

Pre-Application questions

Before submitting an application for a garden suite, we recommend that you spend some time investigating the following pre-application questions. The information gathered will help you identify potential issues and prepare your submission.



1 Zoning and Building Code (Need help? Visit the [Planning Department](#))

1. Does your lot meet the basic eligibility requirements for a garden suite?
 - Is your lot zoned RS or RD?
 - Is your lot inside the Sewer Service Area and/or the Urban Containment Boundary?
 - Is your lot a minimum of 400 m²?
 - Is your lot a minimum of 12 m wide?
 - Is the principal building on your lot a single family dwelling?

2. Will you need to vary any of the zoning regulations for your garden suite?

3. Where will you put a 1.0 m wide pedestrian pathway to access the garden suite?

4. Where will you locate one additional parking space for the garden suite?

5. Do you have an existing accessory building on your property?
 - Where is it located?
 - What is the area in square metres?
 - How will your accessory building contribute to your total lot coverage?

6. Are you aware of any encumbrances (e.g. a covenant) on your property that could impact your ability to build a garden suite?



2 Other Considerations

1. Is there a Development Permit associated with the property that needs amending or discharging?

2. Is your property on the Heritage Register?





3 Servicing (Need help? Visit the [Engineering Department](#))

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|--------------------------|---|
| <input type="checkbox"/> | 1. Do you have a storm sewer connection? |
| <input type="checkbox"/> | 2. Where are your services located? (Check saanich.ca/saanichmap) |
| <input type="checkbox"/> | 3. What is the size of your water service? (Check saanich.ca/saanichmap) |
| <input type="checkbox"/> | 4. What route will your services take from the municipal connection to the garden suite? |
| <input type="checkbox"/> | 5. Are you proposing a garden suite on a corner lot, and if so, do you require a second driveway? |
| <input type="checkbox"/> | 6. Are there any easements or statutory rights-of-way on your property? (Check your property title) |
| <input type="checkbox"/> | 7. Do you have a stormwater tank on your property and, if so, where is it located? |



4 Trees (Need help? Visit the [Parks Division](#))

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|--------------------------|--|
| <input type="checkbox"/> | 1. How many trees do you have on your property? (estimate) |
| <input type="checkbox"/> | 2. Where are they located? (draw them on a site plan) |
| <input type="checkbox"/> | 3. Are there any protected trees ? (Tree Protection Bylaw No. 9272 - Highlights for Property Owners) |
| <input type="checkbox"/> | 4. Which trees would be impacted by the garden suite? <ul style="list-style-type: none">▪ Approximately how tall are they?▪ Approximately how wide are they?▪ What species are they?▪ Are they protected trees? |



5 Environmental (Need help? Visit the [Planning Department](#))

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|--------------------------|--|
| <input type="checkbox"/> | 1. Is your lot in the Streamside Development Permit Area? (check saanich.ca/saanichmap) |
| <input type="checkbox"/> | 2. Does your lot contain a floodplain that may restrict the build area? (check saanich.ca/saanichmap) |
| <input type="checkbox"/> | 3. Are there any natural features such as rock outcroppings or a creek/stream on your property? |