



STAFF REPORT

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: BRIGID REYNOLDS, CONSULTING TOWN PLANNER
SUBJECT: DVP2025-07 – 7987 GREENDALE RD
MEETING DATE: OCTOBER 28, 2025
SUBJECT PROPERTY: LOT 1, DL 16 COWICHAN LAKE DISTRICT PLAN VIP9301 (PID 005-609-402)

PURPOSE

The purpose of this application is to consider a variance to the front lot line setback to permit construction of a shop on the property.

BACKGROUND

The subject property is zoned Traditional Urban R-3, is 1,052 m² (0.26 ac) in size and is triangular in shape. There is an existing dwelling unit and garage on the property.

The existing dwelling and garage are located closer to the front lot line than currently permitted by the Zoning Bylaw. The dwelling was built in 1953.

The owner would like to build a 32 m² (351 ft²) shop beside the existing garage and have the new shop and garage be aligned. Due to the setbacks and the shape of the lot, the owner cannot build the size of shop or in the location that he would like. As a result, he's applying for a variance to reduce the front lot line setback for the shop.

The front yard setbacks in the R3 zone are 6.1 m to garage face, 4.5 m to front face of dwelling, and the garage face shall in all cases be set back a minimum of 1.5 m further than the dwelling front face. The proposed location for the shop would be 5.0 m to the front lot line.

IMPLICATIONS

- a. **Financial:**
Application fees are collected to cover the cost of processing the application.
- b. **Policy/Legislation:**
N/A
- 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. No comments were received at the time of preparing this report.
- f. **Staffing Implication:**
Processing this application is part of staff's regular duties.

Options

- 1) Approve the development variance permit.
- 2) Deny the development variance permit.
- 3) Request the applicant to submit additional information.

Recommendation

That the Council approve DVP2025-07 to vary section 5.1.6 f. i. to reduce the front lot line setback from 6.1 m to 5.0 m and to remove the requirement that the front face of the garage shall be set back from the front face of the dwelling to permit the construction of a shop (accessory building) at 7987 Greendale Rd, on the lot legally described as Lot 1, District Lot 16, Cowichan Lake District, Plan 9301 (PID 005-609-402) as shown on attachment 1.

Signed:

Brigid Reynolds

Brigid Reynolds RPP MCIP
Contract Planner

Concurrence

John T

John Thomas

Chief Administrative Officer

ATTACHMENT 1
Site Plan

