

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

271/273 COAL POINT LANE PID 005-066-441

Legal

Lot 2 Block _____ Section 18/19 Range 3 WEST Plan 10778

Contacts

Please print clearly.

Applicant

Name ANDREW TIDMAN		Company TIDMAN CONSTRUCTION LTD	
Address 6-7120 WEST STANICH RD.		City BRENTWOOD BAY	
Email info@tidmangroup.com		Postal Code V8M 1P8	
Phone 250.652.1101	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.

	Date JUNE 4/2015
--	---------------------

Owner

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

Name CORDELLA & JOHN MCINTOSH		Company	
Address 271/273 COAL POINT LANE		City NORTH STANICH	
Email		Postal Code	
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	Receipt No.	Fees
Required Plans		\$

Forms of payment accepted:

CASH

CHEQUE

INTERAC

Development / Variance Permit Application



Part 2

Development Details

Current Zoning R-2

Property Size (m² or ha) 3,446.07

Existing Use

SINGLE FAMILY RESIDENCE

Describe Proposal

RENOVATE EXISTING RESIDENCE TO BE ABLE TO AGE IN PLACE IN SAFE, ENERGY EFFICIENT, CODE COMPLIANT HOME.

Requested Variances

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

SEE DATA TABLE ON SITE PLAN

(attach additional information to clarify)

Justification and Support

SEE ATTACHED LETTER OF RATIONALE & LETTERS OF SUPPORT FROM NEIGHBOURS.

(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.

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	Req'd	Rec'd	Plans	Details
✓		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements			Sets of metric plans	Reduced sets of metric plans
✓		Brief Rationale for Proposal Show justification for the variance(s)			Site Plan metric scale only 	North arrow and scale
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>				Dimensions of property lines, rights-of-way, easements
		Community Comments Include any comments from neighbours/community associations				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)

Req'd	Rec'd	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

Additional Requirements

**Municipal
Specific
Requirements**



June 5, 2025

Attention; District Staff, Mayor and Members of Council, District of North Saanich

RE: 271/273 Coal Point Lane, North Saanich, BC

Dear District Staff, Mayor and Councillors,

RE: Development Variance Permit

On behalf of the Owners of 271/273 Coal Point Lane, we hereby are requesting a Development Variance Permit to allow for the renovation of the existing single-family dwelling and carport. The homeowners proudly live on their generational family land which is a uniquely narrow peninsula.

They wish to make the aging home a safer and more functional plan that meets current energy & structural updates. This plan proposes retaining the existing foundation so that there is minimal ground disturbance, as well retaining a portion of the existing walls and strengthening the existing floor joists where feasible. As seen on the attached proposed plans, the renovated house plan fits within the existing foundation footprint with only a small 2'-0" living rm bump out at the front (south) end, and a small 2'-0" kitchen bump out at the rear (north) end.

The height of the proposed renovated house is still within the allowable zoning building height allowances, however, due to this being in a Development Permit area, approval is required to change from what exists. Although it is proposed to build within the existing foundation footprint, the existing house footprint does not conform to current setback requirements, therefore approval is also required to renovate new on top of the existing footprint, with the two small bump outs noted above. Additionally, they wish to enclose the existing carport in its current location and bring it up to Code with proper weather barrier insulation & exterior finishes.

Rationale: The second-generation owners wish to stay on this family land and be able to age in place there. The proposed renovation allows for very little



property/ground disturbance and retention of the maximum number of trees and landscaping. The existing residence layout does not lend to being able to age in place and the owners wish to renovate and in doing so, provide for a potential main floor bedroom and to create a house that is more energy efficient, offer improved weather barriers, meet current structural and code requirements and create a home that is safer for them.

Thank you for your consideration, and we are hopeful of a favourable response from Staff & Council in order to move forward.

Best regards,

TIDMAN CONSTRUCTION LTD.

Per; Andrew Tidman

BC Land Surveyor's Site Plan Of:
Lot 2, Sections 18 and 19, Range 3 West,
North Saanich District, Plan 10778,
P.I.D. 005-066-441

Civic Address: 273 Coal Point Lane



Scale = 1:200

Dated this 29th day of November, 2024.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC
and derived from OCM 78H7282.

This site plan is for building and design purposes and is
for the exclusive use of our client.

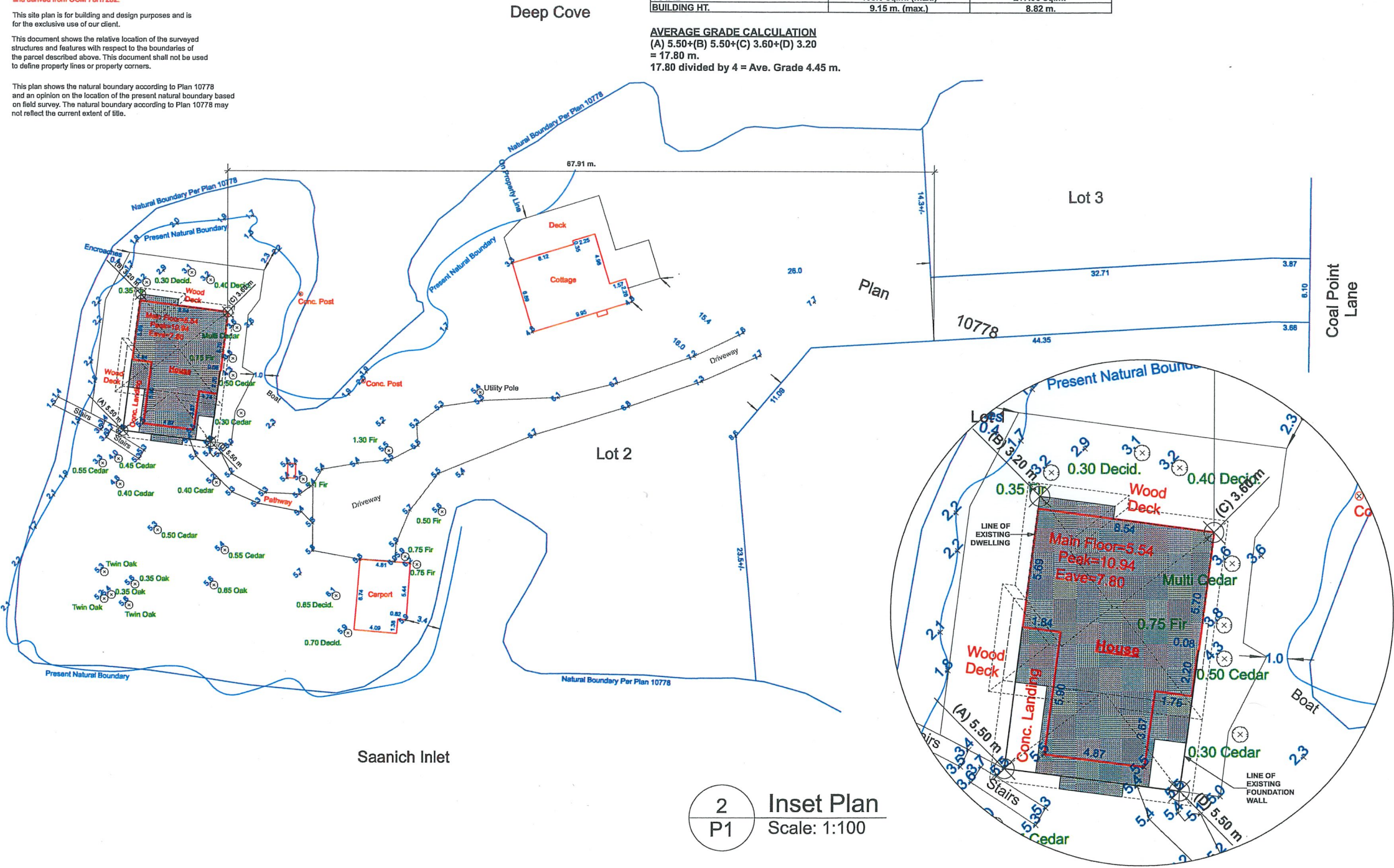
This document shows the relative location of the surveyed
structures and features with respect to the boundaries of
the parcel described above. This document shall not be used
to define property lines or property corners.

This plan shows the natural boundary according to Plan 10778
and an opinion on the location of the present natural boundary based
on field survey. The natural boundary according to Plan 10778 may
not reflect the current extent of title.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 856-5155
File: 60133/SIT/MBM

SITE DATA		R-2
ITEMS	PERMITTED	PROPOSED
LOT WIDTH		20.40 m.
LOT AREA		.34 Ha (3467.0 sq.m.)
LOT COVERAGE	25.0 % (866.75 sq.m.)	.07 % (259.22 sq.m.)
F.A.R.	0.25	.09 to 1.0
SETBACKS (verify w/ by BCLS)		
- FRONT (west)	7.60 m	67.91 m.
- REAR (west)	7.60 m.	< 7.60 m. *
- INT. SIDE (north)	3.00 m.	> 3.00 m.
- INT. SIDE (south)	3.00 m.	> 3.00 m.
COMB. SIDEYARDS	7.60 m.	> 7.60 m.
FLOOR AREA		
- CRAWLSPACE (ht. to be verified)		48.60 sq.m.
- MAIN FLOOR		100.83 sq.m.
- UPPER FLOOR		67.62 sq.m.
TOTAL	465.0 sq.m. (max.)	217.05 sq.m.
BUILDING HT.	9.15 m. (max.)	8.82 m.

AVERAGE GRADE CALCULATION
(A) 5.50+(B) 5.50+(C) 3.60+(D) 3.20
= 17.80 m.
17.80 divided by 4 = Ave. Grade 4.45 m.



2 Inset Plan
P1 Scale: 1:100

client
Cordiela & John McIntosh
project
Proposed Renovation
address
273 Coal Point Lane
municipality
The Dist. Of North Saanich, B.C.

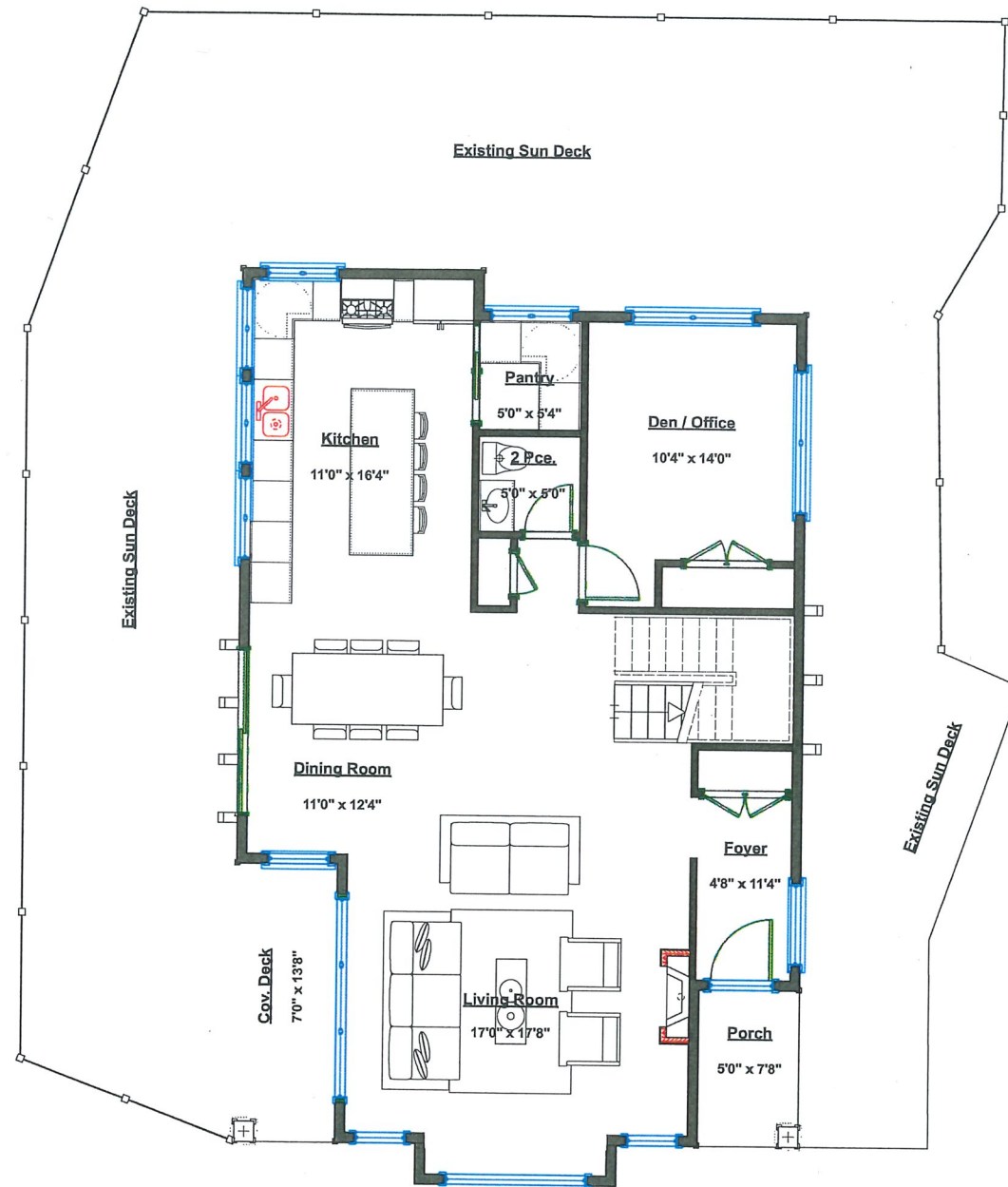
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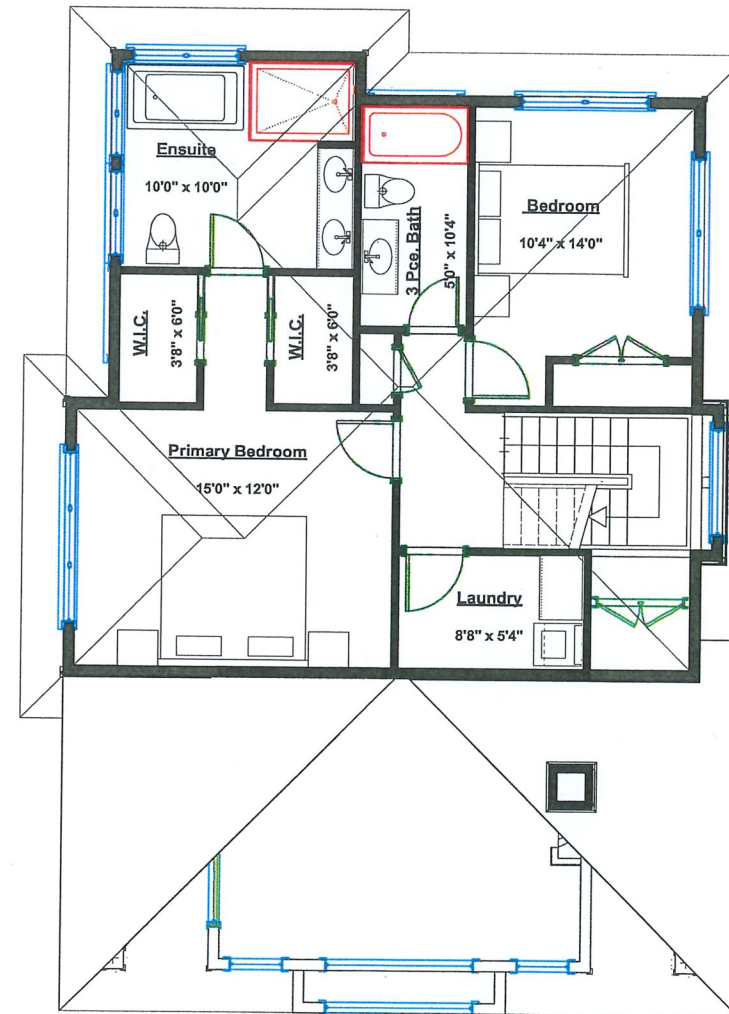
List of Drawings		
P1	SITE PLAN	
P2	FLOOR PLANS	
P3	ELEVATIONS	
P4	SITE ELEVATIONS	

ISSUED/REVISED		
NO.	DATE	DESCRIPTION
01	060325	D.P. SUBMISSION

drawing no.	25002.2
date	JUNE 3 / 2025
scale	AS SHOWN
designed by	drawn by
m.dunsmuir	m.dunsmuir
sheet no.	of
P1	P4



1
P4
Main Floor Plan
Scale: 1/4" = 1'-0"
1085.33 sq.ft. (100.83 sq.m.)



2
P4
Upper Floor Plan
Scale: 1/4" = 1'-0"
724.36 sq.ft. (67.29 sq.m.)

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REFER TO GENERAL NOTES INCLUDED ON PLAN.

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P2	FLOOR PLANS
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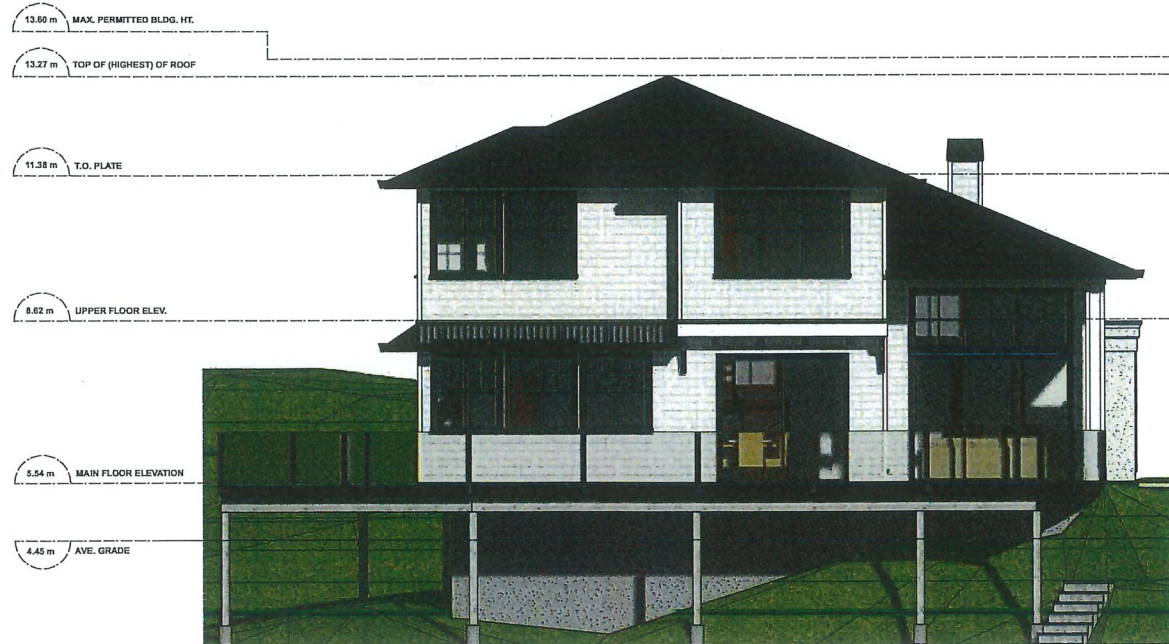
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date	JUNE 3 / 2025
scale	AS SHOWN
designed by	drawn by
m.dunsmuir	m.dunsmuir
sheet no.	of
P2	P4

client	Cordiela & John McIntosh
project	Proposed Renovation
address	273 Coal Point Lane
municipality	The Dist. Of North Saanich, B.C.

STEP ONE
DESIGN

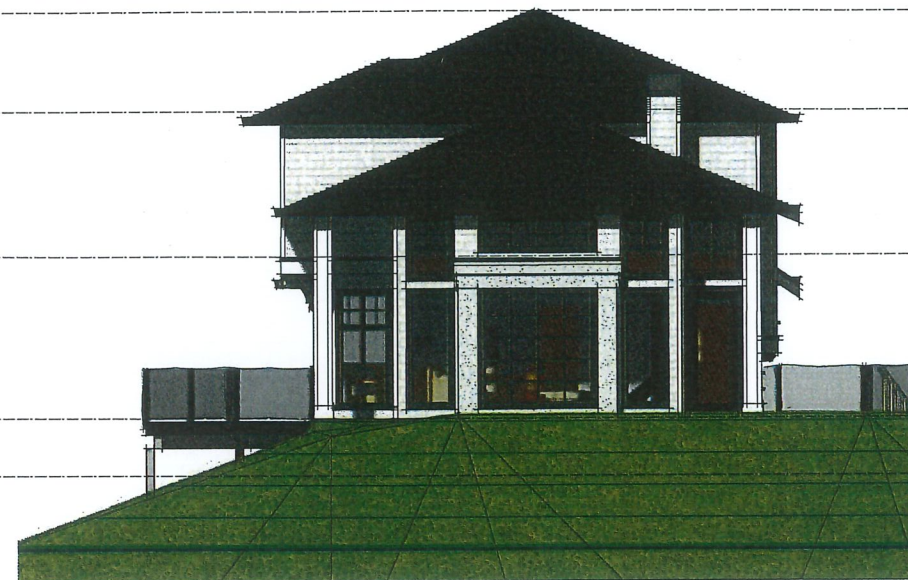
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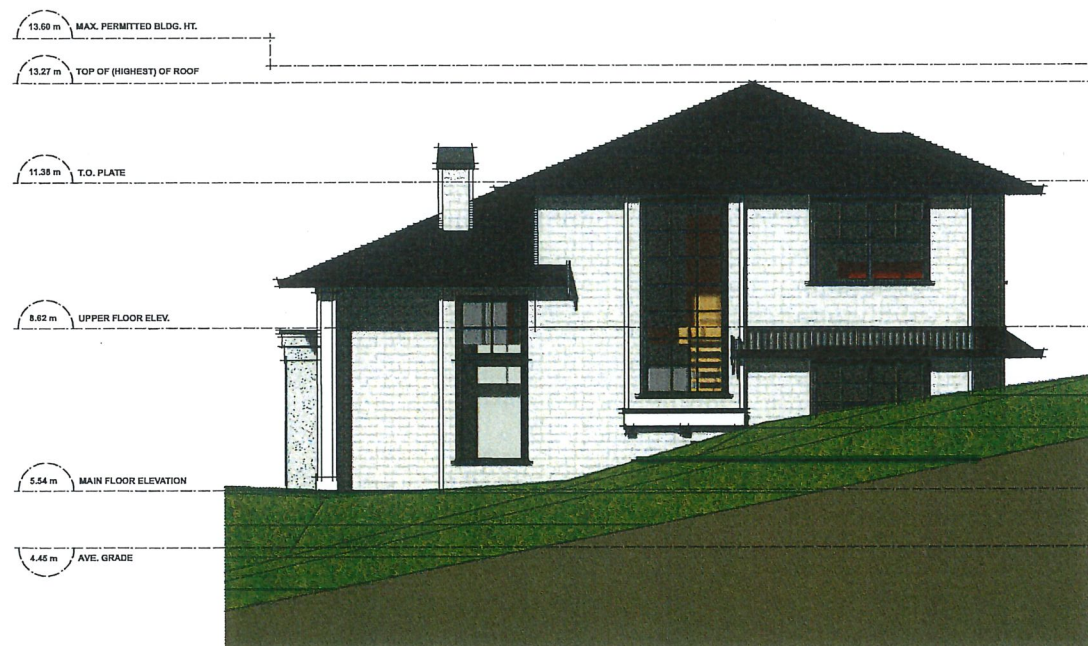


1 West Elevation
P3 Scale: 3/16" = 1'-0"

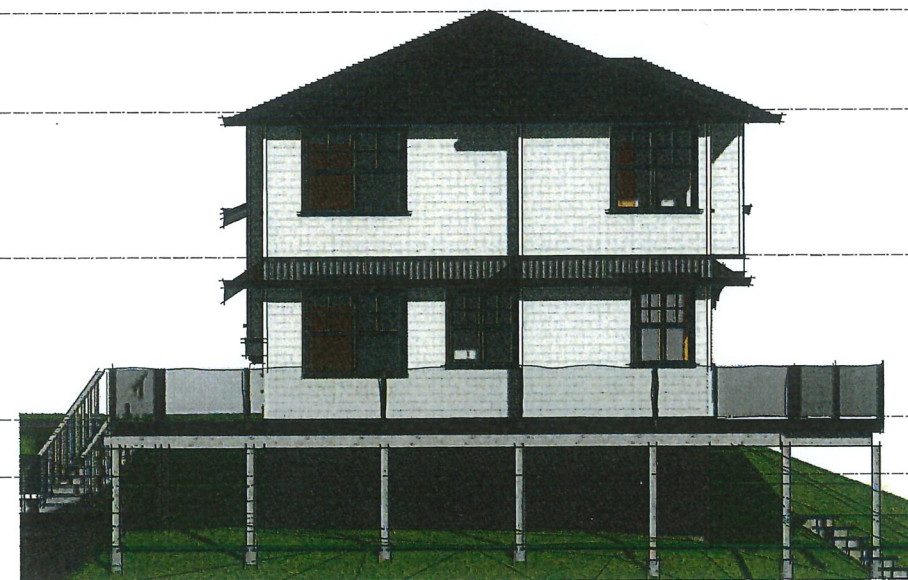
AVERAGE GRADE CALCULATION
(A) 5.50+(B) 5.50+(C) 3.60+(D) 3.20
= 17.80 m.
17.80 divided by 4 = Ave. Grade 4.45 m.



2 South Elevation
P3 Scale: 3/16" = 1'-0"



3 East Elevation
P3 Scale: 3/16" = 1'-0"



4 North Elevation
P3 Scale: 3/16" = 1'-0"

client

Cordiela & John McIntosh

project

Proposed Renovation

address

273 Coal Point Lane

municipality

The Dist. Of North Saanich, B.C.

STEPONE

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contact info@steponedesign.ca

call 0778.433.1154 C 250.654.3729

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List of Drawings

P1 SITE PLAN

P2 FLOOR PLANS

P3 ELEVATIONS

P4 SITE ELEVATIONS

ISSUED/REVISED

NO. DATE DESCRIPTION

01 060325 D.P. SUBMISSION

drawing no. 25002.2

date JUNE 3 / 2025

scale AS SHOWN

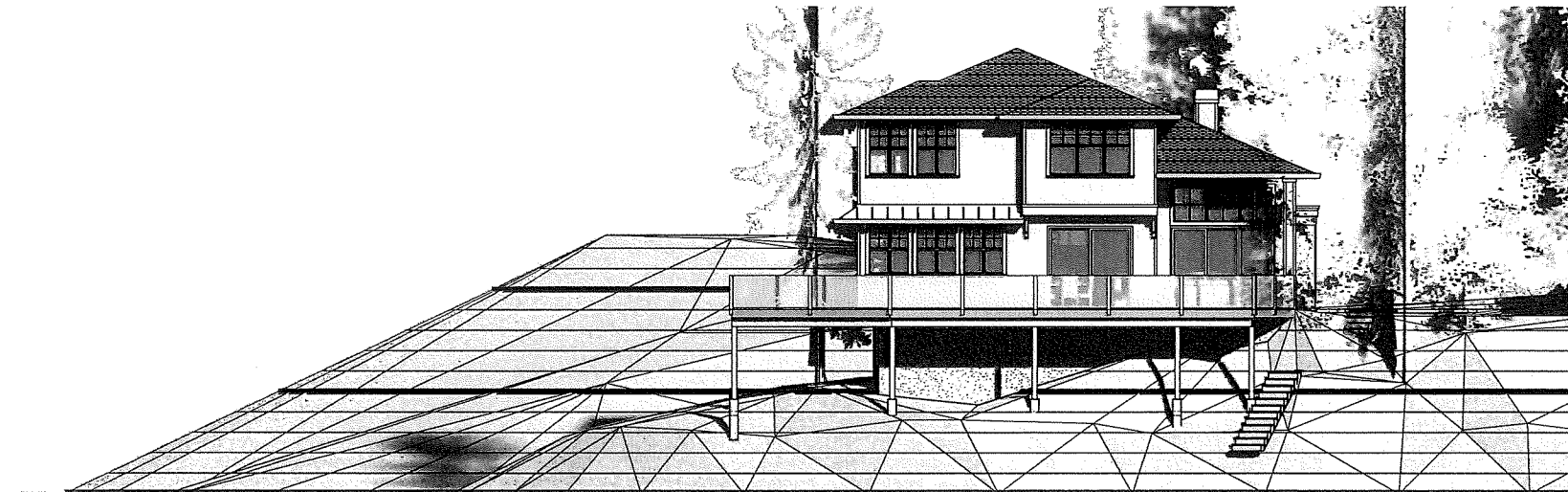
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drawn by m.dunsmuir

sheet no. P3 of P4



1 South Site Elevation
P4 Scale: 1/8" = 1'-0"



2 West Site Elevation
P4 Scale: 1/8" = 1'-0"



3 North Site Elevation
P4 Scale: 1/8" = 1'-0"



4 East Site Elevation
P4 Scale: 1/8" = 1'-0"

client

Cordiela & John McIntosh

project

Proposed Renovation

address

273 Coal Point Lane

municipality

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OR ANY CHANGES MADE TO THE PLANS OR ANY CHANGES MADE TO THE
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01	080325	D.P. SUBMISSION

drawing no.

25002.2

date

JUNE 3 / 2025

scale

AS SHOWN

designed by

m.dunsmuir

drawn by

m.dunsmuir

sheet no.

P4

of

P4

REMEDiate SHORELINE WITH NATIVE PLANTINGS:

To address the environmental and structural concerns along the shoreline, a carefully selected combination of the following plant selections will be implemented to support the rehabilitation and remediation of the areas identified on the plan. These measures have been chosen based on site-specific conditions to ensure long-term stability and ecological restoration.



Broad-leaved Stonecrop - *Sedum spathulifolium*



Oceanspray - *Holodiscus glaucus*



Coastal Strawberry - *Fragaria chilensis*



Kinnikinnick - *Arctostaphylos uva-ursi*



Red-flowering Currant - *Ribes sanguineum*



Yarrow - *Achillea millefolium*



Sword Fern - *Polystichum munitum*



Salal - *Gaultheria shallon*



Low Oregon Grape - *Mahonia nervosa*



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Notes:

Landscape Concept Plan

Project:
McIntosh Residence

Address:
1273 Coal Point Lane
North Saanich, BC

Date:
June 3, 2025

Sheet:
300

Drawn By:
MJK

Scale:
as shown