

Staff Report

Date: September 9, 2020
To: Chief Administrative Officer
From: James van Hemert, Consulting Planner
Re: **Application for a Development Variance Permit for the Lake Cowichan Fire Department at 3 North Shore Road, VIP 77349 Lot 1.**



APPLICATION

An application for a Development Variance Permit has been received from the Lake Cowichan Fire Department for the construction of a fire truck display building.

PROPOSAL

The Fire Department proposes to construct a fire truck display building at the southeast corner of the fire hall lot on North Shore Road. The building is to be constructed on the front and side property lines and will include a sheltered bus stop.

The property is zoned Public Use (P-1) and has a minimum Front Lot Line setback of 6.0 metres and a minimum Interior Side Lot Line setback of 3.0 metres. The Fire Department is requesting a setback of 0 metres for both the front lot line and the interior side lot line. This represents a variance of 6.0 metres for the Front Lot Line setback and a variance of 3.0 metres for the Interior Side Lot Line setback.

DISCUSSION

The proposed building is of a relatively small scale and its location will not hinder any sight lines.

RECOMMENDATION

Staff recommend approval of the development variance permit as follows:

- 1) Vary the Front Lot Line setback by 6.0 metres.
- 2) Vary the Interior Side Lot Line setback by 3.0 metres.



James van Hemert, MCIP, RPP
Consulting Planner