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 9310 Ardmore Dr. PID 006-739-687

Legal Lot 2 Block 12 Section 7 Range 3 Plan 1936

Contacts

Please print clearly.

Applicant

Name	Company
S.22(1)	Eden Projects
Address	**City**
S.22(1)	S.22(1)
Email	**Postal Code**
S.22(1)	S.22(1)
Phone	**Cell**	**Fax**
	250-858-6555	

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

Owner

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

Name	Company
S.22(1)	
Address	**City**
9310 Ardmore Dr.	North Saanich, BC
Email	**Postal Code**
S.22(1)	V8L 5G4
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		
☐ 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) 5583.55 m2

Existing Use Country Residential

Describe Proposal A landscape rehabilitation and restoration project within an already disturbed portion of the property. Improve the ecological condition and stability of the existing shoreline garden while maintaining the existing use and established access to the foreshore.

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
Example (Section 204.7 – Building Height)	*(9.0m)*	*(9.5m)*	*(0.5m)*

(attach additional information to clarify)

Justification and Support **see attached documentation

(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 *Contaminated Sites Regulations*
		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

GENERAL NOTE

1. SPECIFY THAT EXISTING LOCATIONS ARE APPROXIMATE IF NOT FROM A SCALED DRAWING.
2. EXISTING LOCATIONS ARE APPROXIMATE AS THERE ARE NOT HISTORICAL SCALED DRAWINGS/DOCUMENTS

GRADING NOTE:

1. CONTRACTOR VERIFY GRADE ON SITE
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES ON SITE.
3. CONTRACTOR TO RETAIN ALL STORM WATER ON SITE.

DRAINAGE NOTE:

1. DRAINAGE EXPERTS TO ADVISE AS TO BEST PRACTICES FOR WATER MANAGEMENT BASED ON PHYSICAL SURVEYING OF SITE

SITE DATA

LOCATION: 9310 ARDMORE DR., NORTH SAANICH, BC
BUILDING TYPE: SINGLE FAMILY RESIDENTIAL
ZONING: R-3

LOT AREA: 1.38 ACRE /5583.55 SQM

SITE DETAILS	PROPOSAL DETAILS	
SUBDIVISION		
SITE AREA (m2)	1.38 ACRE(5583.85 m2)	
SITE WIDTH (m)	46.09 m	
DENSITY		
SITE COVERAGE OF BUILDING(S) (%)	9.27%	
SITE COVERAGE OF BUILDINGS, DRIVEWAYS, AND PARKING (%)	30.37 %	
GROSS FLOOR AREA (m2)	770.63 m2	
FLOOR AREA RATIO (FAR)	0.14	
	PRINCIPAL STRUCTURE(S)	ACCESSORY STRUCTURE(S)
BUILDINGS		
NUMBER OF BUILDING(S) UNITS	1	3
FLOOR AREA OF EACH BUILDING (m2)	770.63 m2	36.14 m2 (COMBINED AREA)
BUILDING HEIGHT (m)	9.15 m	4.57 m
BUILDING(S) SETBACKS (m)		
FRONT	60.86 m	38.2 m
SIDE (INCLUDE DIRECTION)	3.0 m (NORTH SIDE)	5.79 m (NORTH SIDE)
SIDE (INCLUDE DIRECTION)	9.0 m (SOUTH SIDE)	3.10 m (SOUTH SIDE)
REAR	38.58 m	3.96 m
BUILDING SEPARATION (m)	3.0 m	3.0 m
FENCE HEIGHT (m)	1.2 m (FRONT YARD)	1.9 m (ALL OTHER AREAS)

GENERAL LEGEND:

- EXISTING EVERGREEN
- EXISTING TREE
- REMOVE TREE
- REPLACEMENT TREE NT-#
- STONE PAVER
- SLOPE 2% SLOPE DIRECTION
- CONTOUR LINE
- PROPERTY LINE
- ROOF LINE
- BUILDING LINE
- EXISTING LINE
- BUILDING SETBACK
- BOULDERS

MATERIALS SCHEDULE:

SYMBOL	DESCRIPTION	QTY
	LAWN	3159 SQFT.
	GARDEN BEDS & WILD GARDEN AREAS	9,455 SQFT.
	3/8" CRUSHED SCREENING RESURFACING	113 SQFT.
	3" ROMEX STRIP DRAIN	127' 7" LN. FT
	2X3 STONE PAVER	3040 SQFT.
	BORDER STONE PAVER	1373 SQFT.
	IN-LAY STONE PAVER	690 SQFT.
	MIX-RANDOM STONE PAVER	4827 SQFT
	ASPHALT	3488 SQFT.
	CONCRETE	336 SQFT.
	BLACK TUSK PAVER	202 SQFT.
	LANDSCAPE RISERS	16 BLOCKS
	BLACK TUSK FLAMED RISER	162 SQFT.

SITE COVERAGE : TOTAL LOT AREA - 65,552 SQFT.

EXISTING FRONT HARDSCAPE	EXISTING REAR PATIO HARDSCAPE	NEW FRONT HARDSCAPES	NEW REAR HARDSCAPES
7,191 SQFT.	1,477 SQFT.	10,115 SQFT.	2,983 SQFT.

EXISTING TREE LEGEND
REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN FOR FULL DETAILS AND MANAGEMENT STRATEGIES

- #71 TREE TAG NUMBER
- TREE DRIP LINE
- PROTECTED ROOT ZONE

	4" PERFORATED PIPE
00'-00"	PROPOSED GRADE
TW	TOP OF WALL
	EXISTING PERIMETER DRAIN LINE
	PROPOSED PERIMETER DRAIN LINE
	EXISTING WATER LINE

NOTES

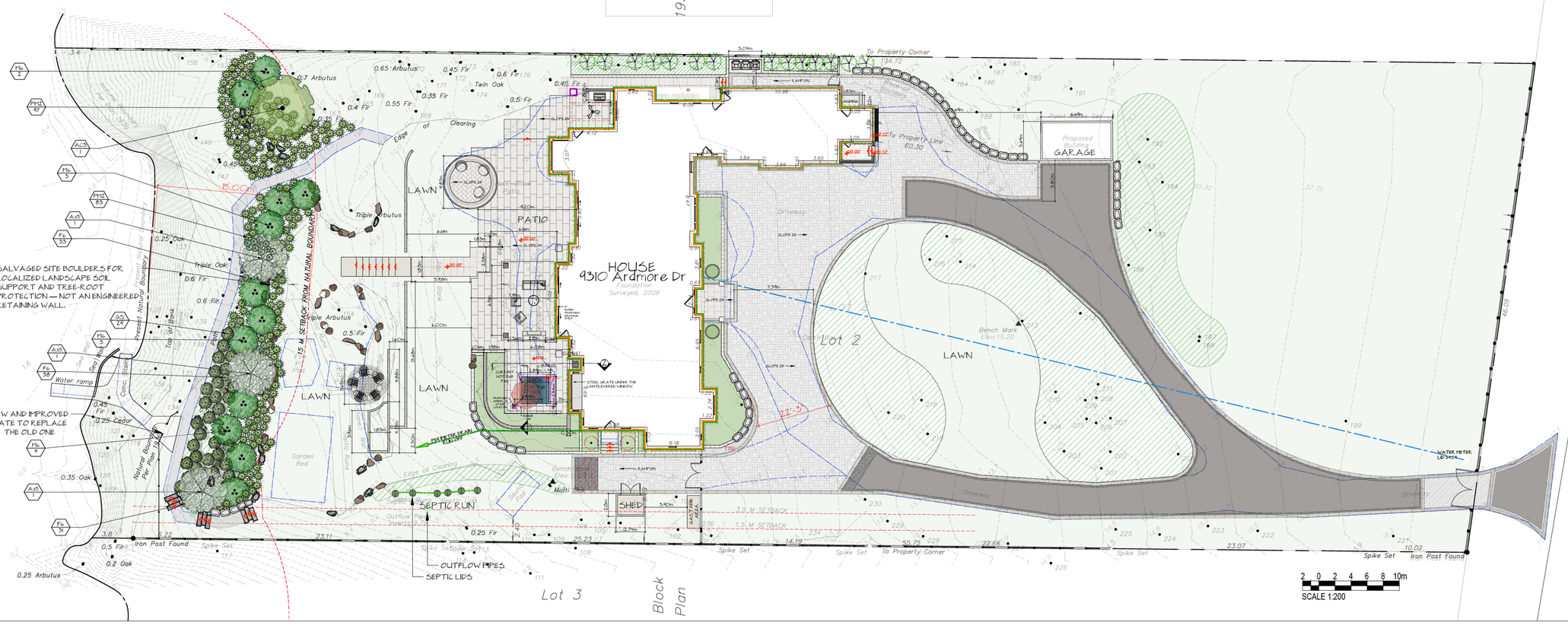
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LEGEND:

- TO BE REMOVED
- EXISTING TREE
- EXISTING EVERGREEN
- LAWN GRASS
- GARDEN BEDS
- CRASHED GRAVEL
- STONE PAVER
- CONTOUR LINE
- PROPERTY LINE
- ROOF LINE
- BUILDING LINE
- EXISTING LINE
- BUILDING SETBACK



#	BY	DATE	REVISION	CH
1	CB	26/02/10	PRELIMINARY PLANDL	

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1279 TATTERSALL DR., VICTORIA, BC
WWW.EDENPROJECTS.CA

CLIENT

S.22(1)

PROJECT TITLE

9310 ARDMORE
NORTH SAANICH, BC

NORTH

DWG NO

L0
SITE PLAN

SCALE: 1:200

DRWN BY: CB

CHCK BY: DL

ARCHD(24"X36")

PAGE 1 OF 3

DATED PUBLISHED: 08/31/26

SALVAGED SITE BOULDERS FOR LOCALIZED LANDSCAPE SOIL SUPPORT AND TREE-ROOT PROTECTION — NOT AN ENGINEERED RETAINING WALL.

NEW AND IMPROVED GATE TO REPLACE THE OLD ONE

SEPTIC LIDS

OUTFLOW PIPES

HOUSE
9310 Ardmore Dr
Foundation
Surveyed, 2008

LAWN

PATIO

Driveway

SHED

GAS TANK AREA

Garden Bed

Lot 3

Block

Plan

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SCALE: 1:100

DRWN BY: CB

CHCK BY: DL

ARCHD(24"X36")

PAGE 2 OF 3

DATED PUBLISHED: 08/31/26

To Property Corner
134.72
RAMP DN.
1.83m
LANDING
2.2m
3.05
3.05
1.83
3.65
2.61
00'-12"
00'-00"
00'-12"
To Property Line
60.30
Base of Boulders
5.69m
188
190
Paint Mark Set
6.69m
Proposed Building
GARAGE
3.64m
3.80m
192
193
194
60.30
37.75
195
198
199
46.09
Ardmore Drive
Driveway
OPE 2%
215
216
214
217
Bench Mark
Elev: 15.20
213
LAWN
Lot 2
Catchbasin
211
210
208
209
207
206
204
205
218
220
219
203
202
201
-2'-3"
WATER METER
LID 54.54
Driveway
Driveway
230
229
234
228
225
224
223
222
221
14.19
55.75
22.66
23.07
10.02
Spike Set
To Property Corner
Spike Set
Spike Set
Iron Post Found
Iron Post Found
226
1 0 1 2 3m 5m
SCALE 1:100

NOTES

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- EXISTING LINE
- BUILDING SETBACK

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1	CB	26/02/10	PRELIMINARY PLANDL	

DATED PUBLISHED: 09/15/26

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