Distances and elevations shown are in metres.

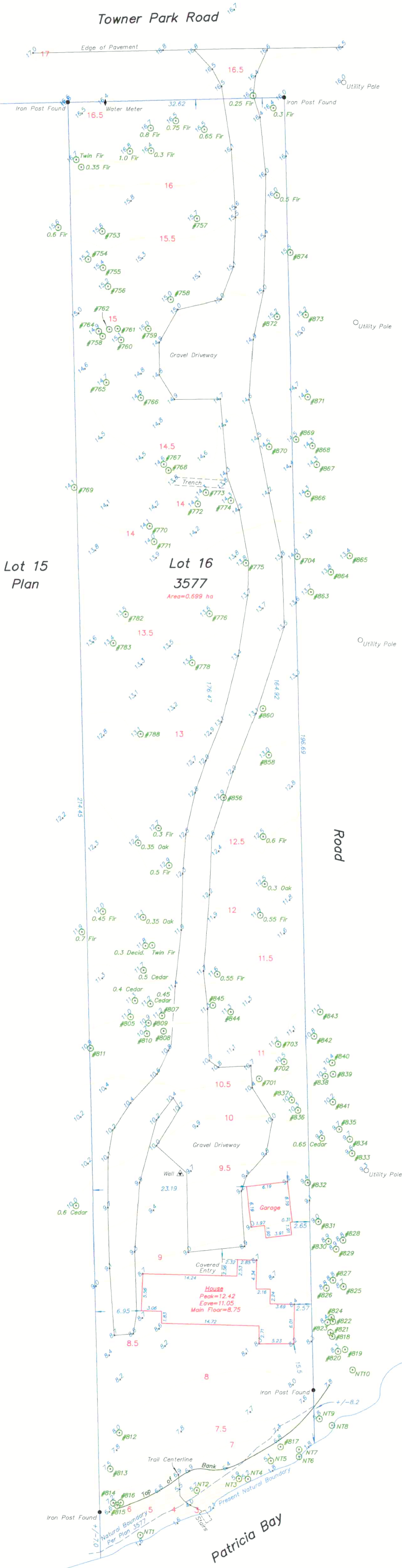
Elevations are based on geodetic datum CVD28BC
and derived from OCM 7847393.

This site plan is for 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.

This plan shows the natural boundary according to Plan 3577
and an opinion on the location of the present natural boundary based
on field survey. The natural boundary according to Plan 3577 may
not reflect the current extent of title.

This plan is based on the Land Title and
Survey Authority of BC records:
Plan 3577, and 2068PP.



Certified Correct as to the practice of land surveying in
accordance with Part 11-5(2) of the Survey and Plan Rules.

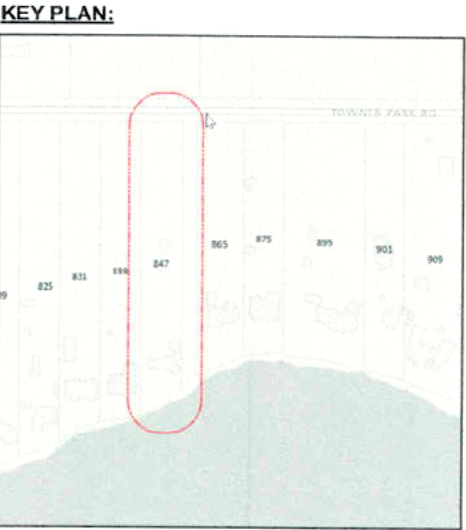
Certified Correct this 9th day of April, 2026.
Digitally signed by Brent Mayenburg
XBHWI2
DN: cn=Brent Mayenburg, XBHWI2,
o=BC Land Surveyor, ou=VerifyID at
www.bclsa.com, email=brent.mayenburg@bclsa.com,
Date: 2026.04.09 17:36:09 -0700

Brent Mayenburg, BCLSA 910

The subject property is affected by
the following registered documents:
1694056.

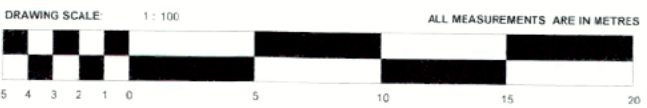
Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 658-5155
File: 230303\ST\W0

NEW CUSTOM HOME:
847 Towner Park Road
NORTH SAANICH, BC



R-2 ZONING ANALYSIS:

LOT AREA:	5990.0m2	
FLOOR ELEVATIONS:	CRAWL SPACE: 7.43m MAIN FLOOR: 9.31m SECOND FLOOR: 12.43m GARAGE SLAB: 9.15m	
AVERAGE GRADE:	NATURAL: 8.99m FINISHED: 8.99m (GOVERNS)	
F.S.R.:	ALLOWABLE 0.25 (1747.5m2) (N/A)	PROPOSED 0.07 (454.4m2) (N/A)
GROSS FLOOR AREA:	ALLOWABLE MAN FLOOR: 377.7m2 LOFT: 68.5m2 GARAGE: (85.0m2 EXEMPT) TOTAL: 466.3m2 (GOVERNS)	PROPOSED MAN FLOOR: 377.7m2 LOFT: 68.5m2 GARAGE: 18.2m2 (83.2-65.0) TOTAL: 464.4m2
LOT COVERAGE:	ALLOWABLE HOUSE: 7.4% (519.2m2) POOL: 0.3% (21.5m2) TOTAL: 7.7% (540.7m2)	PROPOSED HOUSE: 7.4% (519.2m2) POOL: 0.3% (21.5m2) TOTAL: 7.7% (540.7m2)
HEIGHT:	ALLOWABLE HOUSE: 9.15m	PROPOSED HOUSE: 8.99m
SETBACKS:	ALLOWABLE FRONT (N): 7.6m REAR (S): 7.6m SIDE (W): 3.0m SIDE (E): 7.6m	PROPOSED FRONT (N): 150.89m REAR (S): 18.26m SIDE (W): 3.08m SIDE (E): 4.61m (VARIANCE REQ.)



PROJECT INFORMATION:

SITE ADDRESS: 847 TOWNER PARK ROAD
NORTH SAANICH, BC
V8L 5L6
LOT 16, SECTION 16, RANGE 2
WEST, NORTH SAANICH
DISTRICT, PLAN 3577

OWNER: S.22(1)

SCOPE OF WORK:
CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING AND IN-GROUND SWIMMING POOL.

PROJECT DIRECTORY:

DESIGNER: HOYT DESIGN CO.
250 898 6863
HELLO@HOYT.CO

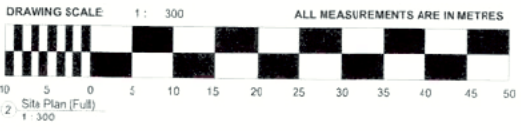
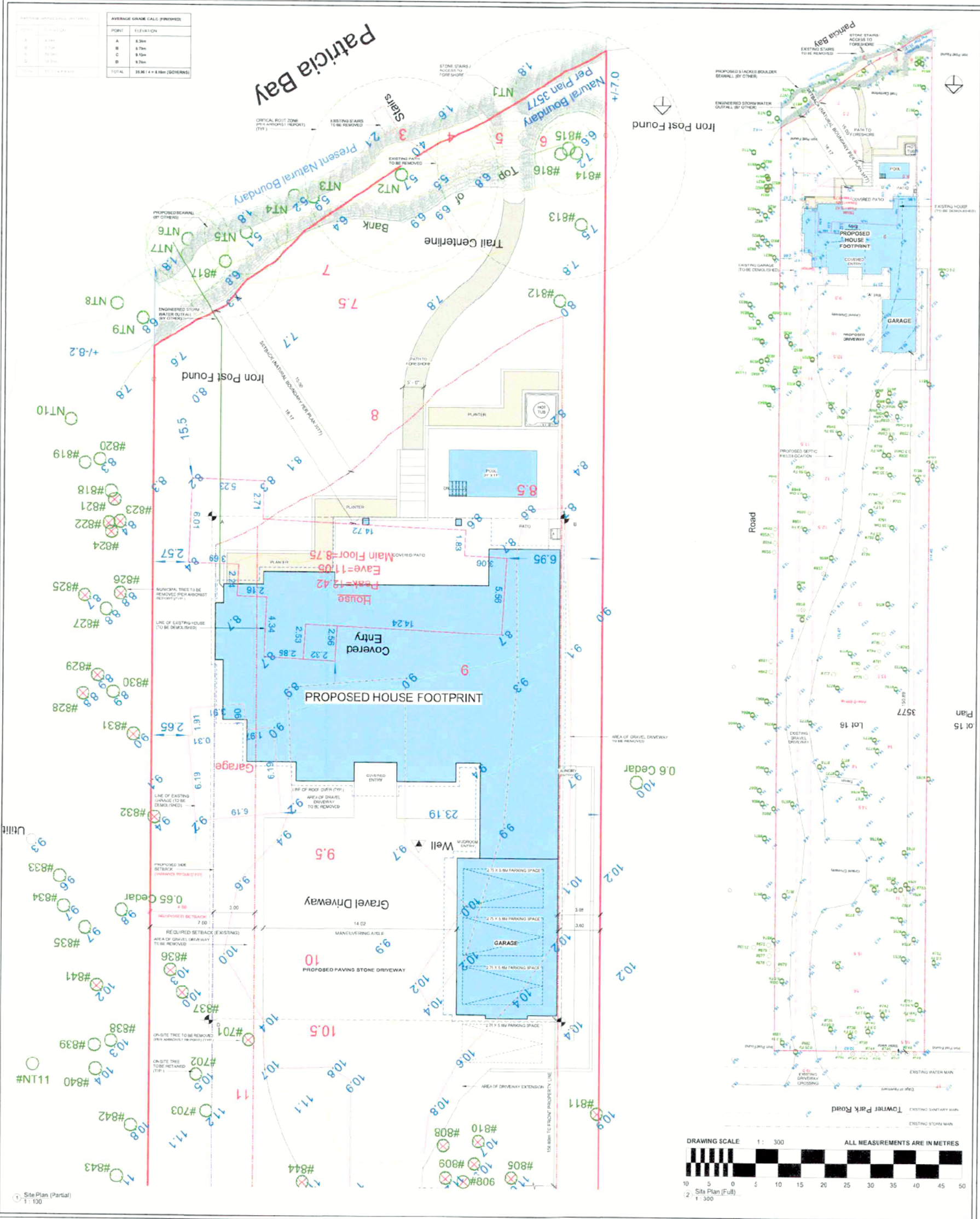
GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: WEYMENBURG LAND SURVEYING INC.
250.856.5155

SHEET INDEX:

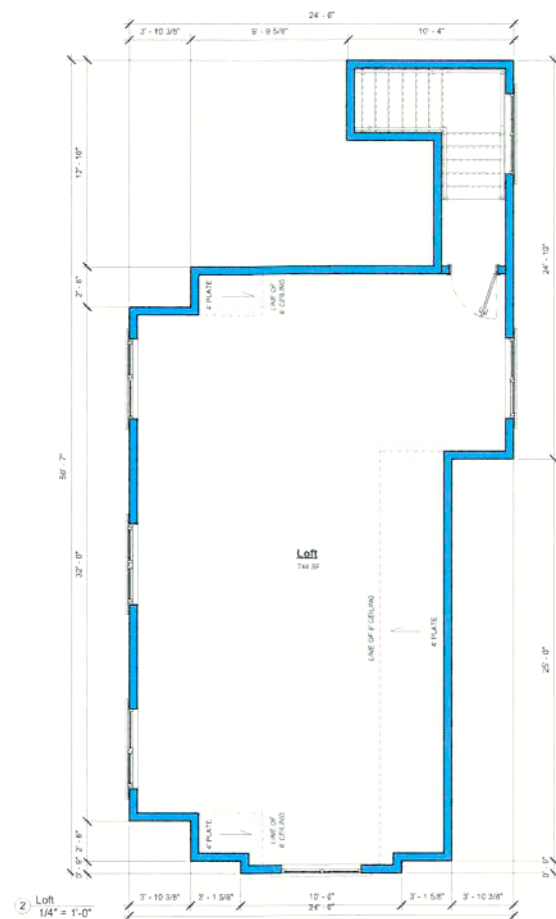
A0.0 SITE PLAN & ZONING ANALYSIS
A1.1 FLOOR PLANS
A2.1 ELEVATIONS
A3.2 ELEVATIONS



- GENERAL NOTES:**
1. All survey data, including boundary, elevation, and area, is based on the latest available survey data. The survey data is subject to change and should be verified by the owner or a qualified surveyor.
 2. The proposed house footprint and garage are shown in blue. The driveway and other structures are shown in yellow.
 3. The proposed house footprint and garage are shown in blue. The driveway and other structures are shown in yellow.
 4. The proposed house footprint and garage are shown in blue. The driveway and other structures are shown in yellow.



- It requires some auxiliary testing specifications and time-consuming program of the High Energy Gas (HEG) experiments with the use of the HEG and the HEG spectrometer. The use of the HEG and the HEG spectrometer of service for the whole system is a very important factor in the design of the HEG and the HEG spectrometer. The use of the HEG and the HEG spectrometer of service for the whole system is a very important factor in the design of the HEG and the HEG spectrometer.
- It is the responsibility of the Contractor to ensure that the HEG and the HEG spectrometer are designed and constructed in accordance with the specifications of the project and the program. The Contractor is responsible for the design and construction of the HEG and the HEG spectrometer. The Contractor is responsible for the design and construction of the HEG and the HEG spectrometer.
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FLOOR AREA	
MAIN FLOOR	4054 SF
LOFT 1	738 SF
TOTAL LIVING SPACE	<u>4802 SF</u>
GARAGE	895 SF
TOTAL BUILDING SF	5697 SF

PROJECT
847 Towner Road

2604

ISSUE DATE: 26Apr21 REV 5

Date:	Description:	No.:
26/Mar/06	Concept 1	1
26/Mar/20	Concept 2	2
26/Apr/17	Issue for Client Review	3
26/Apr/20	Issue for Client Review	4
26/Apr/21	Issue for Variance / Dp	5

Floor Plans

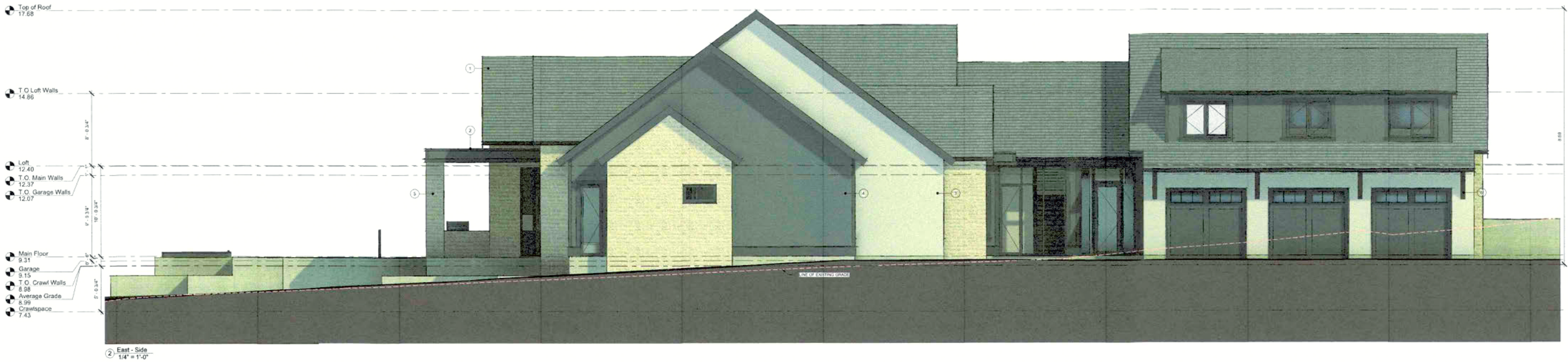
A1.1

GENERAL NOTES

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- It is the responsibility of the Contractor to verify all dimensions, materials, and construction details with the owner and the architect. The Contractor is responsible for ensuring that the project is completed in accordance with the design and specifications of this drawing.
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EXTERIOR FINISH & COLOURS	
ACCENT	"BLACK JACK" (2113 26)
TRIM	"BLACK JACK" (2113 26)
LAP SIDING	"HARDY LIGHT BROWN" (2124 10)
STONE VENEER	"OLD WORLD"
WOOD SHINGLE	"HAILMARK" - MEDIUM BLACK

ELEVATION NOTES LEGEND	
1	ASPHALT SHINGLE ROOFING
2	2"PLYWOOD 8/12 ROOFING
3	ACRYLIC STUCCO
4	FIBRE CEMENT LAP SIDING
5	STONE VENEER
6	PAINTED WOOD KNOCK BRACE



PROJECT
847 Towner Road

2604

ISSUE DATE: 26Apr21 REV 5

No. 1 2 3 4 5

Date	Description
26Mar20	Concept 1
26Mar20	Concept 2
26Apr21	Issue for Client Review
26Apr21	Issue for Client Review
26Apr21	Issue for Variance / DP

Elevations

A2.1

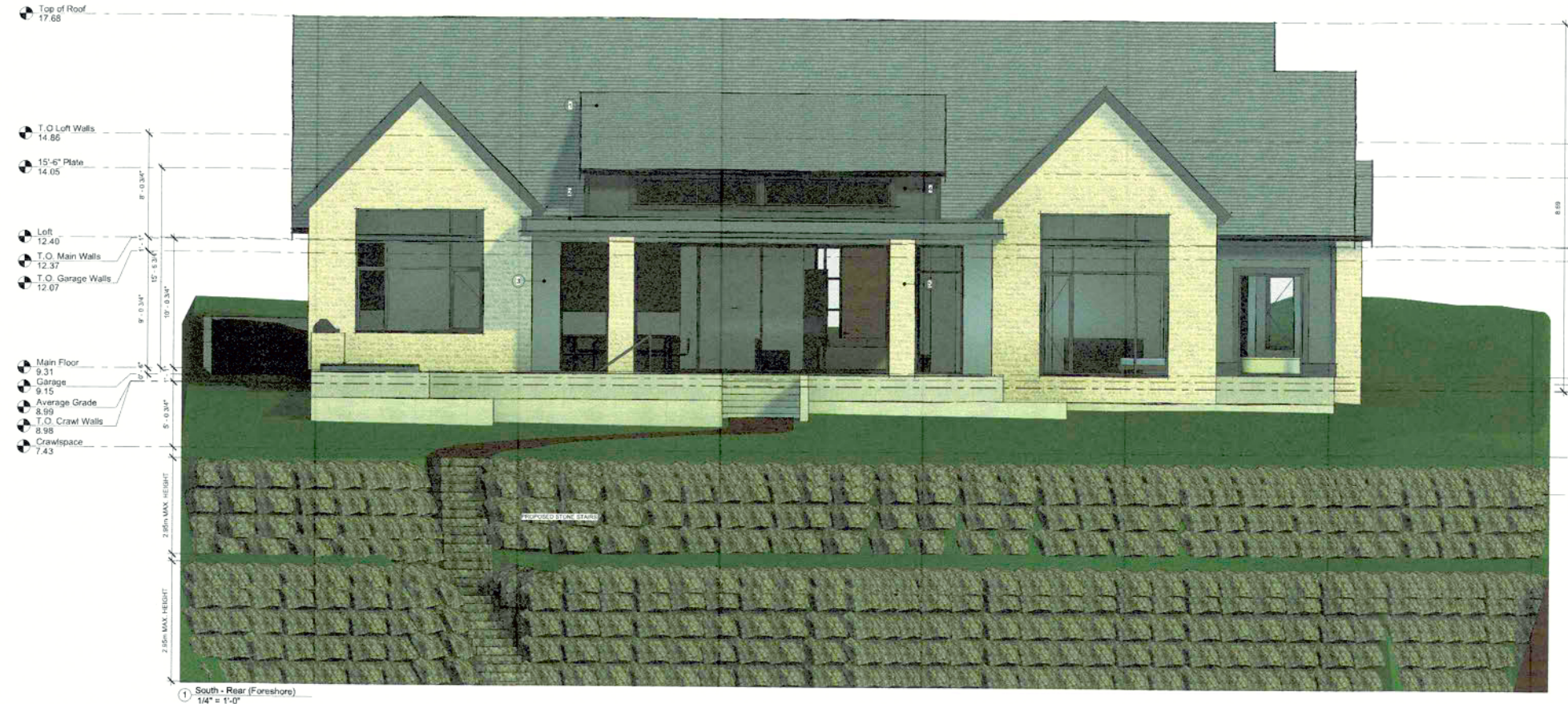
- GENERAL NOTES:**
- All drawings, plans, sections, details, elevations, specifications and other documents prepared by Hoyt Design Co. (HDC) are to be used in accordance with the project. HDC is not responsible for any errors or omissions in the drawings or specifications. The user of these drawings and specifications is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals from the appropriate authorities. HDC is not responsible for any errors or omissions in the drawings or specifications. The user of these drawings and specifications is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals from the appropriate authorities.
 - It is the responsibility of the contractor to verify all dimensions, materials, and specifications as shown on the drawings and in the specifications. The contractor shall verify the dimensions of all work and materials before installation. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. HDC is not responsible for any errors or omissions in the drawings or specifications. The user of these drawings and specifications is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals from the appropriate authorities.
 - The contractor shall verify all dimensions, materials, and specifications as shown on the drawings and in the specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. HDC is not responsible for any errors or omissions in the drawings or specifications. The user of these drawings and specifications is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals from the appropriate authorities.
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EXTERIOR FINISH & COLOURS

ACCENT	
"BLACK JACK" (2133-26)	
TRIM	
"BLACK JACK" (2133-26)	
LAP SIDING	
"WINDLIFT ROCK" (2124-15)	
STONE VENEER	
"OLD WORLD"	
ROOF SHINGLE	
"VALANCE 1 - MIDNIGHT BLACK"	

ELEVATION NOTES LEGEND

1	ASPHALT SHINGLE ROOFING
2	2 PLY 5/8" B1 ROOFING
3	ACRYLIC SIDING
4	FIBRE CEMENT LAP SIDING
5	STONE VENEER
6	PAINTED WOOD KNEE BRACE

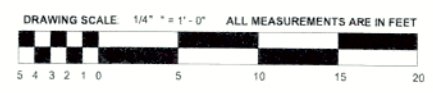


PROJECT
847 Towner Road
2604

ISSUE DATE: 26Apr21 REV 5

No.	Description	Date
1	Concept 1	26Mar20
2	Concept 2	26Apr21
3	Issue for Client Review	26Apr21
4	Issue for Client Review	26Apr21
5	Issue for Variance / DP	26Apr21

Elevations



A2.2