

3. **REZONING AND SUBDIVISION APPLICATION - 5190 DEL MONTE AVENUE**

Report of the Director of Planning dated February 24, 2025.

To give three readings to "Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10144" to rezone 5190 Del Monte Avenue from the A-1 (Rural) Zone to the RS-8 (Single Family Dwelling) Zone to subdivide to create one additional lot (two lots total) for single-family dwelling use; and approve Development Variance Permit DVP00465. Lot width variances are requested for both proposed lots.

# DISTRICT OF SAANICH

DVP00465

## DEVELOPMENT VARIANCE PERMIT

To: **DAVID STEWART ADAMSON  
LI CAO-ADAMSON  
5190 DEL MONTE AVENUE  
VICTORIA, BC V8Y 1X2**

*(herein called "the Owner")*

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

**Amended Lot B (DD 388661I), Section 44, Lake District, Plan 11104**

**5190 Del Monte Avenue**

*(herein called "the lands")*

3. This Development Variance Permit varies the provisions of the Zoning Bylaw, 2003, as follows:
  - a) By varying the provision of Zoning Bylaw, 2003, Section 220.6(a) to permit the proposed Lot 1 to have a minimum lot width of 16.6 m (18.0 m required).
  - b) By varying the provision of Zoning Bylaw, 2003, Section 220.6(a) to permit the proposed Lot 2 to have a minimum lot width of 16.6 m (18.0 m required).
4. This Development Variance Permit varies the provisions of the Zoning Bylaw, 2003, by requiring the proposed subdivision of the lands to be in accordance with the plan of subdivision submitted by Calid Services LTD., dated February 17, 2025, copies of which are attached to and form part of this permit.
5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Corporate Officer

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10144

TO AMEND BYLAW NO. 8200,  
BEING THE "ZONING BYLAW, 2003"

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The Municipal Council of The Corporation of the District of Saanich enacts as follows:

1. Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:

- a) By deleting from the A-1 (Rural) Zone and adding to the RS-8 (Single-Family Dwelling) Zone the following lands:

Amended Lot B (DD 388661I), Section 44, Lake District, Plan 11104  
(5190 Del Monte Avenue)

2. This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2025, NO. 10144."**

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved under Part 4 of the Transportation Act this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Corporate Officer

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Mayor



# Memo

**To:** Subdivision Office  
**From:** Jagtar Bains – Development Coordinator  
**Date:** March 19, 2025  
**Subject:** Servicing Requirements for Development - REVISED

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**PROJECT: TO REZONE FROM A-1 TO RS-8 TO CREATE ONE ADDITIONAL LOT RESULTING IN A TOTAL OF TWO LOTS FOR SINGLE FAMILY DWELLING USE. VARIANCES REQUESTED.**

**SITE ADDRESS: 5190 DEL MONTE AVE**  
**PID: 004-471-687**  
**LEGAL: LOT AMB SECTION 44 LAKE DISTRICT PLAN 11104**  
**DEV. SERVICING FILE: SVS02363**  
**PROJECT NO: PRJ2021-00132**

The intent of this application is to subdivide the above referenced parcel into two lots for single family use. Some of the more apparent Development Servicing requirements are listed on the following pages(s).

***No further action is required prior to the issuance of conditional subdivision approval.***

# Development Servicing Requirements

Development File: SVS02363  
Civic Address: 5190 DEL MONTE AVE  
Page: 1

Date: Nov 22, 2024

## **Drain**

1. A suitably designed storm drain system must be installed to service the proposed development and the tributary area from the existing system located in the northeast corner of 5181 Rutli Meadows Place.
2. Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. For further details, refer to section 3.5.16, Stormwater Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision Bylaw.
3. The existing 200 mm main on Del Monte Avenue is to be extended southwards to provide a connection to the proposed catch basin fronting the southeast corner of this subdivision.

## **General**

1. This proposal is subject to the prevailing Municipal Development Cost Charges.
2. The existing non-conforming building must be removed prior to Subdivision approval.
3. The existing Municipal Right-of-Way along the rear of 5184 / 5190 Del Monte Avenue must be widened to minimum 3.5 m to permit installation/maintenance of both sanitary sewer and storm drain systems. The new statutory Right-of-Way across 5184 Del Monte Avenue must be registered prior to approval of servicing drawings for this subdivision.
4. Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works installed by District of Saanich Forces will be at the expense of the developer.
5. The project arborist shall be present to oversee the installation of services within or adjacent to the tree protection areas.

## **Hydro/tel**

1. Underground wiring is required to serve all proposed lots.

## **Road**

1. Del Monte Avenue, fronting this proposal, must be widened to 8.5 m Municipal residential road standards complete with concrete curb and gutter.

## **Sewer**

1. The existing sewer connection is to be capped.
2. Subsequent sewer connections will be required for both proposed lots the existing main traversing this property.

## **Water**

1. The existing 13 mm water service must be disconnected.
2. Provisional water connections will be required for proposed lots from the existing main on Del Monte Avenue.
3. Fire Underwriters Survey (fus) calculations will be required at time of issuance of building permits for both lots. Any deficiencies identified when compared against the District's water model will become a requirement of the project at the applicant's expense.

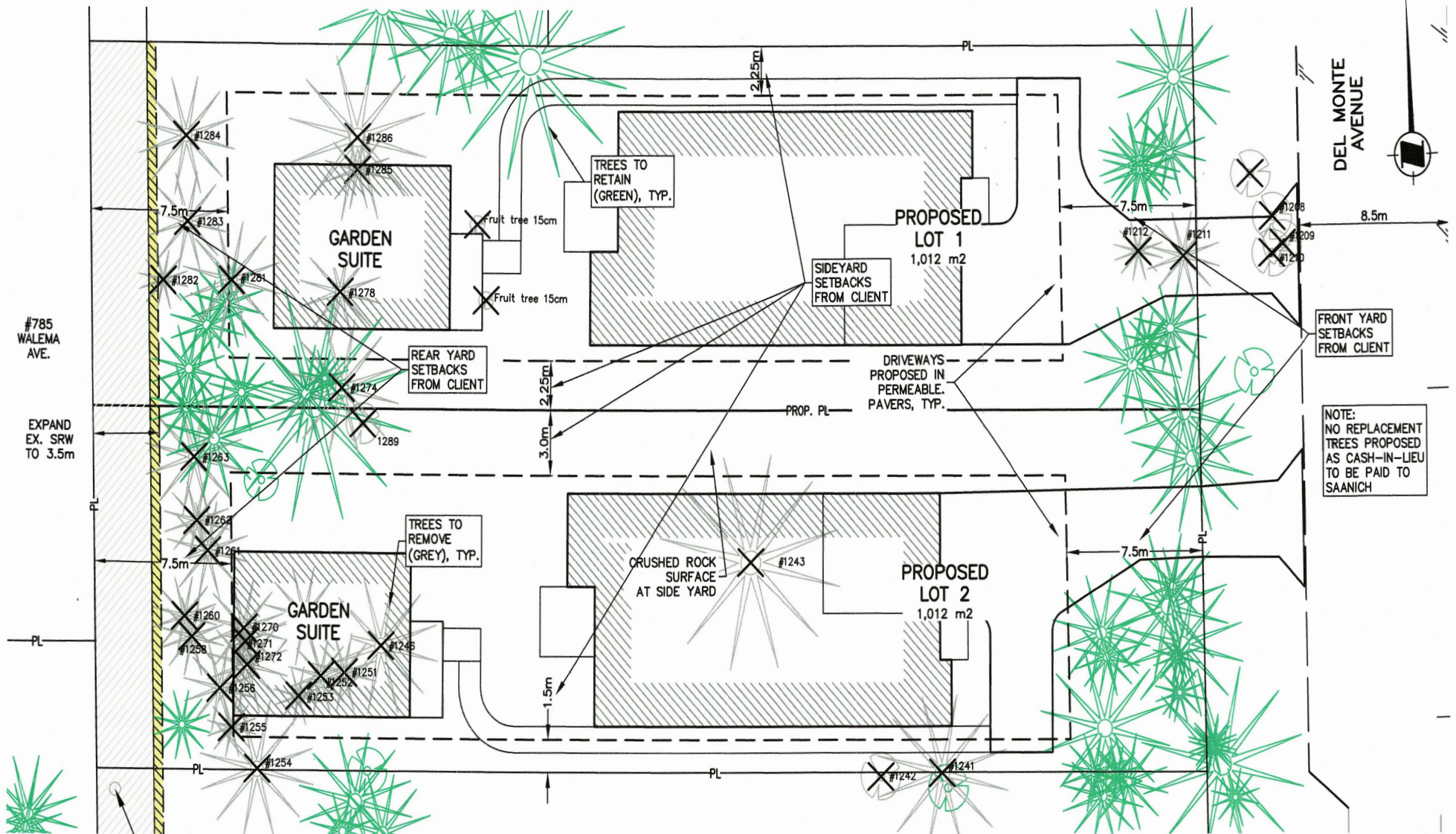


FIGURE 1 – STRIPPED DOWN VERSION OF SITE PLAN

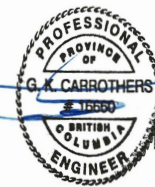
SCALE 1:200

Permit to Practice  
#1001820

CIVIC ADDRESS  
5190 DEL MONTE AVE.

LEGAL DESCRIPTION  
AMENDED LOT B (DD3886611), SECTION 44,  
LAKE DISTRICT, PLAN 11104

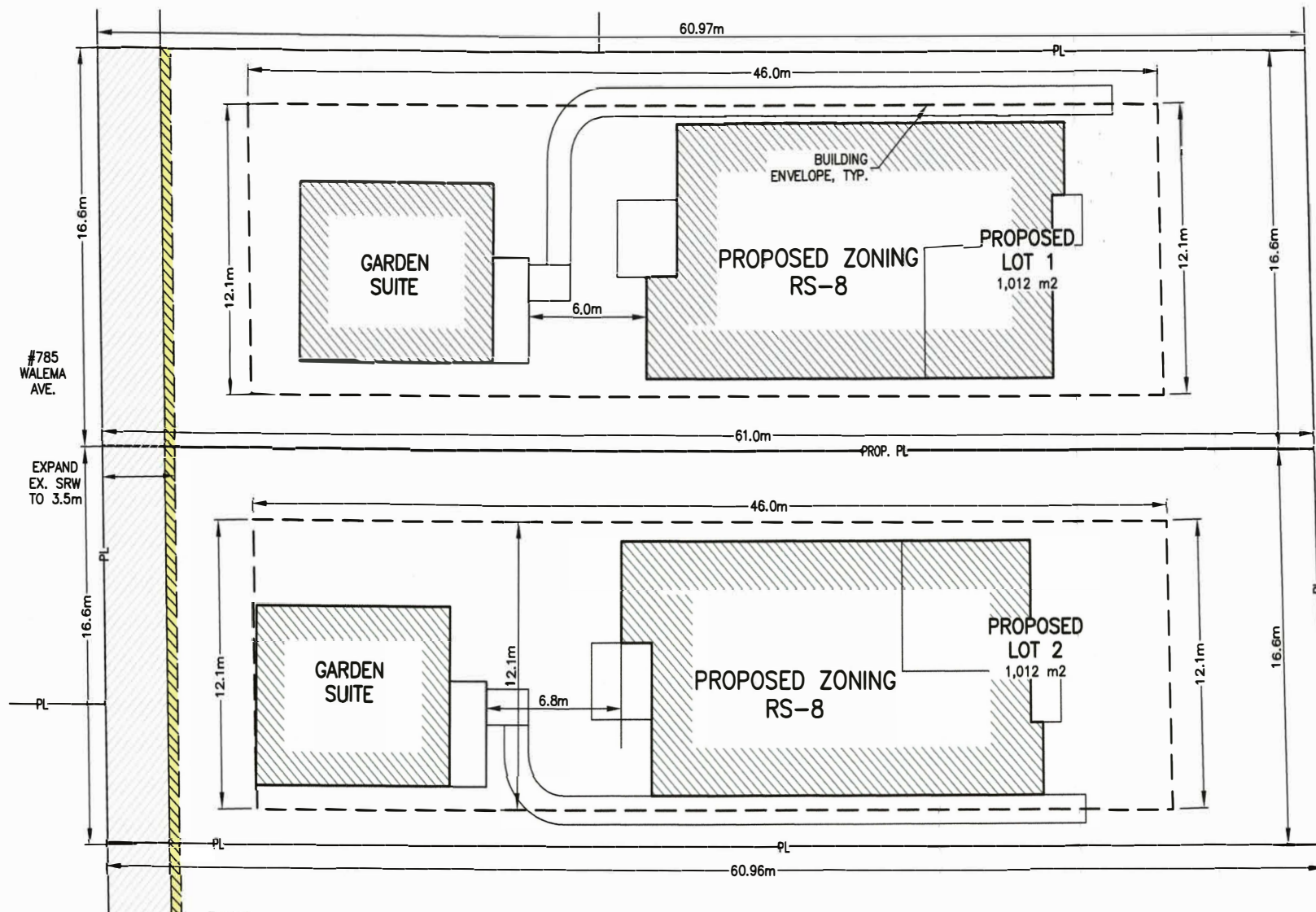
DATE: FEBRUARY 17, 2025



**CALID**  
Services Ltd.

8-2025  
207-2750 Quadra St  
Victoria, B.C., V8T 4E8  
Phone (250) 388-6919  
Email: engineer@calid.ca





DEL MONTE  
AVENUE



FIGURE 2 – SUBDIVISION PLAN

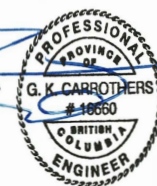
SCALE 1:200

Permit to Practice  
#1001820

PARENT PARCEL  
CIVIC ADDRESS  
5190 DEL MONTE AVE.

PROPOSED SUBDIVISION OF  
AMENDED LOT B (DD388661), SECTION 44,  
LAKE DISTRICT, PLAN 11104

DATE: FEBRUARY 17, 2025



**CALID**  
Services Ltd.

Feb 18 2025  
Suite 207-2750 Quadra St  
Victoria, B.C., V8T 4E8  
Phone (250) 388-6919  
Email: engineer@calid.ca

**Preet Chaggar**

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**From:** Margot Gunn [REDACTED]  
**Sent:** Monday, March 24, 2025 8:33 AM  
**To:** Council  
**Cc:** Susan Brice; Councillor Judy Brownoff; Nathalie Chambers; Zac De Vries; Karen Harper; Teale Phelps Bondaroff; Colin Plant; Mena Westhaver; Mayor Dean Murdock  
**Subject:** (External Email) Saanich Council Agenda - March 24, 2025 RE: 5190 Del Monte Avenue

**This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.**

Hello

I would like to register to participate in the Public Input portion of the Agenda for tonight's meeting.

I will be speaking about the property at 5190 Del Monte that shares a property line with our property. The owner of 5190 Delmonte is seeking Saanich Council approval for a zoning change to allow two lots instead of one and a variance to allow narrower width lots. As a general rule, I am not opposed to the zoning change.

As part of the proposed development the owner would also like to include garden suites on each lot. In order to make room for four buildings, instead of the current single family home on the property, they will need to **remove 35 trees, 32 of which are protected**, as per Saanich Staff report posted online.

As per the above Report, Saanich Planning has stated that this proposed development would have **“significant tree impacts”** and goes on to state seventy five replacement trees would be required, but the site would not accommodate this, so cash-in-lieu is expected [for some]. But truly you just cannot replace these mature trees or their carbon debt, that would take decades or longer to recoup. Additionally the lack of tree cover can increase ground surface temperatures.

I strongly oppose the removal of so many protected mature trees and want to ensure my objection is heard.

I have also contacted Saanich Parks directly 0as they are responsible for the issuance of tree permits.

Thank you,  
Margot Gunn  
[REDACTED] Walema Avenue  
Cell [REDACTED]



**Preet Chaggar**

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**From:** Glenn Turner [REDACTED]  
**Sent:** Thursday, March 20, 2025 7:53 PM  
**To:** Council  
**Cc:** [REDACTED]  
**Subject:** (External Email) rezoning hearing

**This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.**

Hello council,

With respect to Amendment Bylaw 2025, NO. 10144 5190 Del Monte Avenue and the hearing on March 24<sup>th</sup>. We wish to give our support to this rezoning to create one additional lot. From the perspective of increasing density in Saanich this seems to make sense to us. We would much prefer two standard lots than one very large house, which seems to be the typical alternative destiny for these large A-1 lots.

Sincerely,

Glenn and Gyneth Turner

[REDACTED] Del Monte Ave

Victoria BC [REDACTED]  
[REDACTED]