



STAFF REPORT

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: BRIGID REYNOLDS, CONSULTING TOWN PLANNER
SUBJECT: DP2025-04-01 – 276 TAL ROAD
MEETING DATE: FEBRUARY 24TH, 2026
SUBJECT PROPERTY: LOT 5, DISTRICT LOT 13, COWICHAN LAKE DISTRICT, PLAN VIP88703

PURPOSE

The purpose of this application is to consider an amendment to DP2025-04 to approve a Condition and Impact Assessment report to permit construction of a single-family dwelling in the Watercourse & Streamside Protection Development Permit Area (DPA-1).

BACKGROUND

Council approved DP2025-04 at its regular meeting on July 8, 2025. Following this approval and building permit issuance, the applicant and their Qualified Environmental Professional (QEP) discontinued their relationship. As a result, the original Riparian Area Protection Regulation (RAPR) Assessment that was submitted to the Province was removed from that system. The applicant hired a new QEP to complete a revised report in the form of the Condition & Impact Assessment Report prepared by QEP Environmental, dated November 11, 2025.

As recommended in the original RAPR assessment and a condition of the DP, the applicant installed silt fencing along the SPEA boundary and this has remained for the duration of construction. Another condition is to replant the disturbed area once construction was completed. A landscape bond for \$3,000 was also required as a condition of the DP but has not yet been paid. Other conditions of the DP have been met.

The CIA report recommends restoration planting as well as grass seeding of a 300 m2 area. The restoration planting area, shrub species, planting density and follow up requirements are identified in Attachment 1 of this report and form a condition of this DP amendment.

IMPLICATIONS

- a. Financial:**
This DP amendment request was made prior to the adoption of the new Fee and Charges Bylaw on January 27, 2026 and there was previously no application fee for this request

- 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 the amendment to DP2025-04 to accept the Condition & Impact Assessment Report prepared by QEP Environmental, dated November 11, 2025 for the property located at 276 Tal Road, on the lot legally described as Lot 5, District Lot 13, Cowichan Lake District, Plan VIP88703 subject to the following conditions:

- 1. The revised replanting plan as identified in Attachment 1 be implemented.
- 2. Within 30 days of grass seeding and planting completion, a post-restoration report is required to be prepared by a qualified environmental professional and submitted to the Town of Lake Cowichan.

3. After one year from planting, a report is required to be prepared by the QEP confirming the health of the plantings and submitted to the Town of Lake Cowichan for the bond to be released.

Signed:

Brigid Reynolds

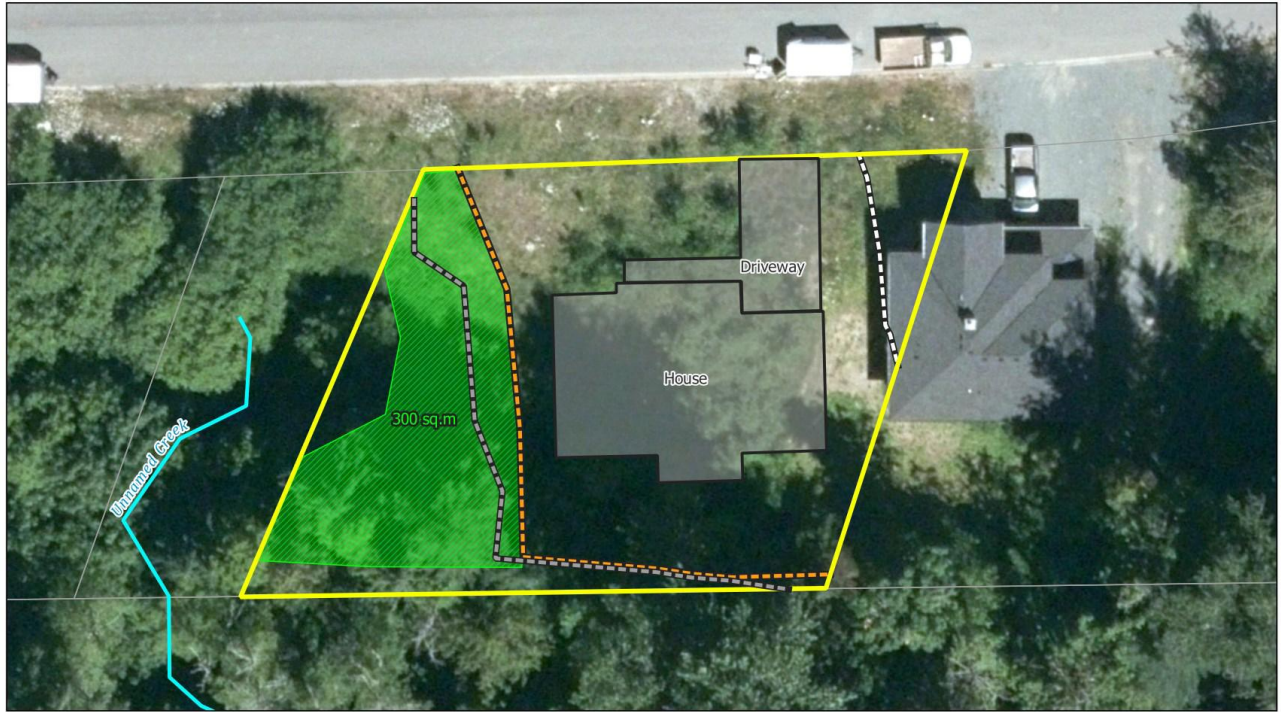
Brigid Reynolds RPP MCIP
Contract Planner

Concurrence:

John T

John Thomas
Chief Administrative Officer

ATTACHMENT 1 Planting Area and Planting Plan



Site Restoration

- Site Boundaries
- Constructed House
- Paved Driveway and Walkway
- Unnamed Creek HWM (Surveyed)
- Top of Ravine Bank (Surveyed)
- Default OCP WSPA (30 m from Top of Ravine Bank)
- Proposed WSPA
- Restoration Area

Notes:
 Map Date: 2025-11-07
 Imagery from ESRI World Imagery
 Surveyed high water mark and top of bank from Kenyon & Wilson (August 7, 2025)

Restoration planting shall include the following shrubs with a planting density of 1 plant per 1 m². Plants for restoration are to be 5-gallon sized pots from certified nursery stock. The following table is an extract from the CIA report

Species	Scientific Name	Number of plants (pot size)	Planting Area
Salmonberry	<i>Rubus spectabilis</i>	15 (5 gallon)	300 m ²
Tall Oregon grape	<i>Mahonia aquifolium</i>	15 (5 gallon)	