



MEMORANDUM

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: BRIGID REYNOLDS, CONSULTING TOWN PLANNER
MEETING DATE: MAY 27, 2025
SUBJECT: DVP 2025-01 – 450 POINT IDEAL DR
LOT 5, DISTRICT LOT 13, COWICHAN LAKE DISTRICT, PLAN VIP72607

Purpose

The purpose of this report is to consider a variance to the side yard setback for a recently constructed addition to the existing single-family dwelling unit.

Background

The subject property is in the R2 – Urban Residential zone district. The setbacks are as follows:

Lot Line	Setback Distance
Front Lot Line	7.5 m
Rear Lot Line	4.5 m
Interior Side lot line	1.5 m

The property owner recently constructed a small addition to the single-family residence. Once completed it was revealed that the addition was built into the west side yard setback by 0.4 m at the south-west corner of the addition. See attached site survey. As a result, a variance to the Zoning Bylaw is being requested to regularize the siting of the addition.

Analysis

The impact to the adjacent property appears to be negligible.

Public Notification

As required by the Development Approval Procedures and Notifications Bylaw No. 1109-2024 notice was sent to properties within 50 m of the subject property. At the time of preparing this staff report no comments have been received.

Recommendation

The Contract Planner recommends the variance to reduce the side yard setback from 1.5 m to 1.4 m for the property legally described as Lot 5, District Lot 13, Cowichan Lake District, Plan VIP72607 (450 Point Ideal Dr) be approved.

Signed:



Brigid Reynolds RPP MCIP
Contract Planner

Concurrence:

Mark Brown
Chief Administrative Officer

ATTACHMENT 1

