



STAFF REPORT

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: BRIGID REYNOLDS, CONSULTING TOWN PLANNER
SUBJECT: DP2026-06 – 90 SOUTH SHORE RD
MEETING DATE: MAY 26, 2026
SUBJECT PROPERTY: LOTS 1 & 2, BLOCK 6, DISTRICT LOT 12, COWICHAN LAKE DISTRICT, PLAN 1231 EXCEPT PART IN PLAN 6381 (PID 007-655-886 & 007-655-894)

PURPOSE

The purpose of this application is to approve a development permit to install a 1.8 m (6 ft) black chain link fence surrounding the two subject properties. The development is subject to the provisions of the Downtown, Uptown, Neighbourhood Centre, Tourism Areas, and Highway Corridor Development Permit Area (DPA 4).

BACKGROUND/DISCUSSION

The subject properties are zoned General Commercial (C-1). The two properties are vacant and total 745.5 m² (8025 ft²) in area. The rear lot is land locked.



The Zoning Bylaw section 4.3.8 c permits a maximum fence height on commercially zoned land to be 2.0 m (6.5 ft). However, the DP guidelines require fences more than 1.2 m (3.9 ft) in height to obtain a DP.

Downtown, Uptown, Neighbourhood Centre, Tourism Areas, and Highway Corridor Development Permit Area (DPA 4) provided guidelines for form and character elements for building design, exterior finishes, landscaping and lighting. A chain link fence is not

generally consistent with the DP guidelines which encourages natural materials. However, the fence is proposed to be setback 1.8 m (6 ft) from South Shore Road so it's less imposing on the street. It also has two 3 m (10 ft) wide sliding gates

This DP permits fencing only. A DP would be required for any exterior lighting, landscaping, signage or other improvements. The owner intends to rent the space out for food trucks.

IMPLICATIONS

- a. Financial:**
Application fees are collected to cover the cost of processing the application.

- b. Policy/Legislation:**
The subject property is in Development Permit Area – 4 for form and character of commercially zoned lands pursuant to the Official Community Plan.

- c. Strategic Priority:**
N/A

- d. Sustainability:**
N/A

- e. Communication:**
As required by the Development Approval Procedures Bylaw No. 1109, notice of the application was sent to neighbours within 50 m of the subject property a minimum of 10 days prior to Council's consideration of the request. At the time of preparing the staff report no comments have been received.

- f. Staffing Implication:**
Processing this application is part of the Planning Department's regular duties.

Options

- 1) Approve the development permit for this application.
- 2) Approve the development permit with additional requirements.
- 3) Deny the development permit for this application.

Recommendation

The contract planner recommends approving DP2026-06 for the property located at 90 South Shore Rd, legally described as Lots 1 and 2, Block 6, District Lot 12, Cowichan Lake District, Plan 1231 (PID: 007-655-886 & 007-655-894) and 90 & 92 South Shore Rd for a black chain link fence as shown on the attached site plan and photos.

Signed:

Brigid Reynolds

Brigid Reynolds RPP MCIP
Contract Planner

Concurrence:

John T

John Thomas
Chief Administrative Officer

ATTACHMENT 2

