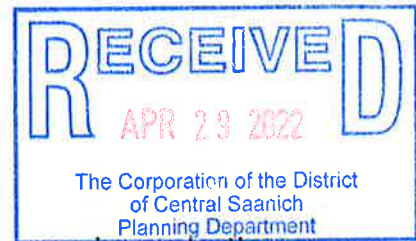


## Request for Variance



In order to undertake this development we need to have a variance to the combined total side set-backs of both lots after the R2 existing property has been divided in two and rezoned R - 1XS. We plan to retain the present house and relocate it onto the new west lot. The present house is 8.22m wide and can fit onto the new lot if a variance is allowed to keep the allowed 1.5m setback on one side but reduce the total side set-backs to 3m instead of the required 4.5m. With this variance we will be able to keep the present house and, by so doing, reduce the costs and greatly reduce the carbon footprint. In getting a variance for the total side set-backs on the west lot, we will need the same on the east lot to bring on a relocated house of 8.22m wide or less. No other changes are needed. Without this variance we would not be able to complete this development and would instead have to consider a panhandle lot approach.

DVP Zoning Summary	Required/Maximum	Proposed	Variance
<b>Building Use</b>			
<b>Setbacks - Front</b>	6m	17m - 15m	
- Rear	7.5m	17.5m - 10m	
- Side	1.5m	1.5m	
- Total Sides	4.5m	3m per lot	Reduce by 1.5m
- Exterior Side			
<b>Building Height</b>			
<b>Accessory Structure Height</b>			
<b>Lot Area</b>			Total sides per lot
<b>Lot Frontage</b>			
<b>Lot Coverage</b>			
<b>Floor Area Ratio</b>			
<b>Parking surface</b>			
Standard (2.7m x 5.0m)			
Small Car (2.4m x 5.0m)			
Space for Disabled (3.7m x 5.0m)			
Increase width wall/fence (0.3m)			
Loading (3m x 9m)			
Bicycle Racks Short Term (1 per 10 stalls)			
Bicycle Storage Long Term (2m long x 1.5m high x 1m wide)			
Manoeuvring aisle			
<b>Parking Setbacks</b>			
Screening - Zone separation			
Screening - Waste disposal			
Screening - Storage Yard			
Screening - Parking areas			
Other (eg. Fencing)			



Central Saanich

Development Variance Permit

**Development Variance Permit**

A regulation in the Land Use (Zoning), Subdivision, or Sign Bylaws may be varied if the use or density permitted in the appropriate zoning category are not affected by the variance. A Development Variance Permit (DVP) is considered when the proposed specific site characteristic or other unique circumstance does not permit strict compliance with an existing regulation.

A Board of Variance application is an option for minor variances. If there is a demonstrated hardship in meeting the regulation. Otherwise, an application for a DVP, considered by Council, is the appropriate route. If the property is located in a Development Permit (DP) area and a variance is proposed, you would make application for both a DP and a DVP (Please refer to the Development Permit guide if the applicant requires a DP as well).

**Application Requirements**

- The registered owner of the property or an authorized agent may apply for a DVP. You are required to submit the following to the Planning Department:
  - completed application form, including the owner's signature;
  - recent title search (within 30 days);
  - application fees; and,
  - preliminary plans which outline the proposed new use or development.

Please complete the zoning checklist provided on the back page.

District of Central Saanich  
 1903 Mc Newton Cross Rd  
 Saanich, BC V8M 2A9  
 Tel: (250) 544-4209  
 Fax: (250) 652-4737  
 www.centralsaanich.ca

**Application Fees**

- Development Variance Permits \$ 2,500
- Site Disclosure (if applicable) \$ 50
- DVP Notification Sign \$ 125

All fees are non-refundable. In addition to the application fees above, there will be other charges related to the building and plumbing permit at those stages.

Sample Sign below

