

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

V8L5L2
1260 READINGS DRIVE NORTH SAANICH PID 007-687-109

Legal

Lot 40 Block _____ Section 23 Range 1 WRST Plan 45161

Contacts

Please print clearly.

Applicant

Name	S.22(1)			Company	
Address	1260 READINGS DRIVE			City	NORTH SAANICH
E	S.22(1)			Postal Code	V8L 5L2
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)	Date
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Owner

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

Name	S.22(1)			Company	
Address	1260 READINGS DRIVE			City	NORTH SAANICH
Email	S.22(1)			Postal Code	V8L 5L2
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

Development / Variance Permit Application



Part 2

Development Details

Current Zoning R-3 Property Size (m² or ha) 4086.25 m²

Existing Use _____

Describe Proposal ADDITION TO AN EXISTING DETACHED ACCESSORY BUILDING WITH A PROPOSED SIZE OF 90.64 m²

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example</i> (Section 204.7 – Building Height)	(9.0m)	(9.5m)	(0.5m)
BUILDING HEIGHT 502.3.7(c) ↑	5.6m	7.67m	2.07m

(attach additional information to clarify)

Justification and Support

WE ARE REQUESTING A HEIGHT VARIANCE TO PERMIT A TWO-STORY EXTENSION OF THE EXISTING DETACHED GARAGE, PROVIDING NEEDED SECOND-FLOOR STORAGE SPACE THAT CANNOT BE ACCOMMODATED WITH THE CURRENT STRUCTURES. HEIGHT IS THE ONLY VARIANCE NEEDED. NO TREES / DRAINAGE OR LANDSCAPING IS NECESSARY. THE ONLY GROUND DISTURBANCE WILL BE THE CONCRETE PAD. THE ARCHITECT'S PROPOSAL IS CONSISTENT WITH THE SCALE AND CHARACTER OF THE AREA (SEE ATTACHED RENDER)

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.

Development Variance Permit Application

Part 2

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
☐	☐	

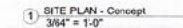
Development Summary (data table on plans)	
☒	Owner & Designer/Architect
☒	Civic & legal address
☒	Project description
☒	Site area & site coverage
☒	Total floor area & floor area ratio (FAR)
☒	All setbacks
☒	Number & type of units
☒	Parking requirements & calculations
☒	Height of building
☒	Variance(s) 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)
☐	☐	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

Proposed Detached Garage Addition



Scale	As indicated
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Proposed Detached Garage Addition

MAVERICKSSM

Building Designers & Structural Engineers
C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(778) 746-1224



PROPOSED WEST SIDE RENDERING



PROPOSED SOUTH SIDE RENDERING



PROPOSED WEST SIDE RENDERING

PROPOSED
2- STOREY
EXTENSION

— PROPOSED
2- STOREY
EXTENSION

— EXISTING
GARAGE

S.22(1)

1260 READINGS OR
(P) RENDERINGS

Project number	K0951
Date	2026.07.15
Drawn by	AG/MH
Checked by	MB/IK/MS
F2	
Scale	1/4" = 1'-0"

VARIANCE (NOT FOR CONSTRUCTION)

11/15/2026 6:11:59 PM

Proposed Detached Garage Addition



	EXISTING WALLS TO BE DEMO / MODIFIED
	EXISTING WALLS TO REMAIN
	NEW WALLS / MODIFIED WALL
(E) OR (P)	"EXISTING" OR "PROPOSED"

Building Designers & Structural Engineers
C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(778) 746-1224

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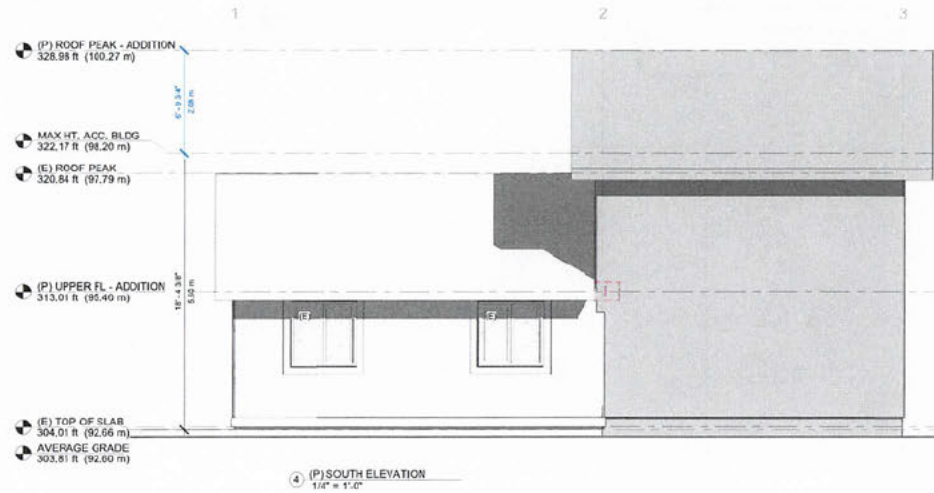
S.22(1)

1260 READINGS DR
(P) PLANS

Project number	K2901
Date	2026.07.15
Drawn by	AGM/H
Checked by	MR/KMS
F3	
Scale	1/4" = 1'-0"

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Proposed Detached Garage Addition



LEGEND

	EXISTING WALLS TO BE DEMO / MODIFIED
	EXISTING WALLS TO REMAIN
	NEW WALLS / MODIFIED WALL
(E) OR (P)	"EXISTING" OR "PROPOSED"

VARIANCE (NOT FOR CONSTRUCTION)



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S.22(1)

1260 READINGS DR
(P) ELEVATIONS

Project number	K0951
Date	2025.07.15
Drawn by	AG/MH
Checked by	MH/KMS
F4	
Scale	1/4" = 1'-0"

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RECEIVED
JUL 28 2026
DISTRICT OF NORTH SAANICH

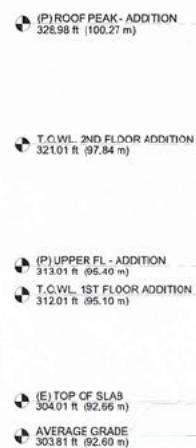
Proposed Detached Garage Addition



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1260 READINGS DR
(P) SECTIONS

F5

Scale $1/4" = 1'$ 

RECEIVED
JUL 28 2026
DISTRICT OF NORTH SAANICH

	EXISTING WALLS TO BE DEMO / MODIFIED
	EXISTING WALLS TO REMAIN
	NEW WALLS / MODIFIED WALL
(E) OR (P)	"EXISTING" OR "PROPOSED"

VARIANCE (NOT FOR CONSTRUCTION)