



JUNE PUBLIC HEARING  
CITY CLERK

THE CORPORATION OF DELTA  
COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

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File: P 95-31

June 5, 2002

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

8060-20-7370  
xref 8060-20-7371

Dear Sirs:

**Re: Riverport OCP Amendment (RZ 02-199258)**

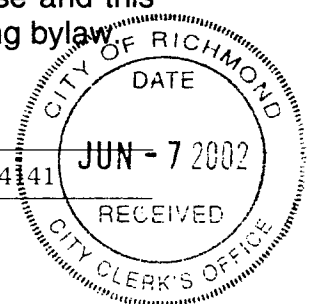
The following are comments from the Corporation of Delta for the Public Hearing record concerning Richmond OCP Riverport amendment application 12202-199258.

Many of the proposed Riverport residential units will front the Fraser River. Adjacent uses on the Delta side of the river consist of (from downstream to upstream) the Deas Island Regional Park, a Portland cement batch plant that includes a barge dock for the unloading of waterborne aggregates, a small industrial complex, that on occasion uses boats and helicopters, and the southerly tip of Tilbury Island which is zoned heavy industrial and is not yet fully developed. Further upstream, industrial uses include a docking and loading facility for train barges and a large plant for the manufacture of Portland cement including a large kiln.

Based on prior experience, Delta has concerns that the normal operation of existing and future industries in river-side areas zoned for industrial use could be constrained by complaints from the residents of housing developments in adjoining municipalities, for example in the Queensborough area of New Westminster.

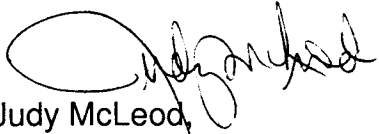
It is recognized that the river in the vicinity of the Richmond proposal is wider than the river in the Queensborough area. However, it is difficult to gauge how far sounds will carry across open water. For this reason it is suggested that a covenant, or some other comparable device, be placed on title of the proposed residential developments that indicates to prospective purchasers that the adjacent riverside areas in Delta are zoned and used for light and heavy industrial uses. These uses may produce noise and this noise may or may not meet the performance criteria set out in the Delta zoning bylaw.

4500 Clarence Taylor Crescent, Delta, British Columbia, Canada V4K 3E2 Tel (604) 946-4441



Thank you for the opportunity to comment on this application.

Yours truly,



Judy McLeod,  
Director of Community Planning and Development

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JM:bp