



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** April 23, 2003  
**File:** DV 03-230315  
**Re:** **Application by Gurdial S. Johel for a Development Variance Permit at  
17086 Fedoruk Road**

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### Manager's Recommendation

That a Development Variance Permit be issued that would vary the maximum height for an accessory building in the Single-Family Housing District (R1) from 5 m (16.404 ft.) to 7.315 m (24 ft.) for a new accessory building at 17086 Fedoruk Road.

for  
Joe Erceg  
Manager, Development Applications

JDK:blg

## Staff Report

### Origin

The subject 0.219 ha (0.542 acre) site is located on the south side of Fedoruk Road just east of Kartner Road, and is zoned Single-Family Housing District, Subdivision Area G (R1/G). The applicant is in the process of building a new house and a detached accessory building with a storage area above.

A copy of the development application filed with the Urban Development Division is appended to this report.

### Findings of Fact

A similar accessory building height variance was approved approximately one (1) year ago at 17280 Fedoruk Road (DV 02-205449).

### Staff Comments

No concerns from staff.

### Analysis

The applicant wishes to build an accessory building which would be used to set up metal and wood working equipment for hobby use. The upper floor area would be used for storage. The proposed workshop will be located approximately 52.73 m (173 ft.) south of the new house which the applicant is in the process of constructing. The accessory building will be setback approximately 60.96 m (200 ft.) from the lane. Access will be provided by a driveway coming in from the lane at the south end of the property.

Staff accept that the proposed accessory building will have minimal impact on the neighbouring properties due to the size of the lots in this area as well as the large setbacks from both Fedoruk Road and the laneway.

### Conclusions

Staff support the variance as requested.



Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:blg



**City of Richmond**  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 (604) 276-4000

BM. - March 11/03

**Development Application**  
 Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

DVP

Type of Application: Height Variance for Accessory Bldg.  
 Property Address(es): 17086 Fedoruk Rd Richmond BC  
 Legal Description(s): # 62532, LOT 50 BL 4N, LD 36, SEC 1

Applicant: Gurdial S Johel

Correspondence/Calls to be directed to:

Name: Gurdial S Johel

Address: 17091 WESMINSTER AVE  
RICHMOND B.C.

V6V 1A9  
 Postal Code

Tel. No.: 604-273-5347  
 Business Residence

E-mail Fax

Property Owner(s) Signature(s): [Signature]  
Gurdial S. Johel  
 Please print name

or

Authorized Agent's Signature: \_\_\_\_\_  
 Attach Letter of Authorization  
 \_\_\_\_\_  
 Please print name

<b>For Office Use</b>	
Date Received: <u>March 11/03</u>	Application Fee: <u>\$1,500.00</u>
File No.: <u>03-230315 DV</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0005243</u>



No. DV 03-230315

To the Holder: GURDIAL S. JOHEL  
 Property Address: 17086 FEDORUK ROAD  
 Address: c/o 17091 WESTMINSTER HIGHWAY  
 RICHMOND, BC V6V 1A9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The maximum height for a single family accessory building in the "Richmond Zoning and Development Bylaw No. 5300" is hereby varied from 5 m (16.404 ft.) to 7.315 m (24 ft.) as shown on Plan #1 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

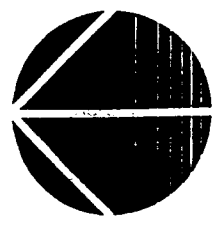
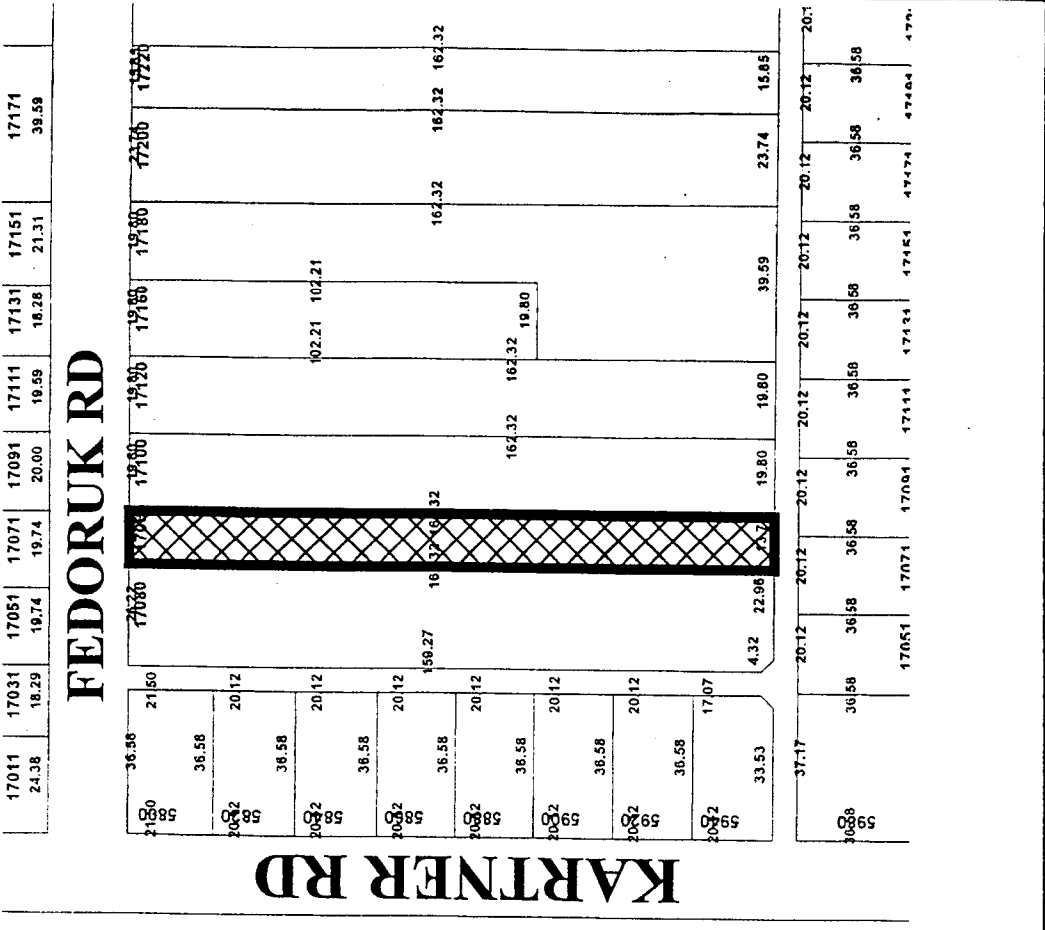
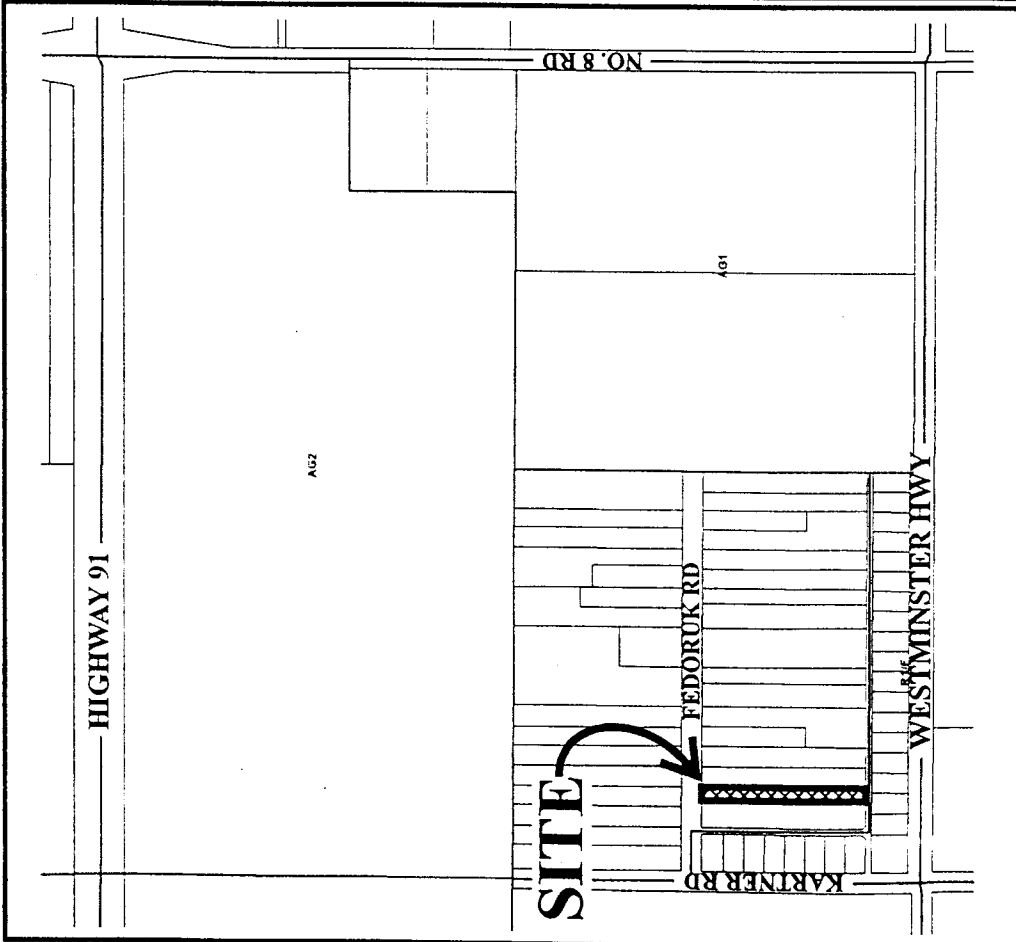
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

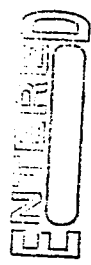
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MAYOR



# City of Richmond



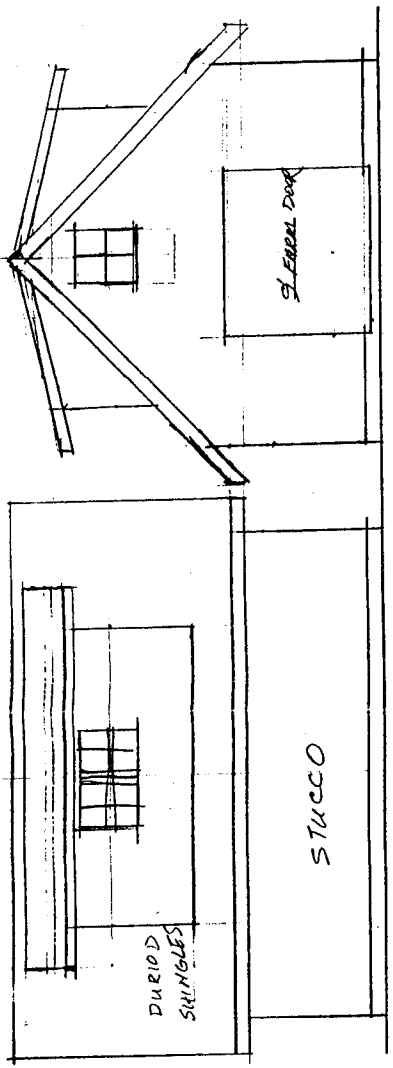
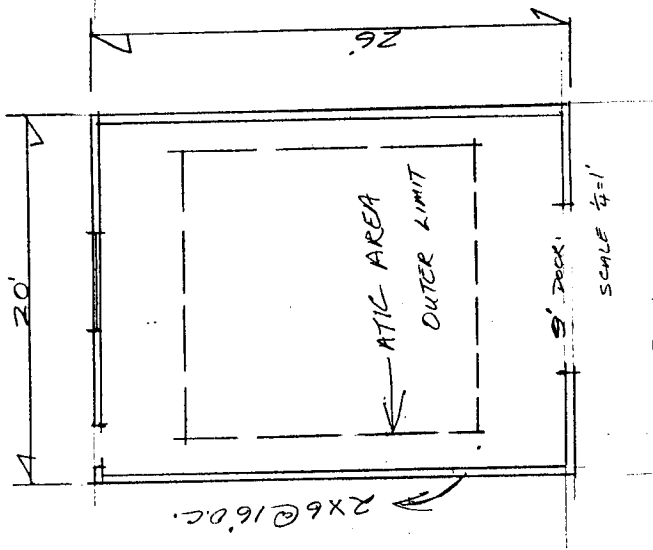
## DV 03-230315 SCHEDULE "A"



Original Date: 03/26/03

Revision Date:

Note: Dimensions are in METRES

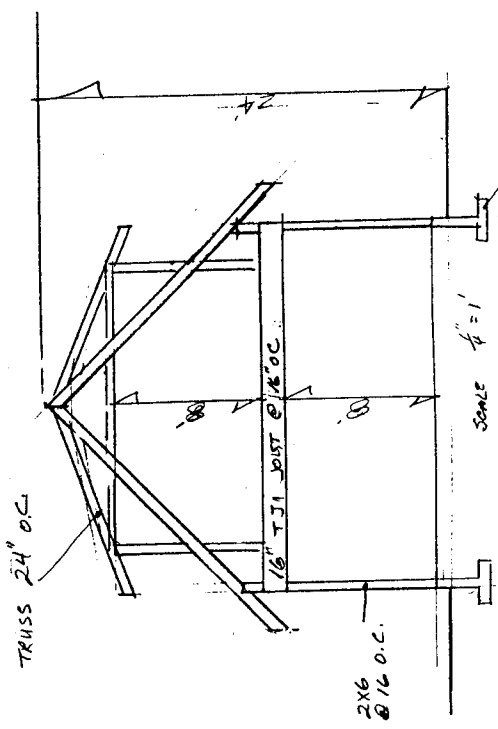


SCALE 1/4" = 1'

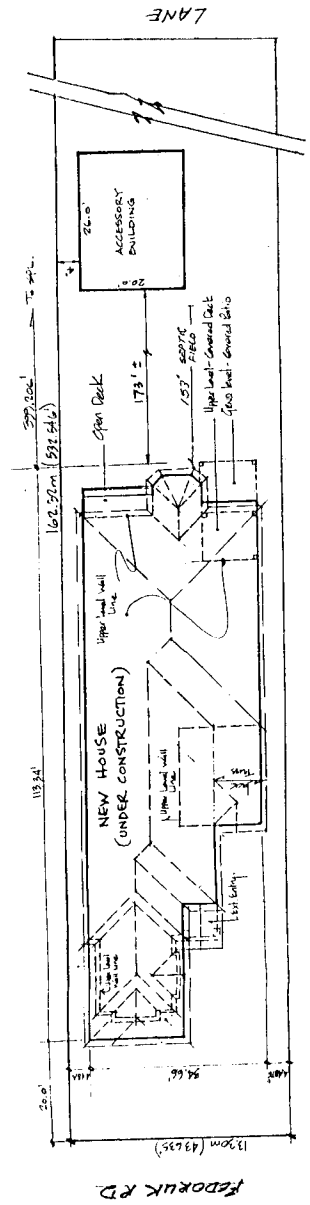
NORTH & SOUTH ELEVATION

EAST & WEST ELEVATION

PLAN



CROSS SECTION



DV 03-230315 #1

SITE PLAN

M.T.S.

Height Variance for Accessory Bldg

Development Variance Permit

DRAWN BY GORDIAN JOHEL

APR 23 2003