



To: Richmond City Council

Date: November 4, 2003

From: Jeff Day  
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on October 29, 2003**

---

**Panel Recommendation**

1. That the recommendations of the Panel to authorize the issuance of:
    - i) a Development Variance Permit (DV 03-245222) for the property at 11100 River Road;
- be endorsed, and the Permit so issued.

Jeff Day  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered one Development Variance Permit at its meeting held on October 29, 2003.

DV 03-245222 - HAAKON INDUSTRIES LTD. - 11100 RIVER ROAD

The proposal to vary the minimum lot coverage from 50% to 53.45% in order to permit a temporary storage shed that had been constructed on the subject property did not generate any public comment. The proponent has agreed to register a restrictive covenant on title stating that the structure will be removed prior to any future sale of the property.

The Panel recommends that the permit be issued.

JD:dt



## Development Permit Panel

Wednesday, October 29<sup>th</sup>, 2003

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Jeff Day, General Manager, Engineering and Public Works, Chair  
Jim Bruce, General Manager, Finance & Corporate Services  
Mike Kirk, General Manager, Human Resources 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 October 15<sup>th</sup>, 2003, be adopted.*

**CARRIED**

### 2. Development Variance Permit DV 03-245222

(Report: October 8/03 File No.: DV 03-245222) (REDMS No. 1066773)

APPLICANT: Haakon Industries Ltd.

PROPERTY LOCATION: 11100 River Road

INTENT OF PERMIT:

To vary the maximum lot coverage from 50% to 53.45% in order to permit a temporary storage shed that has been constructed at 11100 River Road.

#### Applicant's Comments

Mr. Dave Vis, representing Haakon Industries Ltd., advised that the temporary storage shed had been built to store steel. He advised that he had not been employed by the applicant when the structure was erected.

**Staff Comments**

Mr. Joe Erceg, Manager of Development Applications, advised that staff recommended this variance. He stated that although the structure was temporary, it would be not be removed until this property was either sold or redeveloped. In response to a query from the Panel, the applicant stated that he would be willing to register a letter on title stating that the structure would be removed upon sale of the property.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

Discussion ensued among the Panel and it was agreed that subject to this development variance being granted, a covenant must be registered on title advising that the temporary storage shed would be removed when the property was sold.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued that would vary the maximum lot coverage from 50% to 53.45% in order to permit a temporary storage shed that has been constructed at 11100 River Road, subject to a restrictive covenant being registered on title prior to the issue of a building permit, stating that the temporary shed would be removed before a sale of the property.*

**CARRIED**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:40 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, October 29<sup>th</sup>, 2003.

---

Jeff Day  
Chair

---

Desiree Wong  
Recording Secretary