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## STAFF REPORT

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**TO:** CHIEF ADMINISTRATIVE OFFICER  
**FROM:** BRIGID REYNOLDS, CONSULTING TOWN PLANNER  
**SUBJECT:** DP2025-10-01 AMENDMENT – 279 TAL ROAD  
**MEETING DATE:** APRIL 28, 2026  
**SUBJECT PROPERTY:** LOT 15, DISTRICT LOT 13, COWICHAN LAKE DISTRICT, PLAN VIP88703  
(PID 028-497-121)

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### PURPOSE

The purpose of this application is to consider an amendment to DP2025-10 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 DP2025-10 at its regular meeting on September 16, 2025. Following this approval and building permit issuance, the Province determined that the original Riparian Area Protection Regulation (RAPR) Assessment didn't adequately address predevelopment conditions for vegetation. As a result, the QEP was required to complete a revised report in the form of the Condition & Impact Assessment Report prepared by QEP Environmental, dated March 14, 2026. The only way that this report can be approved is by way of a development permit.

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. Other conditions of the DP required the registration of two section 219 covenants prior to occupancy for the Geotechnical Hazard Assessment, prepared by Lewkowich Engineering Associates, dated May 28, 2025 and saves the Town of Lake Cowichan harmless and a watercourse protection section 219 covenant. Installing some form of permanent demarcation of the SPEA is also a condition of DP2025-10. These conditions remain.

The CIA report recommends restoration planting of a 441 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 DP2025-10-01 amendment to accept the Condition & Impact Assessment Report prepared by QEP Environmental, dated March 14, 2026 for the property located at 279 Tal Road, on the lot legally described as Lot 15, District Lot 13, Cowichan Lake District, Plan VIP88703 (PID 028-497-121) subject to the following conditions being met prior to occupancy. All development shall be in accordance with:

- 1. The replanting plan as identified in Attachment 1 be implemented.
- 2. A bond in the amount of \$13,766.55 for the cost of replanting be submitted.

Signed:

***Brigid Reynolds***

Brigid Reynolds RPP MCIP  
Contract Planner

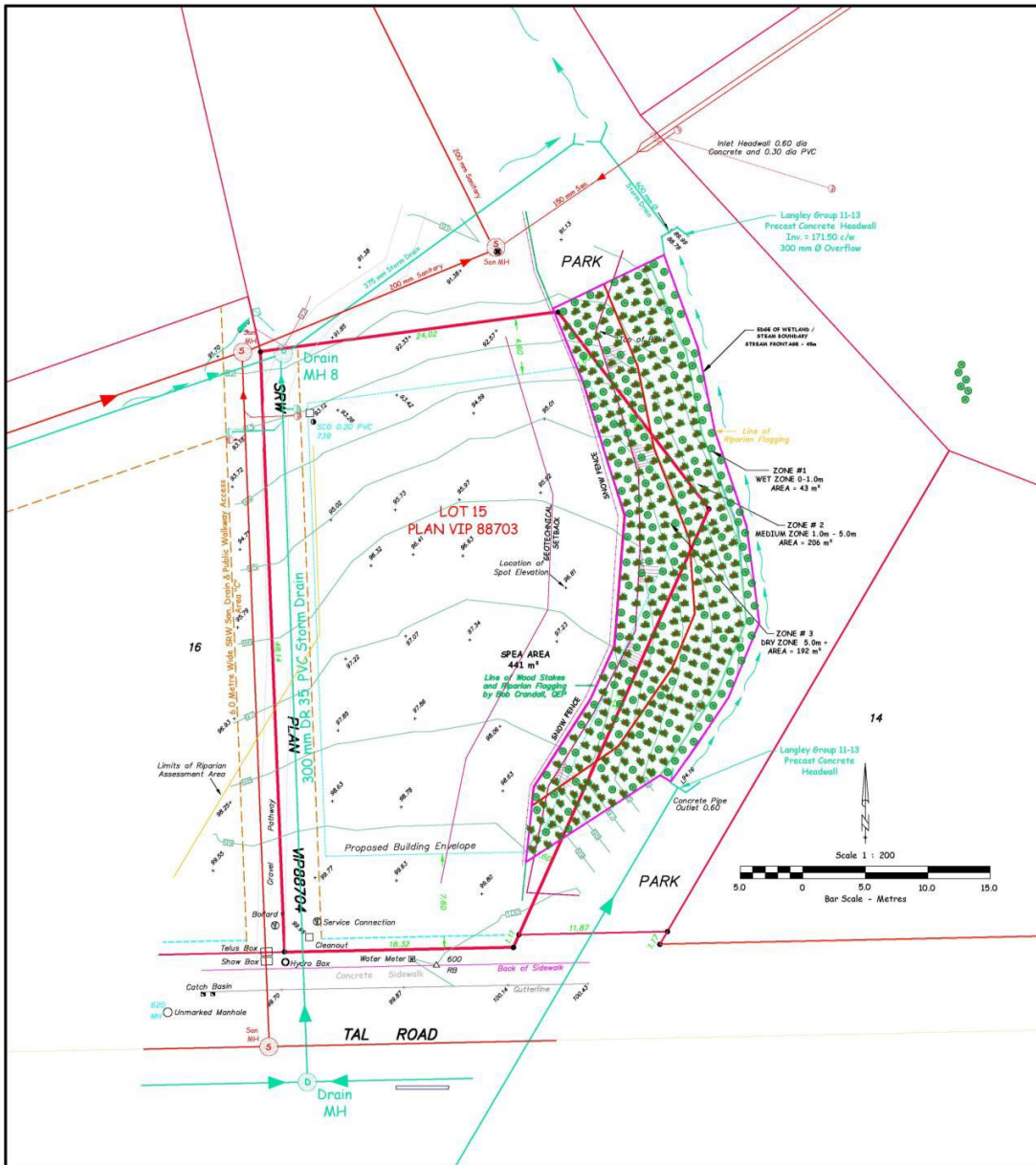
Concurrence:

***John T***

John Thomas  
Chief Administrative Officer

# ATTACHMENT 1

## Planting Area and Planting Plan



**To Accompany Riparian Area Protection Regulation Assessment Report  
STREAM ENHANCEMENT & PROTECTION AREA (SPEA) PLANTING PLAN  
LOT 15, DISTRICT LOT 13, COWICHAN LAKE DISTRICT, PLAN 88703  
TAL ROAD, LAKE COWICHAN, BC  
P.E.D. # 028-497-121**

Note: This plan was derived from a digital file by Kemron Wilson Land Surveying as provided by the property Owners. The plan is to reflect the SPEA restoration as determined by Brittany May Brooks QEP (Phone 250 701 3092)

DESCRIPTION	QUANTITY	UNIT
Zone 1	441	m <sup>2</sup>
Zone 2	206	m <sup>2</sup>
Zone 3	192	m <sup>2</sup>
<b>Total</b>	<b>839</b>	<b>m<sup>2</sup></b>



Prepared For  
**Brittany May Brooks QEP**  
Phone 250 701 3092 / email: b.brooks@britmaybrooks.com

by  
**R.E.B. Development Services**  
Phone 250 246 7640 / e-mail: reb@reb.net

Client: **DAVE & LISA MYKLE**  
Date: **MARCH 8, 2026**

Zone	Common Name	Latin Name	Quantity	Unit Cost	Subtotal
1	Pacific crabapple^	<i>Malus fusca</i>	2	\$70	\$140
1	Slough sedge	<i>Carex obnupta</i>	41	\$7	\$287
	<b>Zone 1 Total Plants</b>		<b>43</b>		
2	Bigleaf maple	<i>Acer macrophyllum</i>	3	\$70	\$210
2	Western redcedar	<i>Thuja plicata</i>	3	\$70	\$210
2	Salmonberry^	<i>Rubus spectabilis</i>	52	\$15	\$780
2	Thimbleberry^	<i>Rubus parviflorus</i>	45	\$15	\$675
2	Red-flowering currant^	<i>Ribes sanguineum</i>	35	\$15	\$525
2	June plum^	<i>Oemleria cerasiformis</i>	30	\$15	\$450
2	Self-heal	<i>Prunella vulgaris ssp. lanceolata</i>	20	\$7	\$140
2	Douglas aster	<i>Symphyotrichum subspicatum</i>	17	\$7	\$119
	<b>Zone 2 Total Plants</b>		<b>205</b>		
3	Bitter cherry	<i>Prunus emarginata</i>	3	\$70	\$210
3	Yellow cedar	<i>Callitropsis nootkatensis</i>	3	\$70	\$210
3	Western hemlock	<i>Tsuga heterophylla</i>	4	\$70	\$280
3	Snowberry^	<i>Symphoricarpos albus</i>	60	\$15	\$900
3	Nootka rose^	<i>Rosa nutkana</i>	50	\$15	\$750
3	Sword fern	<i>Polystichum munitum</i>	50	\$7	\$350
3	Yarrow	<i>Achillea millefolium</i>	22	\$7	\$154
	<b>Zone 3 Total Plants</b>		<b>192</b>		
	<b>TOTAL PLANTS</b>		<b>440</b>		
				<b>Delivery</b>	<b>\$300.00</b>
				<b>Subtotal</b>	<b>\$6,690.00</b>
				<b>GST (5%)</b>	<b>\$334.50</b>
				<b>PST (7%)</b>	<b>\$468.30</b>
				<b>TOTAL</b>	<b>\$7,492.80</b>

<b>Cost Category</b>	<b>Estimated Cost</b>
Native plant material	<b>\$7,492.80</b>
Implementation & professional services	<b>\$6273.75</b>
<b>Total Estimated Restoration Cost</b>	<b>\$13,695</b>
<b>TOTAL</b>	<b>\$13,766.55</b>