



---

## STAFF REPORT

---

**TO:** CHIEF ADMINISTRATIVE OFFICER  
**FROM:** BRIGID REYNOLDS, CONSULTING TOWN PLANNER  
**SUBJECT:** DP2025-01-01 AMENDMENT – 228 JOHEL ROAD  
**MEETING DATE:** APRIL 28, 2026  
**SUBJECT PROPERTY:** LOT 20, DISTRICT LOT 48, COWICHAN LAKE DISTRICT, PLAN 34628  
(PID 000-299-162)

---

### PURPOSE

The purpose of this application is to consider an amendment to DP2025-01-01 to approve the addition of a garage to the original DP that permitted construction of a single-family dwelling in the Watercourse & Streamside Protection Development Permit Area (DPA-1).

### BACKGROUND

The subject property is located on an approximately 3.5 ac level parcel located at the east end of Johel Road between Kwassin Lake and Grant's Lake. The property is zoned Traditional Urban (R3). The OCP designates the property as within DPA 1 due to proximity to the lakes and connected ditches and within DPA 2 as is the whole of the Town of Lake Cowichan.

Council approved DP2025-10 at its regular meeting on September 16, 2025, to permit construction of a dwelling unit. In support of the Development Permit application, the applicant provided a Riparian Area Protection Regulation Assessment prepared by Bob Crandall of Swordfern Environmental, dated April 2, 2025. This was submitted to the Province. To accommodate the proposed garage the original RAPR assessment had to be updated to include the garage and the revised assessment was submitted and accepted by the Province.

As recommended in the RAPR assessment, the applicant installed silt fencing along the SPEA boundary, and this has remained for the duration of construction. Installing some form of permanent demarcation of the SPEA is also a condition of DP2025-01-01.

## **IMPLICATIONS**

- a. Financial:**  
DP amendments are required to pay an application fee.
  
- b. Policy/Legislation:**  
N/A
  
- c. Strategic Priority:**  
N/A.
  
- d. Sustainability:**  
N/A
  
- e. Communication:**  
Development Approval Procedure Bylaw No. 1109 does not require notice for DP amendment applications.
  
- f. Staffing Implication:**  
Processing this application is part of the Planning Department's regular duties.

## **Options**

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

## **Recommendation**

The Contract Planner recommends Council approve DP2025-01-01 amendment to permit a garage for the property located at 228 Johel Road, on the lot legally described as Lot 20, District Lot 48, Cowichan Lake District, Plan 34628 (PID 000-299-162) subject to the following conditions.

All development shall be in accordance with:

- a) The attached site plan prepared by Kenyon Wilson, dated December 11, 2025, and
- b) The installation of some form of permanent demarcation of the SPEA.

Signed:

***Brigid Reynolds***

Brigid Reynolds RPP MCIP  
Contract Planner

Concurrence:

***John T***

John Thomas  
Chief Administrative Officer

# ATTACHMENT 1

## Site Plan

**SITE PLAN SHOWING LOCATION OF DWELLING UNDER CONSTRUCTION AND PROPOSED SHOP LOCATION ON LOT 20, DISTRICT LOT 48, COWICHAN LAKE DISTRICT, PLAN 34628, EXCEPT PART IN PLAN VIP57555.**

Note: Rem Lot 20 lies within the Town of Lake Cowichan and is Zoned R-3. Bylaw setback requirements are as follows:  
 Principal and Accessory Buildings :  
 Front 4.50 m  
 Side (Interior) 1.50 m  
 Side (Exterior) 3.00 m  
 Rear 4.50 m  
 Garage face 6.10 m

Scale 1 : 600  
 10 0 20 40 metres

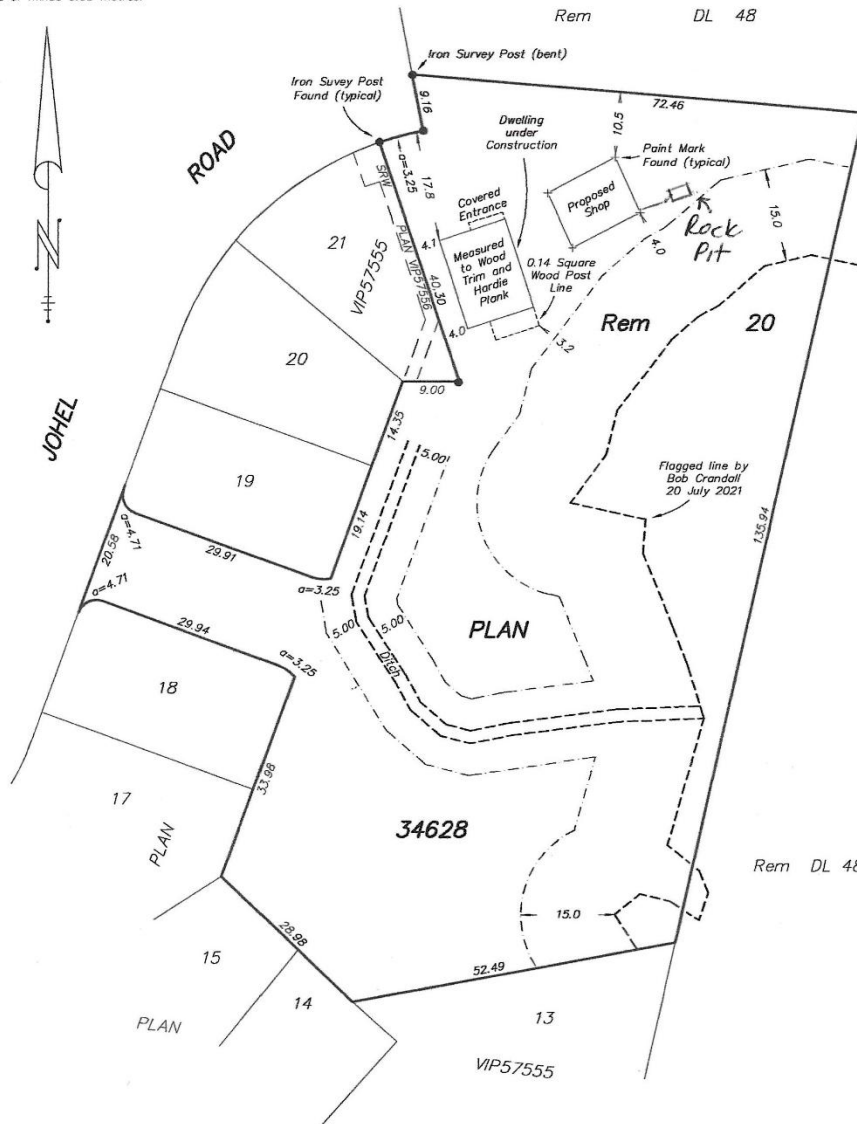
All distances are in metres.

Parcel dimensions are derived from Plan VIP57555.

Date of Field Survey : December 1, 2025.

All clearance distances are shown to an accuracy of plus or minus 0.05 metres.

Note: The garage face shall in all cases be set back a minimum of 1.5 m further than the dwelling front face.



FILE: 20-857L\_SKT.dwg  
 DATE: December 11, 2025  
 156R Government Street