



To: Richmond City Council
From: Terry Crowe, Acting Chair,
Development Permit Panel

Date: November 19, 2002
File: 0100-20-DPER1

Re: DEVELOPMENT PERMIT PANEL MEETING HELD ON NOVEMBER 13, 2002

Panel Recommendation

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

- i) a Development Permit (DP 02-202289) for the property at 4651 No. 3 Road;
- ii) a Development Variance Permit (DV 02-216101) for the property at 9531 and 9651 Finn Road;

be endorsed, and the Permits so issued.

Terry Crowe, Acting Chair,
Development Permit Panel

Panel Report

The Development Permit Panel considered one development permit and one development variance permit, at its meeting held on November 13, 2002.

1 DP 02-202289 - Nejmark Architect - 4651 No. 3 Road

This proposal is to permit the construction of a canopy over the existing gas bar pump islands at the "Superstore". Although a canopy is usually considered a minor element, the value of this particular canopy, in excess of \$50,000, requires a Development Permit. The Panel found that the proposal is acceptable and recommends that a permit be issued.

2 DV 02-216101 - Colin W. & Janet A. Clark - 9531 and 9651 Finn Road

This proposal is to vary the minimum area requirement of the Agricultural District (AG1) zone in order to permit a boundary realignment between 9531 Finn Road and 9651 Finn Road in order to create two reconfigured parcels of approximately 0.42 ha or 1.04 ac (9531 Finn Road) and 0.21 ha or 0.51 ac (9651 Finn Road). This is a straightforward request. The Panel found that the proposal is acceptable and recommends that a permit be issued.



Terry Crowe, Acting Chair,
Development Permit Panel

TTC:cas



Development Permit Panel

Wednesday, November 13, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Terry Crowe, Acting General Manager, Urban Development, Chair
Mike Kirk, General Manager, Human Resources
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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, October 30, 2002, be adopted.

2. Development Permit 02-202289

(Report: October 9/02 File No.: DP 02-202289) (REDMS No. 872514)

APPLICANT: Nejmark Architect

PROPERTY LOCATION: 4651 No. 3 Road

INTENT OF PERMIT: To permit the construction of a canopy over the existing gas bar pump islands at the "Superstore",

Applicant's Comments

Mr. Ray Bourbonnais, Westfair Properties, was present to answer questions.

Staff Comments

The Manager, Development Applications, Joe Erceg, noted that although a canopy element was usually considered a minor element, the value of this particular canopy, in excess of \$50,000, suggested that a Development Permit would be in order. Staff are supportive of the application.

Correspondence

Super Choice Barber – Schedule 1.

Gallery Comments

None.

Panel Discussion

In response to a question from the Chair, Mr. Bourbonnais provided the information that 14 handicapped stalls will now be provided and that a letter to this effect would be submitted.

Panel Decision

It was moved and seconded

That a development permit be issued for a property zoned Comprehensive Development District (CD/109) at 4651 No. 3 Road that would permit the construction of a canopy over the existing gas bar pump islands at the "Superstore".

CARRIED

3. Development Variance Permit DV 02-216101

(Report: September 30/02 File No.: DV 02-216101) (REDMS No. 863273)

APPLICANT: Colin W. & Janet A. Clark

PROPERTY LOCATION: 9531 and 9651 Finn Road

INTENT OF PERMIT: To vary the minimum area requirement of the Agricultural District (AG1) zone (which is 2 ha or 4.942 ac) in order to permit a boundary realignment between 9531 Finn Road (which is currently approximately 0.54 ha or 1.33 ac in size) and 9651 Finn Road (which is currently 0.09 ha or 0.22 ac in size) in order to create two reconfigured parcels of approximately 0.42 ha or 1.04 ac (9531 Finn Road) and 0.21 ha or 0.51 ac (9651 Finn Road).

Applicant's Comments

The applicants were present to answer questions.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that there are no plans to rebuild the house or change the landscaping. Staff support the variance request.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was no discussion.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the minimum area requirement of the Agricultural District (AG1) zone (which is 2 ha or 4.942 ac) in order to permit a boundary realignment between 9531 Finn Road (which is currently approximately 0.54 ha or 1.33 ac in size) and 9651 Finn Road (which is currently 0.09 ha or 0.22 ac in size) in order to create two reconfigured parcels of approximately 0.42 ha or 1.04 ac (9531 Finn Road) and 0.21 ha or 0.51 ac (9651 Finn Road).

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:39 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, November 13, 2002.

Terry Crowe
Acting Chair

Deborah MacLennan
Administrative Assistant



City of Richmond
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 Richmond, BC V6Y 2C1
 Phone (604) 276-4007 Fax (604) 278-5139

**Notice of Application
 For a Development Permit
 DP 02-202289**

	IRM	
	DW	OW
	KY	
	AS	
	DB	
	WB	

To Development Permit Panel
 Date: Nov. 13, 2002
 Item # 2
 Re: 4651 #3 ROAD

Applicant: Nejmark Architect
Property Location: 4651 No. 3 Road

Intent of Permit: To permit the construction of a canopy over the existing gas bar pump islands at the "Superstore".

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, November 13, 2002
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the City Clerk, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, October 31, 2002 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at http://www.city.richmond.bc.ca/council/dpp/2002/dpp2002_list.htm.

J. Richard McKenna
 City Clerk

super choice Barber (owner)

I can not make it on Nov 13, 02

It is ok with me to build

the canopy over the existing gas bar pump. 286 Ibrahim Eibar



CSZ