



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: February 17, 2004
File: 0100-20-DPER1
Re: Development Permit Panel Meeting Held on February 11, 2004

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Variance Permit (DV 03-251026) for the property at 11120 Silversmith Place

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered one item at its meeting held on February 11, 2004 which is ready for Council consideration.

DV 03-251026 – LPL PROPERTIES LTD. – 11120 SILVERSMITH PLACE

The Panel considered an application to increase the height of a portion of a building addition at the Layfield Plastics site from 12 metres to 19.8 metres to accommodate an equipment tower. At a previous meeting, the applicant had advised the Panel that the proposed height would be similar to the existing tanks on the site and that the variance was required because the plastic extrusion process had to be performed vertically. A letter was received from a neighbour expressing concerns about noise originating from the site; in response the applicant advised that the addition has been designed to minimize noise from the operation.

The Panel recommends that the permit be issued.

JE:dt



Development Permit Panel

Wednesday, February 11th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, Chair
Jeff Day, General Manager, Engineering and Public Works Division
Cathy Carlile, Manager, Parks, Recreation & Cultural Services Division

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 28th, be adopted.

CARRIED

2. Development Variance Permit DV 03-251026

(Report: Dec. 11/03; File No.: DV 03-251026) (REDMS No. 1098391, 1098391, 1117089)

APPLICANT: LPL Properties Ltd.

PROPERTY LOCATION: 11120 Silversmith Place

INTENT OF PERMIT: To vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for a proposed equipment tower in the southwest portion of the site.

Applicant's Comments

The applicant was not present.

Staff Comments

Mr. Holger Burke, Acting Manager, Development Applications, advised that staff supported this application.

Correspondence

- (a) Ben and Betty Baerg, 11411 Shell Road (Schedule 1).
- (b) LPL Properties Ltd., 11120 Silversmith Place (Schedule 2).

Chair advised that Mr. and Mrs. Baerg were concerned about the disturbing noise emitted by this operation, however, he stated that a written response from LPL properties advised that any new construction and piping system would be designed to minimize the noise from the operation.

Gallery Comments

None

Panel Discussion

Chair stated that he had visited the site, Mr. and Mrs. Baerg's property was approximately 100 metres away from Layfield Plastics and noted that the company would design the construction so as to minimize emission of noise from the operation.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for 11120 Silversmith Place which would vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for a proposed equipment tower in the southwest portion of the site.

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:35 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 11th, 2004.

Joe Erceg, General Manager
Urban Development Division, Chair

Desiree Wong
Recording Secretary

January 6, 2004

To Development Permit Panel
Date: <u>Feb 11, 2004</u>
Item # _____
Re: <u>DV 03-251026</u>
<u>1120 Silversmith Pl.</u>

City of Richmond,
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
February 11th, 2004.

Attn: J.Richard McKenna
City Clerk

We are writing in regards to the proposal of LPL Properties to build an additional 65 ft. equipment tower.

We live at 11411 Shell Rd. which is across the road from Layfield Plastics. We are concerned about the noise from this operation and are worried that this new construction is going to increase the already most disturbing noise that is emitted.

We run a U-pick raspberry farm and many of our customers echo our complaint about the shrill noise coming from the pipes. It ruins the quiet rural atmosphere that U-pick customers expect and thus affects our business. It also affects the enjoyment of our property because of the persistent ringing noise that is emitted whenever the plastic beads are blown through the pipes.

Any new construction and new pipes should be designed to minimize the noise from this operation.

Thank you for your consideration.

Yours truly,

Betty Baerg
Ben Baerg
Ben & Betty Baerg



Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
February 11th, 2004.



LAYFIELD GROUP LIMITED
11120 Silversmith Place, Richmond, BC V7A 5E4 Canada

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■ Toll Free: 1 800 558-8275

■ Web: www.layfieldgroup.com
■ E-Mail: corp@layfieldgroup.com

January 20, 2004

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: J. Richard McKenna, City Clerk

Dear Sir:

Re: Development Variance Permit DV 03-251026
LPL Properties Ltd. – 11120 Silversmith Place

Further to the letter received by the City from Ben & Betty Baerg, dated January 6, 2004, regarding the above-noted Development Variance Permit application.

We can advise that any new construction and new piping system will be designed to minimize the noise from the operation.

Yours very truly,
LPL PROPERTIES LTD.

Gary B. Pinkerton, CA
Vice President, Finance & Administration

c.c. Mr. Ciaran J. Deery, P. Eng.
CTA Design Group, Architecture & Engineering (fax 604-7327451)



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