

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 10999 Oriole Lane, North Saanich PID 013-237-128

Legal Lot 25 Block _____ Section 19 Range 2 East Plan 48008

Contacts

Please print clearly.

Applicant

Name S.22(1)	Company	
Address 10999 Oriole Lane		City North Saanich
S.22(1)		Postal Code V8L5R1
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) S.22(1)	Date 5/21/2026
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Owner

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

Name S.22(1)	Company	
Address 10999 Oriole Lane		City North Saanich
S.22(1)		Postal Code V8L5R1
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-3**

Property Size (m² or ha) **0.4 ha**

Existing Use

Single Family Residential

Describe Proposal

To add a cottage house on the western half of the property (lower half). Proposal includes land alteration (raising grade) to make the property more accessible from the road and level for the tenants (aging parents). Proposal includes removal of a number of trees to accommodate cottage house and land improvements and includes a replanting plan. The number of trees proposed for replanting is a minimum determined by the arborist, however more will be planted.

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

(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)

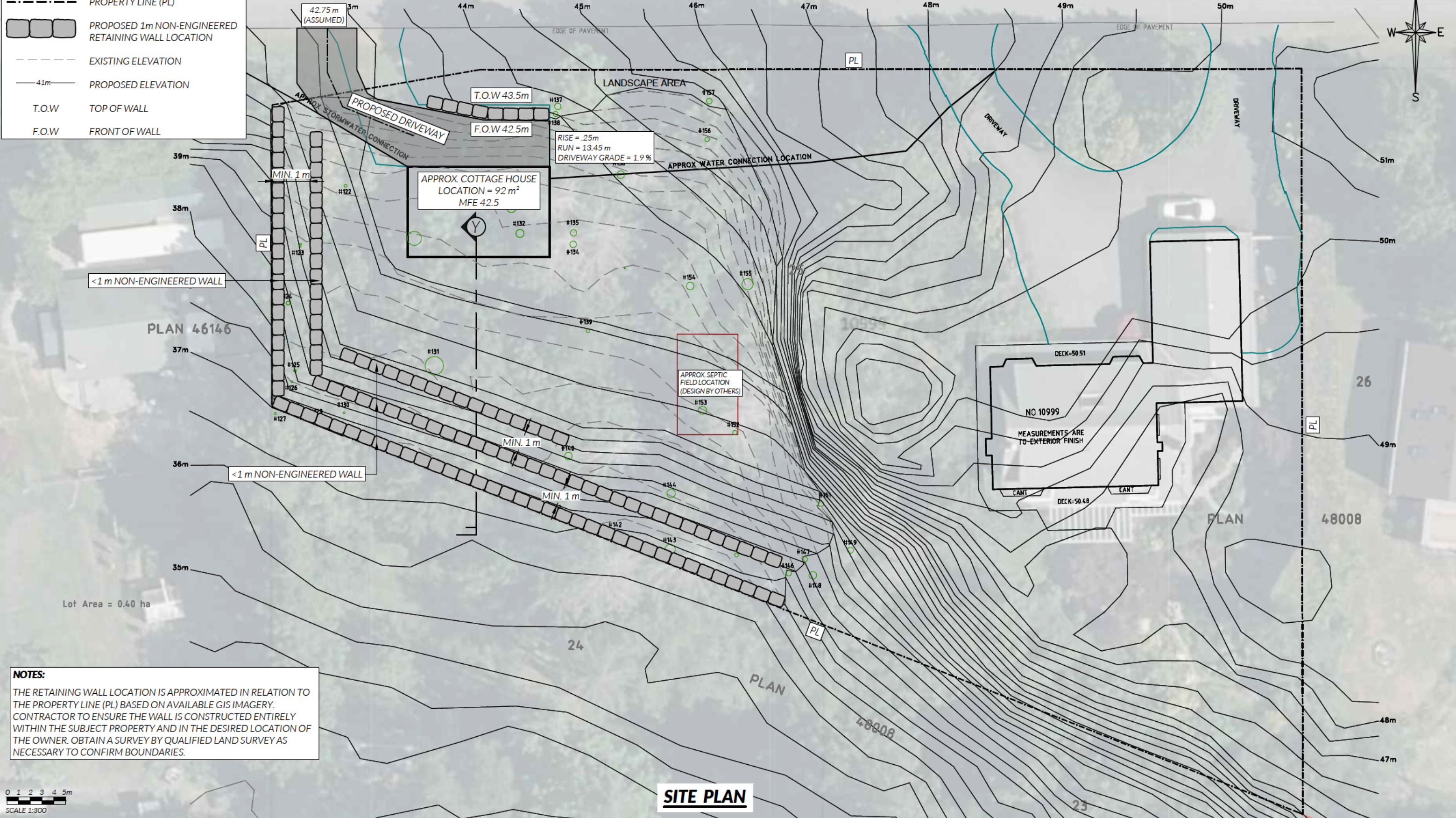
Additional Requirements

**Municipal
Specific
Requirements**

LEGEND:

- PROPERTY LINE (PL)
- PROPOSED 1m NON-ENGINEERED RETAINING WALL LOCATION
- - - - - EXISTING ELEVATION
- 41m— PROPOSED ELEVATION
- T.O.W TOP OF WALL
- F.O.W FRONT OF WALL

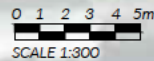
ORIOLE LANE



SITE PLAN

NOTES:

THE RETAINING WALL LOCATION IS APPROXIMATED IN RELATION TO THE PROPERTY LINE (PL) BASED ON AVAILABLE GIS IMAGERY. CONTRACTOR TO ENSURE THE WALL IS CONSTRUCTED ENTIRELY WITHIN THE SUBJECT PROPERTY AND IN THE DESIRED LOCATION OF THE OWNER. OBTAIN A SURVEY BY QUALIFIED LAND SURVEY AS NECESSARY TO CONFIRM BOUNDARIES.



BASE MAP REFERRED FROM CRD REGIONAL MAP, 2023 IMAGERY.
SITE SURVEY REFERRED FROM " PROPOSED ELEVATION PLAN" LOT 25, SECTION 19, RANGE 2 EAST, NORTH SAANICH DISTRICT, PLAN 48008

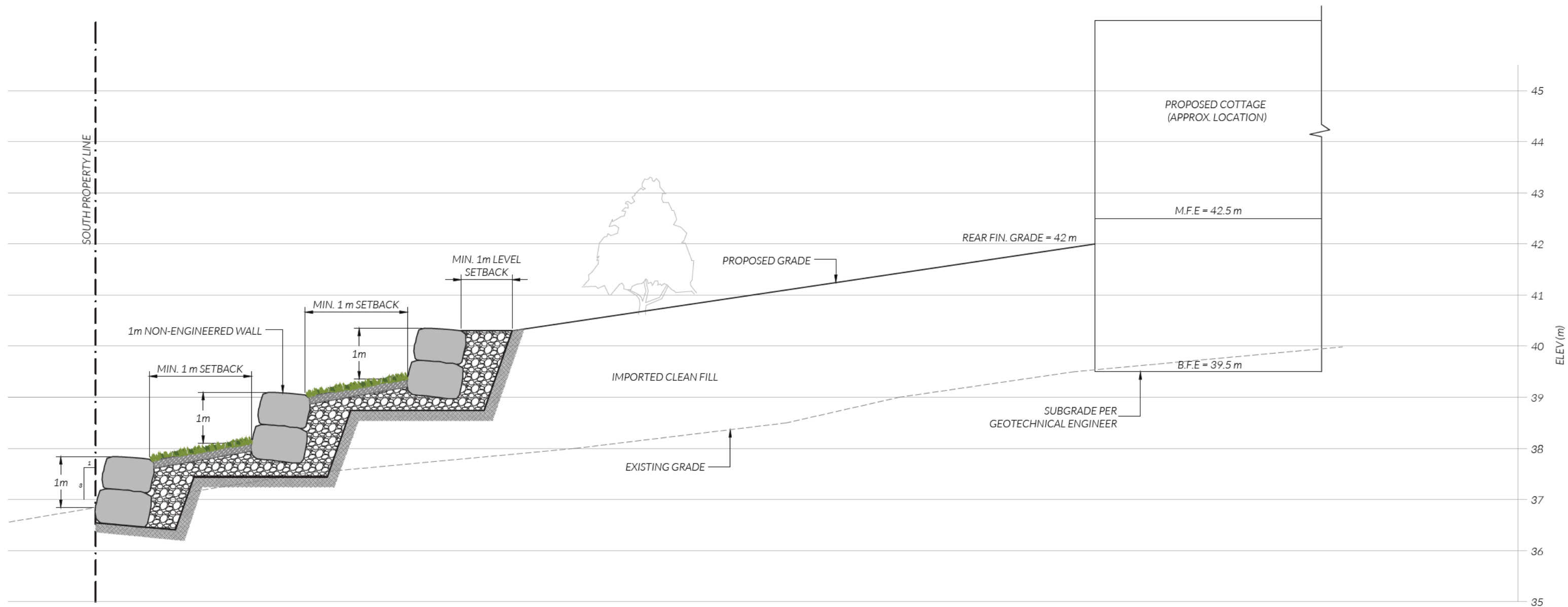
PROJECT NO: 25-1404
DATE: MAR 06, 2026
DRAWING NO: RW-1

Coast Geotechnical
250-978-0704 | 101 - 4226 Commerce Circle, Victoria, B.C

SITE PLAN
10999 ORIOLE LANE, NORTH SAANICH

VERSION / REVISIONS:		DRAWN:	J.A.A
0.	-	DESIGN:	A.M
		CHECKED:	B.S
		INDEPENDENT REVIEW:	

ORIGINAL PAPER SIZE 11"x17"



SECTION Y-Y
SCALE: 1:75

PROJECT NO:	25-1404
DATE:	MAR 06, 2026
DRAWING NO:	RW-2

Coast Geotechnical


250-978-0704 | 101 - 4226 Commerce Circle, Victoria, B.C

SITE PLAN
10999 ORIOLE LANE, NORTH SAANICH

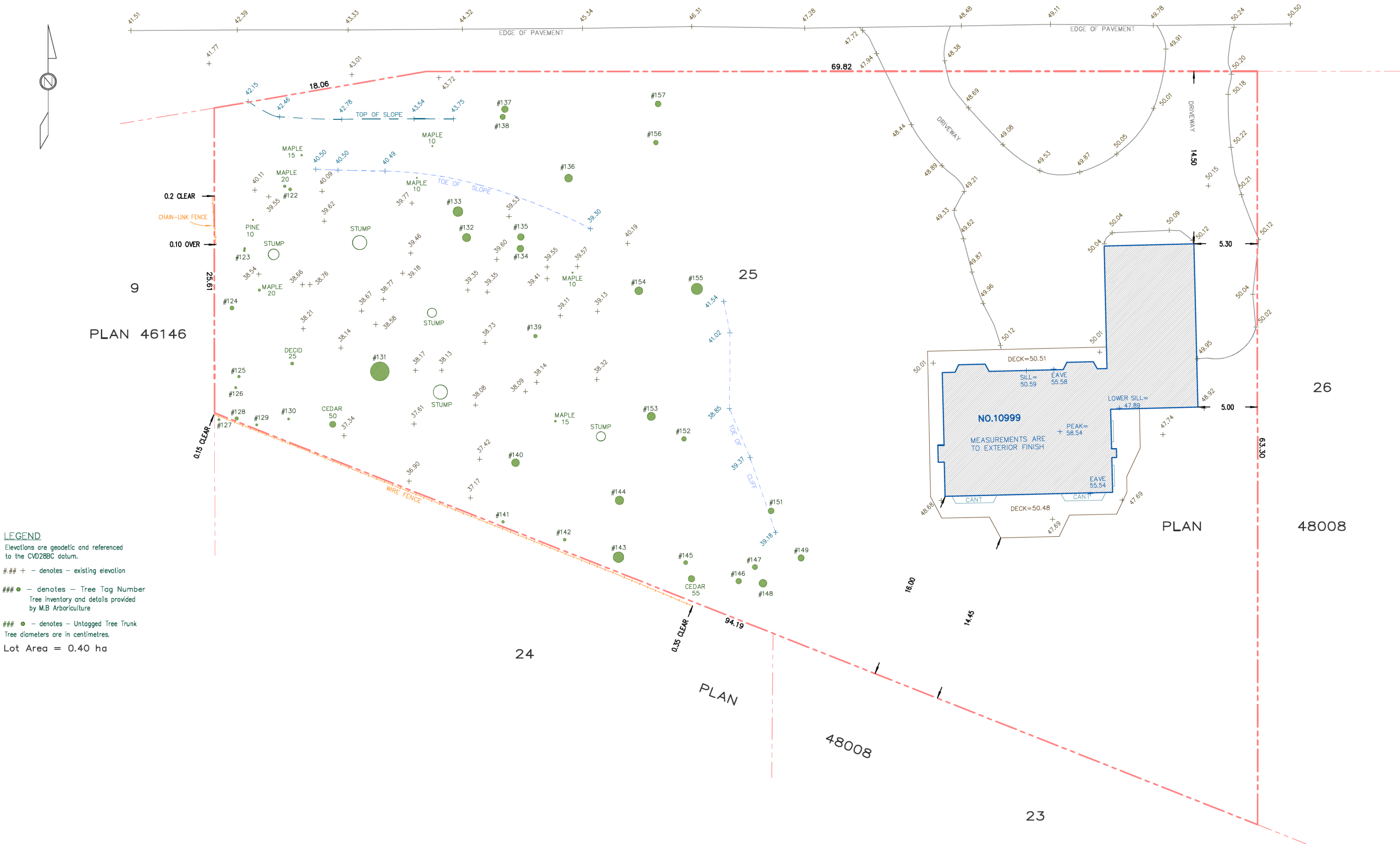
VERSION / REVISIONS:		DRAWN:	J.A.A
0.	-	DESIGN:	A.M
		CHECKED:	B.S
		INDEPENDENT REVIEW:	

BC LAND SURVEYORS SITE PLAN OF:

Civic: 10999 Oriole Lane

Legal – Lot 25, Section 19, Range 2 East,
North Saanich District, Plan 48008

Parcel Identifier: 013–237–128 in the District of North Saanich



LEGEND
Elevations are geodetic and referenced to the CVD28BC datum.
+ - denotes - existing elevation
● - denotes - Tree Tag Number
Tree inventory and details provided by M.B. Arboriculture
● - denotes - Untagged Tree Trunk
Tree diameters are in centimetres.
Lot Area = 0.40 ha

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Scale – 1 : 2 0 0 Distances are in metres.
0 2 10 20
The intended print size is 18" by 24" (ARCH C).

CERTIFIED CORRECT
dated this 30th day of July, 2025

B.C.L.S.

S.22(1)

This document is not valid unless digitally signed.