



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 5, 2025

From: Joshua Reis
Director, Development

File: DP 22-022003

Re: Application by Hardev S. Chane for a Development Permit at
14511 Westminster Highway

Staff Recommendation

That a Development Permit be issued to permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

BB:bb

Att. 4

Staff Report

Origin

Hardev S. Chane, the owner, has applied to the City of Richmond for a Development Permit (DP) to facilitate the construction of a single detached house at 14511 Westminster Highway. The site is zoned “Agriculture (AG1)” and is designated as an Environmentally Sensitive Area (ESA) in the Official Community Plan (OCP). Location and aerial maps of the subject site are provided in Attachment 1.

The following servicing and utility connections will be addressed at the Building Permit (BP) stage:

- Water and storm system connections; and
- Street lighting review and installation of street lighting, if required.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is zoned “Agriculture (AG1)” and is designated in the OCP as “Agriculture (AGR)”. Additionally, the site is located within the Agricultural Land Reserve (ALR). The subject site is currently vacant and with the exception of a shipping container and other movable equipment associated with farming use located north of the proposed farm home plate.

Development surrounding the subject site is as follows:

- To the North: A site zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. This property is located in the ALR and contains an agricultural operation.
- To the East: A property zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. The property contains a single detached house and a barn building. This property is located in the ALR.
- To the South: Across Westminster Highway, a site zoned “Agriculture (AG1)” and designated as “Agriculture (AGR)” in the OCP. The site is located in the ALR and contains an agricultural operation including several greenhouse buildings situated in the southwest corner of the property.
- To the West: A property zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the OCP. The site is located in the ALR and contains a single detached house.

Staff Comments

The proposed development scheme attached to this report has addressed the environmental concerns and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is in compliance with the “Agriculture (AG1)” zone.

Analysis

Conditions of Adjacency

- The proposed single-family dwelling would have a height of 9.0 m as permitted in the “Agriculture (AG1)” zone and would be compatible with the height of the single detached houses on the adjacent properties on the east and west of the lot.
- The proposed single-family dwelling would be situated 3 m from the east property line and would be located approximately 5.0 m away from the immediately adjacent single detached house located on 14531 Westminster Highway. The proposed house would be further screened from the neighbouring lot by landscaping proposed on the farm home plate along the east property line.
- The proposed house would be separated from the house at 14451 Westminster Highway by the proposed farm access road. The proposed house would be separated by approximately 20.0 m from the single detached house on the property to the west. The proposed house would be located approximately 165.0 m from the north property line.
- The applicant proposes to maintain the natural vegetation currently on the site along the north, east and west property lines, adjacent to the area of the property to be farmed. This existing vegetation, which is approximately 1,014 m² in size, provides a natural buffer between the subject site and the neighbouring lots. The vegetation areas are also at a lower average elevation than the proposed farm area and the proposed farm home plate and would function as natural drainage area for storm runoff from the farm and home plate areas.
- The owner is proposing to install a new temporary fence setback of 7 m from the north property line to maintain the vegetation buffer along the northern portion of the site as well as to control sediment.
- The proposed farm home plate is situated approximately 14.0 m north of the front (south) property line and as there is existing vegetation in the form of trees and low-lying vegetation along the front property line. This would provide the proposed single-family house with a buffer from the street to the south (Westminster Highway).

Site Planning and Design, Parking and Access

- The proposed development includes a new single-family dwelling located on a farm home plate situated at the southeast section of the site. The proposed farm home plate and single-family dwelling is located within an area designated as ESA in the OCP. Residential uses on agricultural lands are subject to the City’s ESA DP requirements.
- The property is currently accessed via an existing 4.5 m wide driveway on the south property line. The driveway crosses an area of the site which is designated as Riparian Management Area (RMA) in the OCP. The RMA includes a roadside watercourse which runs east west along the north side of Westminster Highway, including the frontage of the subject site. The RMA is comprised of a 5 m buffer measured from the top of the watercourse bank northward onto the subject site. The owner proposes to widen the existing driveway over the watercourse and the associated RMA from 4.5 m to 7.0 m to accommodate access to the farm home plate as well as to facilitate ease of use of a gravel farm road to the farming area north of the farm home plate. Widening the existing driveway, which crosses over the RMA

(and the watercourse therein) would be addressed as a component of the required Watercourse Crossing Permit application which is currently under review by City staff.

- The farm home plate is required to be contiguous and rectangular in shape and situated with one side being on the front property line (or the delineation of a RMA where required) and on one side property line (or the delineation of a RMA where required).
- The proposed farm home plate does not abut the RMA and is a non-rectangular shape. This home plate layout is proposed by the owner in response to the need to maintain a level access for farm vehicles while also accommodating the raising of the farm home plate area to meet the required flood construction level.
- The application was referred to the City's Food and Agricultural Advisory Committee (FSAAC) for consideration and endorsement of the alternative location and shape of the farm home plate. The alternative farm home plate location and shape was presented to the Food FSAAC on September 11, 2025, and was supported. A copy of the minutes from the FSAAC meeting are attached (Attachment 3).

Floodplain Management

- The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. The subject site is located in an area with a designated Flood Construction Level (FCL) of 3.0 m GSC. A flood plain covenant is required to be registered against the title prior to the issuance of the DP.

Environmentally Sensitive Area Assessment

- Approximately 0.8 Ha of the subject site is identified as "Old Fields and Shrublands" ESA, which are typically found on sites that have historically been farmed and then left fallow for some time.
- An Environmental Impact Assessment (EIA) prepared by a qualified environmental professional (QEP) was submitted by the owner. The EIA states that the ESA designated lands had been previously disturbed by human actions such as an abandoned concrete slab and an attempt at farming prior to the current owner taking ownership of the site. The EIA also noted that no critical habitats or federally and provincially protected species were observed on-site and that the ESA is primarily a greenfield comprised primarily of reed canary grass and patches of hardhack vegetation. Invasive species such as Himalayan blackberry and English Ivy were also observed on-site, including within the ESA. The proposed farm home plate, which includes the proposed single-family dwelling and all non-farm use components within the farm home plate, would occur within an area of 1,000 m² of the existing ESA.
- The owner has provided a farm plan proposing to farm and cultivate the rear of the property north of the proposed farm home plate. Farming activities are not subject to an ESA DP and associated requirements as per Provincial right to farm legislation. In order to prepare the farm area, the owner has obtained a Notice of Intent (NOI) from the ALC to place fill on the lands for farming purposes.
- The site includes a narrow strip of existing vegetation, approximately 2.0 m in width, along both the east and west property lines approximately 200 m north of the southern street frontage. This area is designated ESA. This vegetation strip is not proposed to be removed at

this time. Additionally, an approximately 7 m wide buffer along the north of the site is not proposed to be farmed. As noted earlier in this report, the owner has proposed installing temporary fencing 7 m from the north property line to help control and manage any irrigation and/or drainage runoff into the drainage riparian area located on the property to the north.

Tree Inventory

The owner has submitted a survey plan prepared by a Registered Surveyor identifying a cluster of on-site bylaw-sized trees located within the RMA along the Westminster Highway frontage as well as one on-site bylaw-sized Red alder tree within the ESA and inside the proposed farm home plate area., and 12 bylaw-sized trees on the neighbouring property to the west.

Tree Retention

- The trees on the neighbouring property to the west are outside the proposed scope of the works pertaining to this development application and are to be retained.
- The proposed development of the site with the single family dwelling as well as farming use on the northern portions of the property does not require removal of any off-site trees.
- The cluster of on-site trees within the RMA are proposed to be retained and are not impacted by the proposed widening of the existing driveway from 4.5 m to 7.0 m.

Tree Replacement

- A 39 cm red alder tree is located within the proposed farm home plate, is in fair condition but in in conflict with the required vehicular parking and circulation area in front of the proposed single detached house inside the farm home plate. Accordingly and as per the Tree Protection Bylaw No. 8057, a total of two (2) replacement trees are required on-site (2:1 replacement ratio). The owner is proposing to provide two replacement trees on-site as part of the ESA compensation package, which will be discussed further below.

Proposed ESA Compensation and Landscape Improvements

- The owner proposes to provide approximately 89 m² of landscaping area within the proposed farm home plate along the east property line. The landscaping area would provide a landscape buffer between the proposed single family dwelling and the existing single family dwelling located on the neighbouring property to the east.
- The list of recommended species and their respective quantities to be planted within this area are included in the table below:

Species	Quantity (no.)
Magnolia (evergreen leafy trees)	2
Persian spire	18
May Green (shrub plant)	60

- The two (2) Magnolia trees proposed would replace the red alder tree that the owner has proposed to remove within the farm home plate. These trees would have diameter of 8 cm caliper and height of 4.0 m as per the City of Richmond Tree Protection Bylaw No. 8057 minimum size requirements for replacement trees. Additionally, the applicant has proposed 18 non-bylaw sized Persian spire trees be planted as part of the development of the property. Each tree will have a diameter of 6 cm caliper and will be planted with a density spacing of 2.5 m - 3.5 m between each tree. Lastly, the proposed May Green shrubs are proposed to be planted with a density spacing of 0.75 m between each plant in the landscape area.
- To account for the widening of the driveway crossing through the RMA and as recommended by the owner's QEP, the owner proposes an ecological management plan be implemented within the RMA. This plan would be requiring the installation of tree protection fencing around the existing trees within the RMA, removal of invasive shrubs and plants from the RMA, and reseedling of the RMA with native vegetation to enhance the ecological health of the area.
- The RMA is approximately 176 m² and the proposed widening of the driveway crossing would necessitate encroachment into the RMA by approximately 14 m², resulting in a net RMA of approximately 162 m². This remaining portion of the RMA would be protected from further encroachment as well as be improved through the removal of invasive species and revegetation with native planting.
- Prior to issuance of the DP, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of the cost estimate provided by the QEP (assessed to be \$8,731.28), including all materials, installation, maintenance, monitoring and irrigation, and a 10 per cent contingency, for the proposed ecological restoration and overall site landscaping.

Site Servicing and Road Frontage Improvements

Utility connections and any frontage improvements will be addressed at the BP stage. These improvements are detailed in the DP Considerations and would include but not be limited to the submission of a Fire Underwriter Survey (FUS), review of hydrant spacing on road frontage, an Erosion and Sediment Control Plan for all on-site and off-site works if required at the BP review stage (Attachment 4)

Financial Impact

This development application results in an insignificant Operational Budget Impact (OBI) for the off-site City infrastructure (items such as roadworks, waterworks, storm sewers, streetlights, and traffic lights).

Conclusion

As the proposed development would meet applicable policies and guidelines, staff recommend that the ESA DP be endorsed, and issuance by Council be recommended. A full list of the conditions and considerations which must be completed prior to council issuance are attached (Attachment 4).

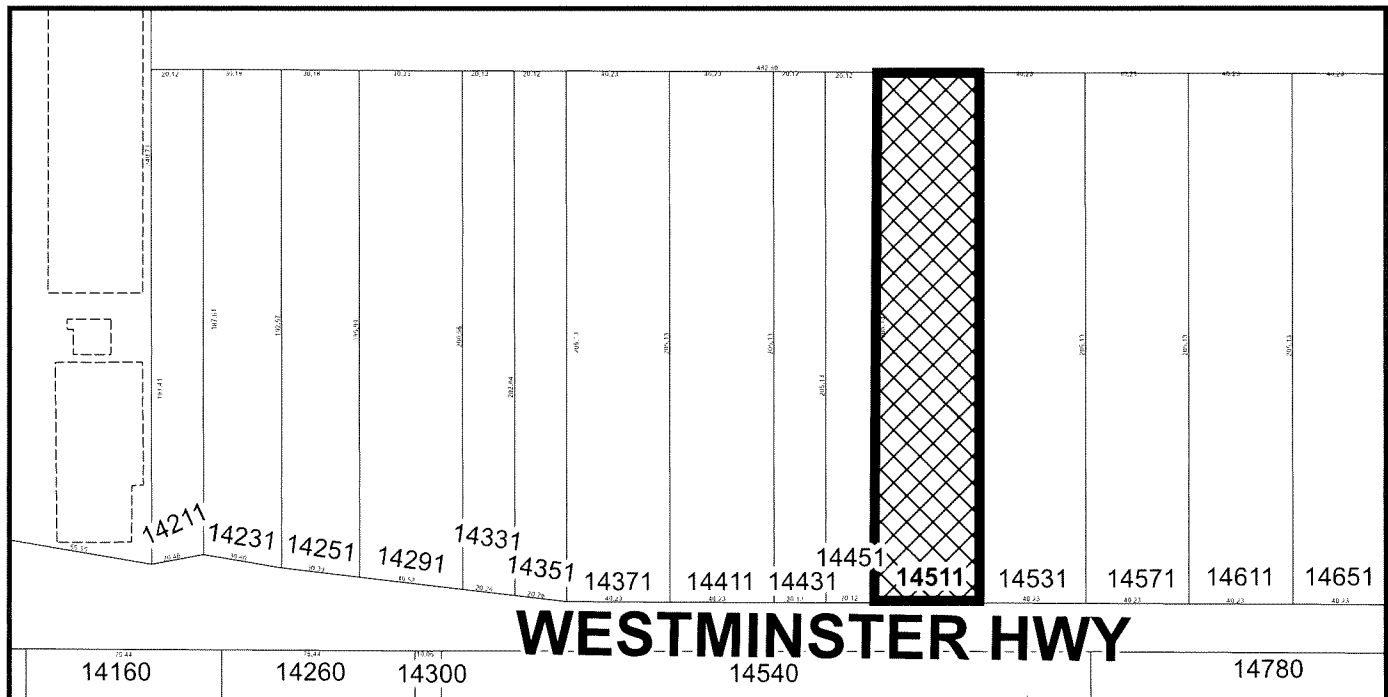


Babak Behnia
Planner 2
(604-204-8639)

BB:cas

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Excerpt from the Meeting minutes of the FSAAC (September 11, 2025)
 4: Development Permit Considerations

The map displays a network of streets including NO-6-RD and WESTMINSTER HWY. Various land parcels are outlined and labeled with zoning codes: AG1, IB1, Z13, SI, IL, CR, and ASY. A specific parcel, located east of NO-6-RD and north of WESTMINSTER HWY, is highlighted with a cross-hatch pattern and labeled 'SITE' with an arrow pointing to it. This 'SITE' parcel is also labeled with the zoning code 'AG1'.



DP 22-022003

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 22-022003

Original Date: 09/22/25
Revision Date:

Note: Dimensions are in METRES



DP 22-0022003

Attachment 2

Address: 14511 Westminster Highway

Applicant: Hardev s. Chane Owner: Hardev S. Chane

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Hardev S. Chane	No Change
Site area (m²):	8,247 m ²	No Change
OCP Designation:	Agriculture (AGR)	No Change
Zoning:	Agriculture (AG1)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	60%	None
Setback – to rear of Farm Home Plate:	Max. 75 m	51.0 m	None
Setback – any portion of a Single Detached Housing	Max. 50 m	38.0 m	None
Setback – Front Yard	Min. 6.0 m	22.9 m	None
Setback – Side Yard [East]:	Min. 1.2 m	3.0 m	None
Setback – Side Yard [West]:	Min. 6.0 m	15.7 m	None
Setback – Rear Yard:	Min. 10.0 m	170.0 m	None
Dwelling Height (m):	Max. 9.0 m (2 storeys)	8.9 m	None

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the Alternative Farm Home Plate Location application at 14511 Westminster Highway

Carried Unanimously

Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)

Thursday, September 11, 2025 – 7:00 p.m.
Webex

Alternative Farm Home Plate Location (14511 Westminster Highway DP 22-012203)

Babak Behnia, Policy Planning, introduced the proposal and provided the following comments:

- Farm home plate refers to the portion of the lot that permits residential development. The farm home plate is required to be contiguous and rectangular in shape with one of its sides along the front property line or the delineation of a Riparian Management Area (RMA), and another of its sides along a side property line.
- Alternative locations for the farm home play may be considered but only for reasons that support active farming operations.
- In the case of the subject application, an alternative farm home plate location would allow for a less impactful degree of land raising. If not relocated and, thus, required to be contiguous and adjacent to the RMA boundary, the required raising would necessitate modification of the existing vegetation in the RMA or more complex ecological restoration after construction.

The applicant Hardev Chane provided a presentation on the application identifying:

- The intent is to have a residential structure on the property and farm the north part of the parcel.
- As part of development for the residential structure, the application includes Environmentally Sensitive Area (ESA) compensation and enhancing the RMA.
- The ALC has issued approval of a Notice of Intent to place fill on the parcel.
- The applicant looks forward to the opportunity to farm.

In response to questions from FSAAC members, the applicant provided the following comments:

- The applicant's family has some experience farming, but this will be a new experience for himself, and something he is excited to undertake.
- The applicant intends to build a farm building for drying and processing of produce.
- There is no expansion to either the farm home plate or the residential structure. The application for review from FSAAC is only for the alternative farm home plate location.



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 14511 Westminster Highway

File No.: DP 22-022003

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Ecological Restoration and Landscaping Security)** Receipt of a Letter of Credit for Ecological Restoration and Landscaping in the amount of 100 per cent of the cost estimate provided by the Qualified Environmental Professional, assessed at a total value of \$8,731.28 including all materials, installation, maintenance, monitoring and irrigation and a 10 per cent contingency.
2. **(Landscaping Agreement)** Registration of a legal agreement on Title to identify the proposed RMA enhancement and provide ESA landscaping within the proposed farm home plate as identified and recommended by Madrone Environmental Services Ltd. in their report dated June 24, 2025, The Agreement would also require a monitoring and annual reporting period of 3 years on the status of the landscaping and ecological enhancement by a QEP to be submitted to the City.
3. **(QEP Contract)** Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA and RMA enhancement for three years following City approval of substantial completion.
4. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
5. **(Notice Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.

Prior to Issuance of the Watercourse Crossing Permit the applicant will be required to:

1. Provide confirmation that the proposed Watercourse Crossing Permit is consistent with the Development Permit (DP 22-022003).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. **[Site Servicing]** At the Developer's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but may not be limited to the following:

Water Works:

- a. Using the OCP Model, there is 490 L/s of water available at a 20 psi residual at the Westminster Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
- iv. Cut and cap all existing water service connections and remove all water meters.
- c. At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City of Richmond's specifications to service the proposed lot.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. If the storm service connection IC is installed within the property line, a 3m Row will be required.
- b. At Developer's cost, the City will:
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.
 - iv. Install a new 100mm diameter storm service connection complete with inspection chamber as per City specifications for the proposed lot.

Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Install a septic field to manage the proposed sites sanitary. The septic field must be reviewed by the City's building approval department.

Street Lighting:

- a. At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a. At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - iii. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - iv. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - v. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-

Initial: _____



No. DP 22-22003

To the Holder: Hardev S. Chane and Gurmeet K. Chane
9100 GLENDOWER DR
RICHMOND, BC
V7A 2Y3

Property Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3, attached hereto.
4. As a condition of the issuance of the Permit, the City is holding a security in the amount of \$8,731.28 representing 100 per cent of the cost estimate provided by the QEP, including all materials, installation, and a 10 per cent contingency, to ensure the ecological restoration and enhancement as well as landscaping within the farm home plate on the site is in accordance with the terms and conditions of this Permit. the condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. 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 and the security shall be returned in full.
7. 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.

watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

2. **[Construction Parking and Traffic Management Plan]** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. **[RMA Protection Fencing]** Installation of appropriate tree protection fencing around all vegetated areas and general RMA designated lands that are to be ecologically restored and remediated as part of the development prior to any construction activities, including building demolition, occurring on-site. The RMA protected areas would have to conform with areas outside the proposed watercrossing (7 m proposed driveway).
4. **[Construction Hoarding]** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. **[Ecological Protection Fencing]** The owner is required to install and maintain protection fencing along the RMA, post driveway upgrade and RMA enhancement schemes as described in the report to the Development Permit Panel, as recommended by the Owner's QEP, and as per the requirements of the Watercourse Crossing Permit.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed copy on file]

Signed

Date

No. DP 22-022003

To the Holder: Hardev S. Chane and Gumreet K. Chane
9100 Glendower Dr Richmond, BC V7A 2Y3

Property Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

Address: 14511 Westminster Highway
Richmond, BC V6V 1A4

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

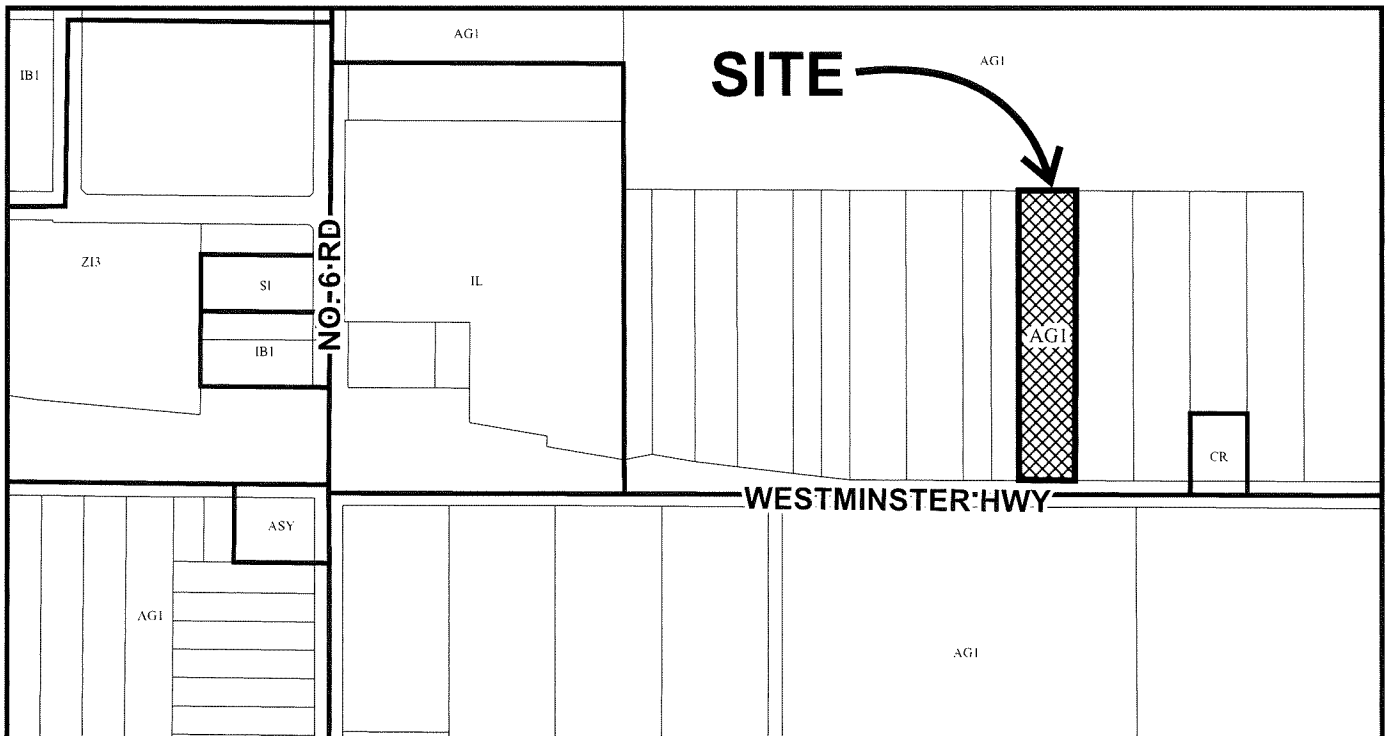
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



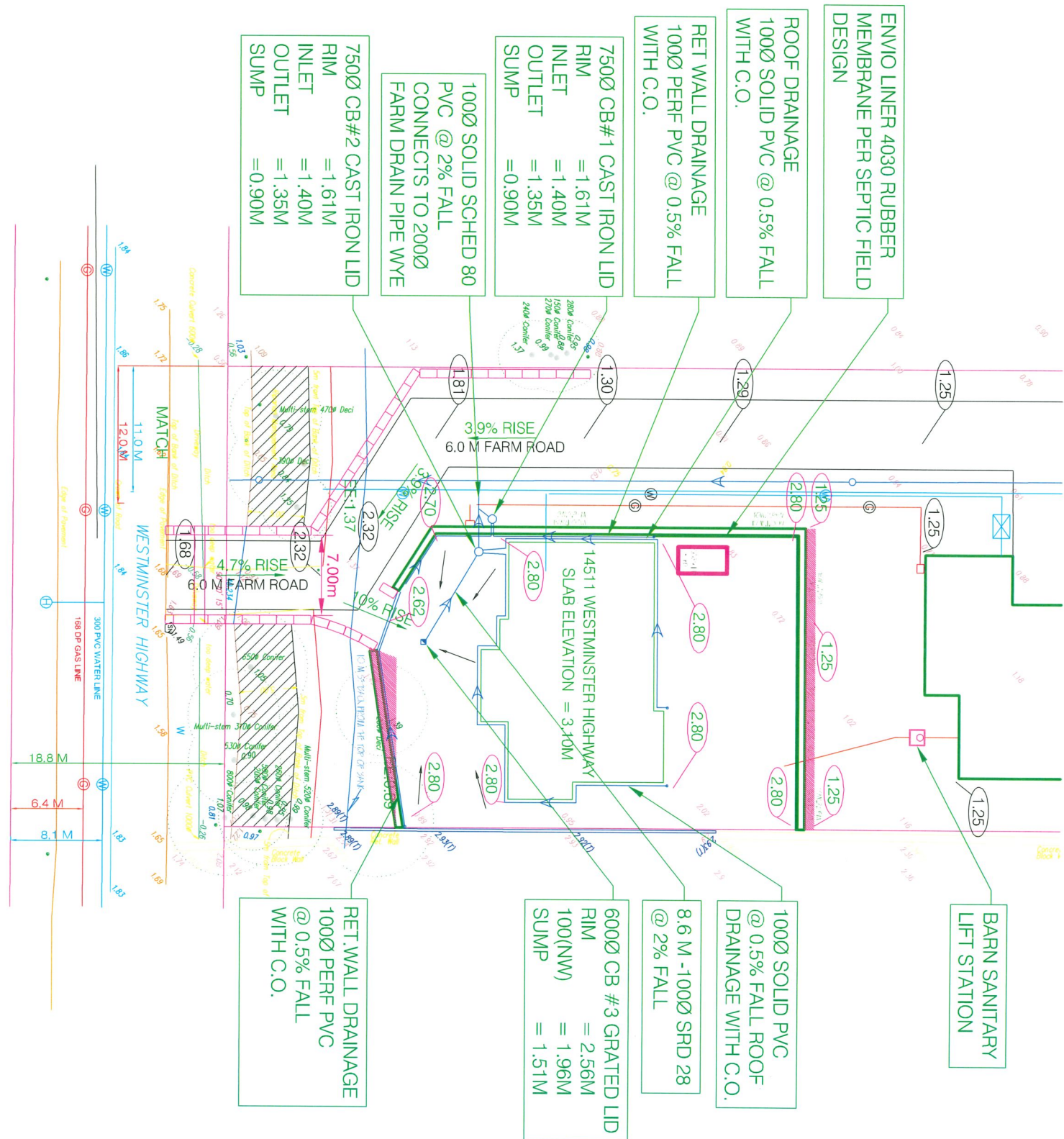
DP 22-022003
SCHEDULE "A"

Original Date: 10/18/22

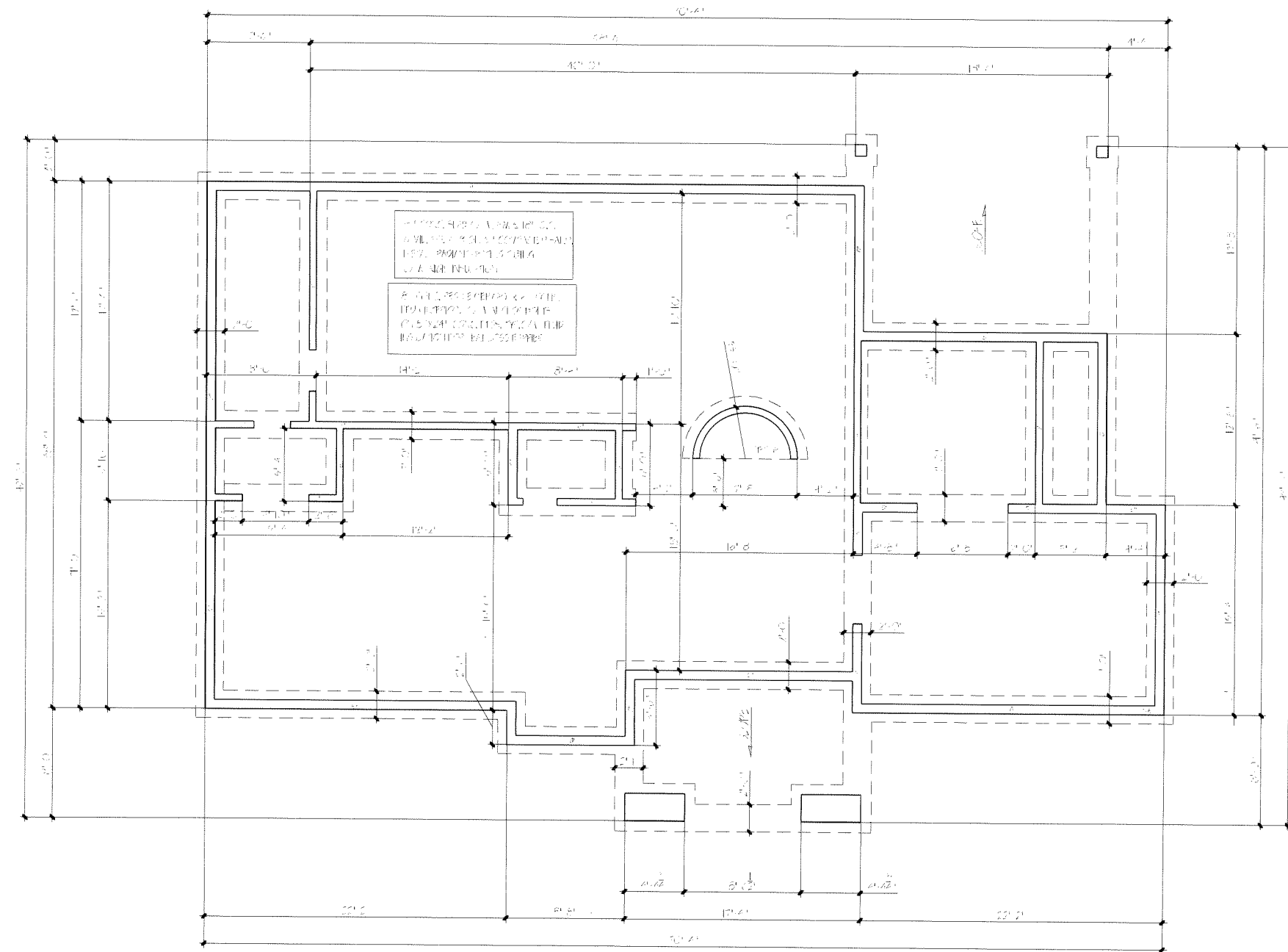
Revision Date:

Note: Dimensions are in METRES





Reference Plan



REFER TO STRUCTURAL DRAWINGS FOR ACCURACY

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Ventura design
14511 Westminster Hwy - Sk. 4

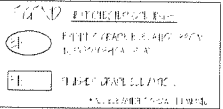
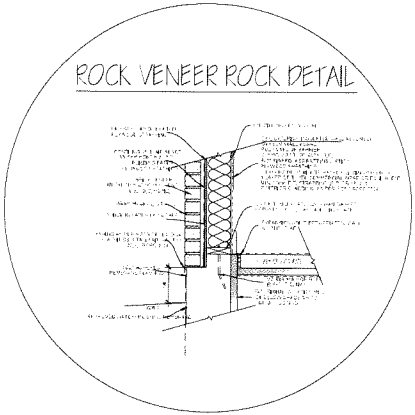
REAR VIEW (NORTH)

SCALE 1/4" = 1'-0"



SIDE VIEW (WEST)

SCALE 1/4" = 1'-0"

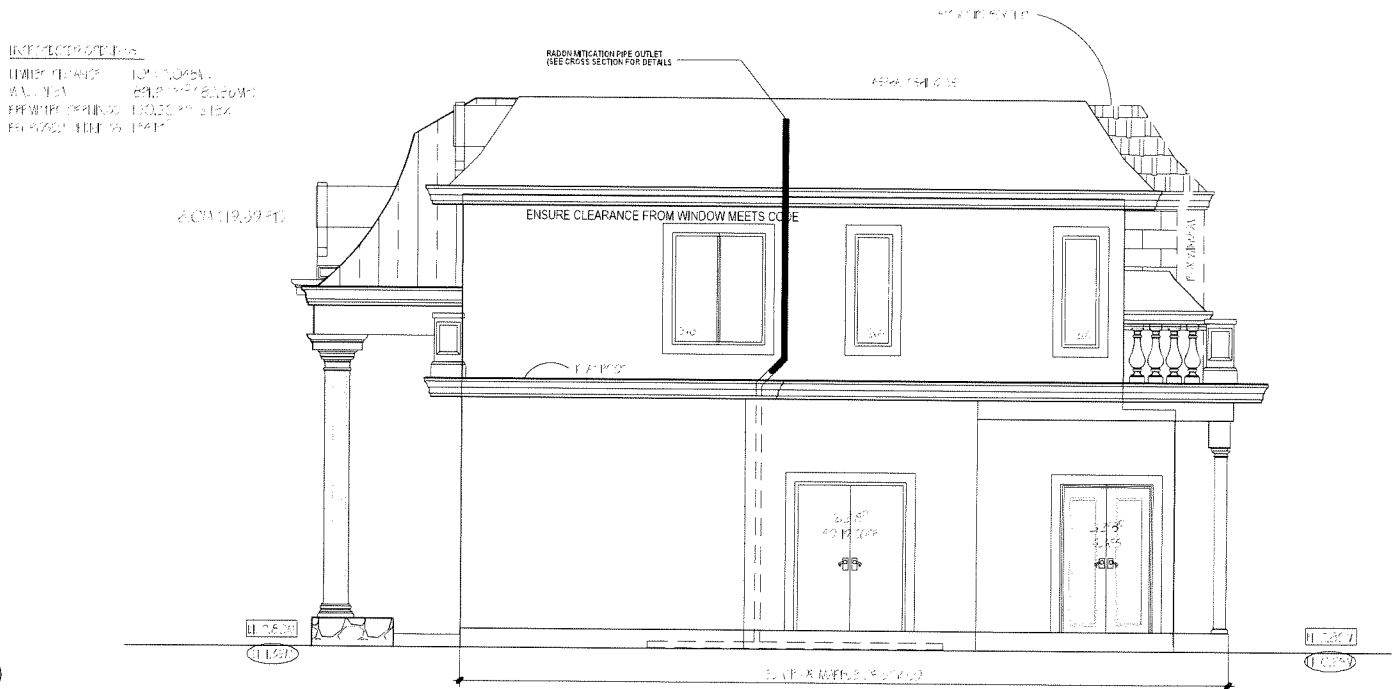
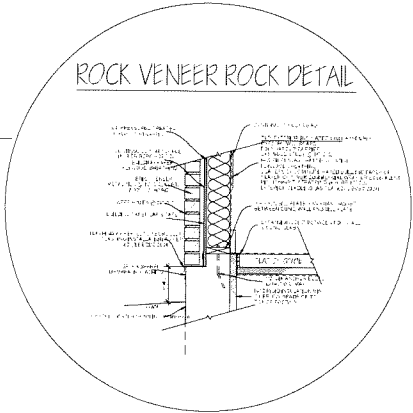


Ventura design
14511 Westminster Hwy - Sk. 9

Reference Plan

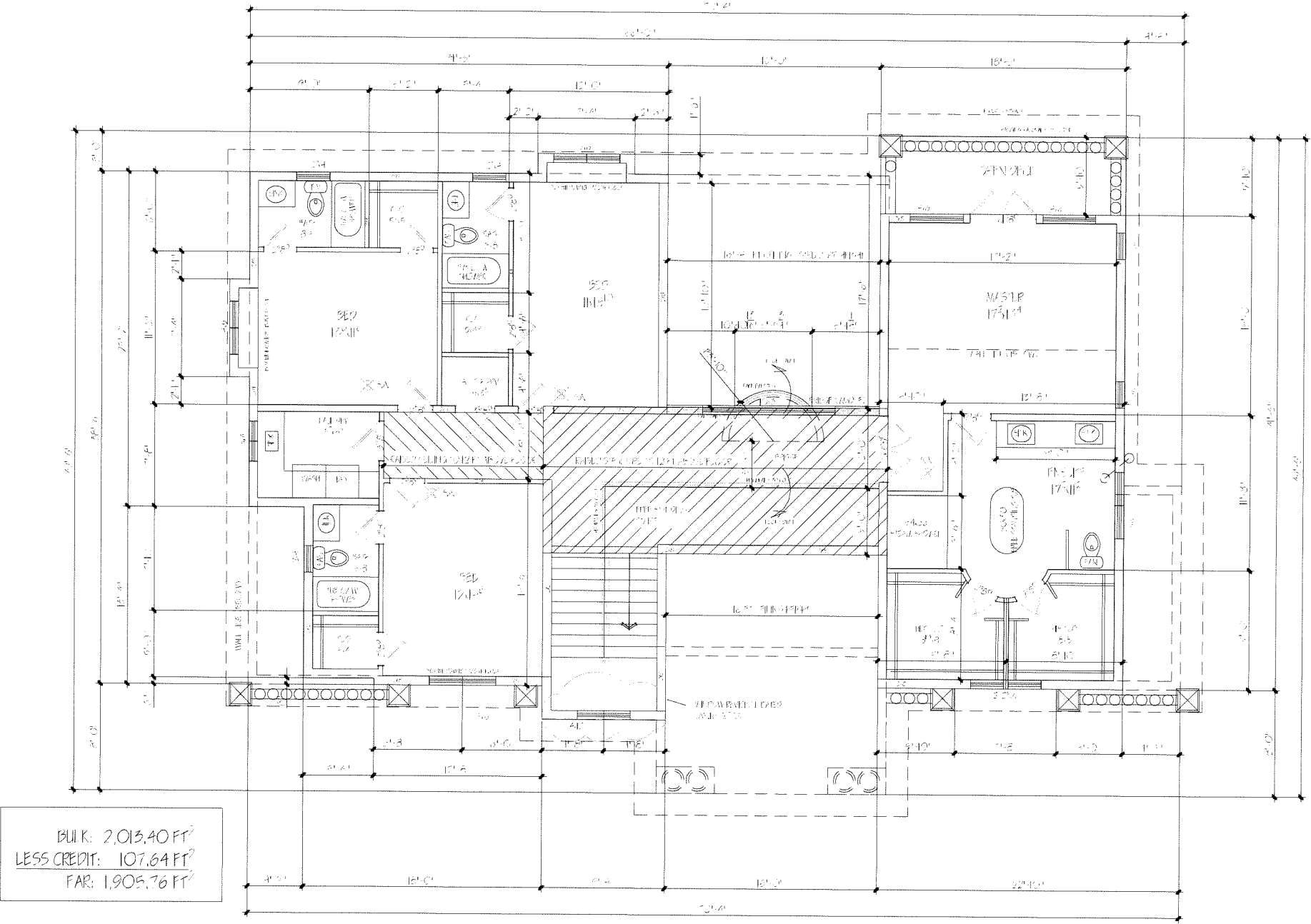


FRONT VIEW (SOUTH)
SCALE 1/ 4" = 1'-0"



SIDE VIEW (EAST)
SCALE 1/ 4" = 1'-0"

Ventura design
14511 Westminster Hwy - Sh. 8



TOP FLOOR PLAN (10'-0" CEILING)

SCALE 1/4" = 1'-0"

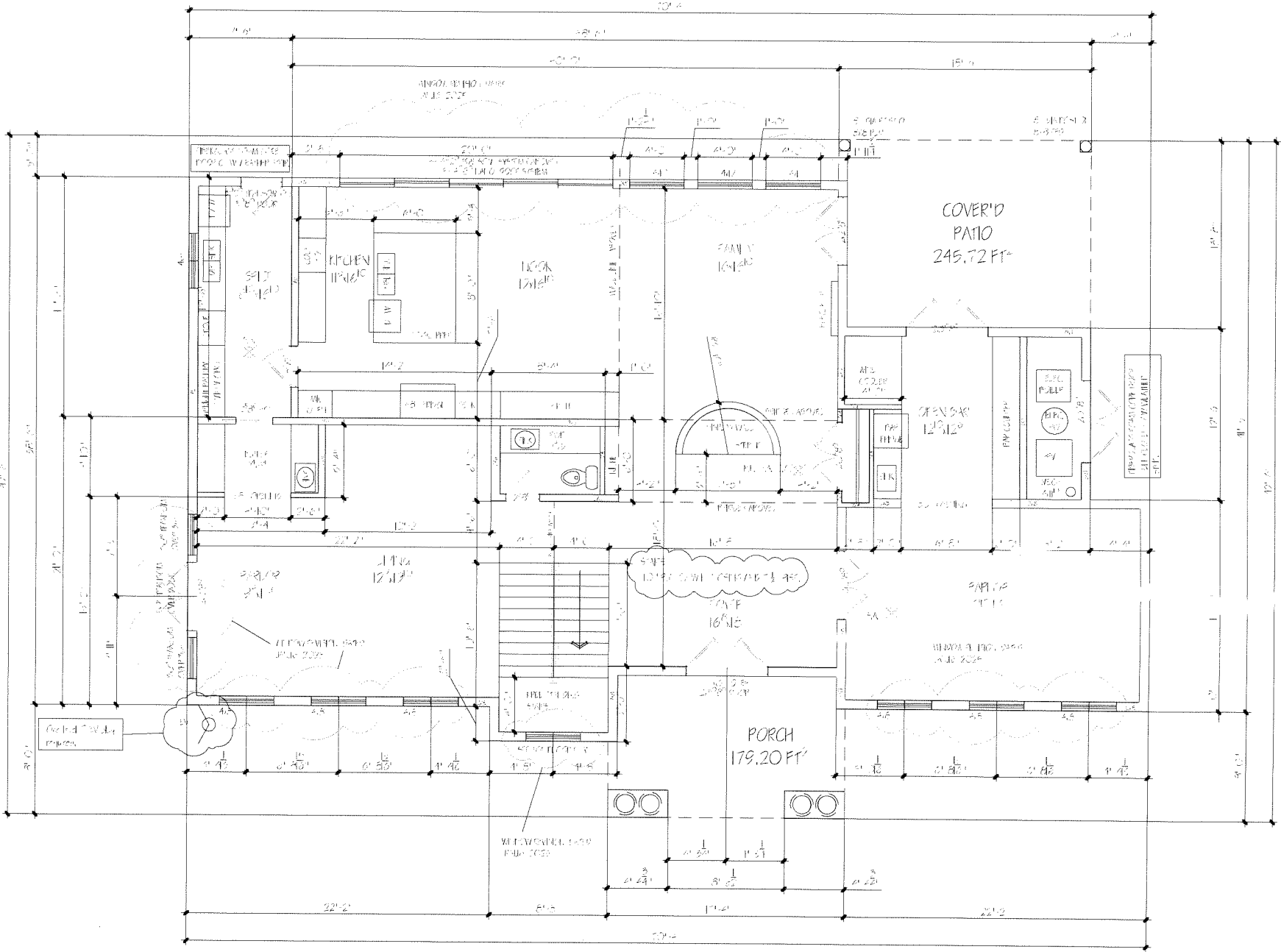
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Reference Plan

LOT AREA: 88,897.74 FT² (8,258.6 M²)
ALLOWABLE FAR: 4,305.71 FT² (400 M²)
ACTUAL FAR: 4,305.20 FT² (399.96 M²)

BREAKDOWN:
MAX. FAR PERMITTED ON MAIN FLOOR (60%): 2,583.42 FT² (240 M²)
PROPOSED FAR ON MAIN FLOOR: 2,397.87 FT² (222.76 M²)
PROPOSED FAR ON TOP FLOOR: 1,905.76 FT² (177.05 M²)
PROPOSED FAR (TOTAL): 4,303.63 FT² (399.81 M²)

FAR: 2,397.87 FT²
PORCH: 179.20 FT²
COVERED PATIO: 245.72 FT²
SITE COVERAGE: 2,822.79 FT²



GROUND FLOOR PLAN (12'-0" CEILING)
SCALE 1/4" = 1'-0"

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Reference Plan

NOTE: TO INSTALL A FAN FOR THE FUTURE ACTIVE DEPRESSURIZATION SYSTEM TO HAVE ACCESSIBLE SPACE
1.2m X 0.5m AROUND THE VENT STACK OR SPACE
INCLUDING A PREWIRED ELECTRICAL OUTLET
(7.2.5.1 Document-CAN/CGSB-149.11-2019 of CGSB)

12" (0.30m) VERTICAL CLEARANCE ABOVE THE ROOF
AT THE POINT OF PENETRATION

24" (0.60m) VERTICAL CLEARANCE ABOVE
WINDOWS OR DOORS

36" (0.90m) VERTICAL CLEARANCE ABOVE
MECH. AIR SUPPLY INLET(AIR INTAKE)

9.84' (3.00m) HORIZONTAL CLEARANCE
FROM WINDOWS, DOORS OR MECH. AIR SUPPLY INLET

9.84' (3.00m) HORIZONTAL CLEARANCE
FROM A VERTICAL WALL THAT EXTENDS ABOVE
THE ROOF PENETRATED

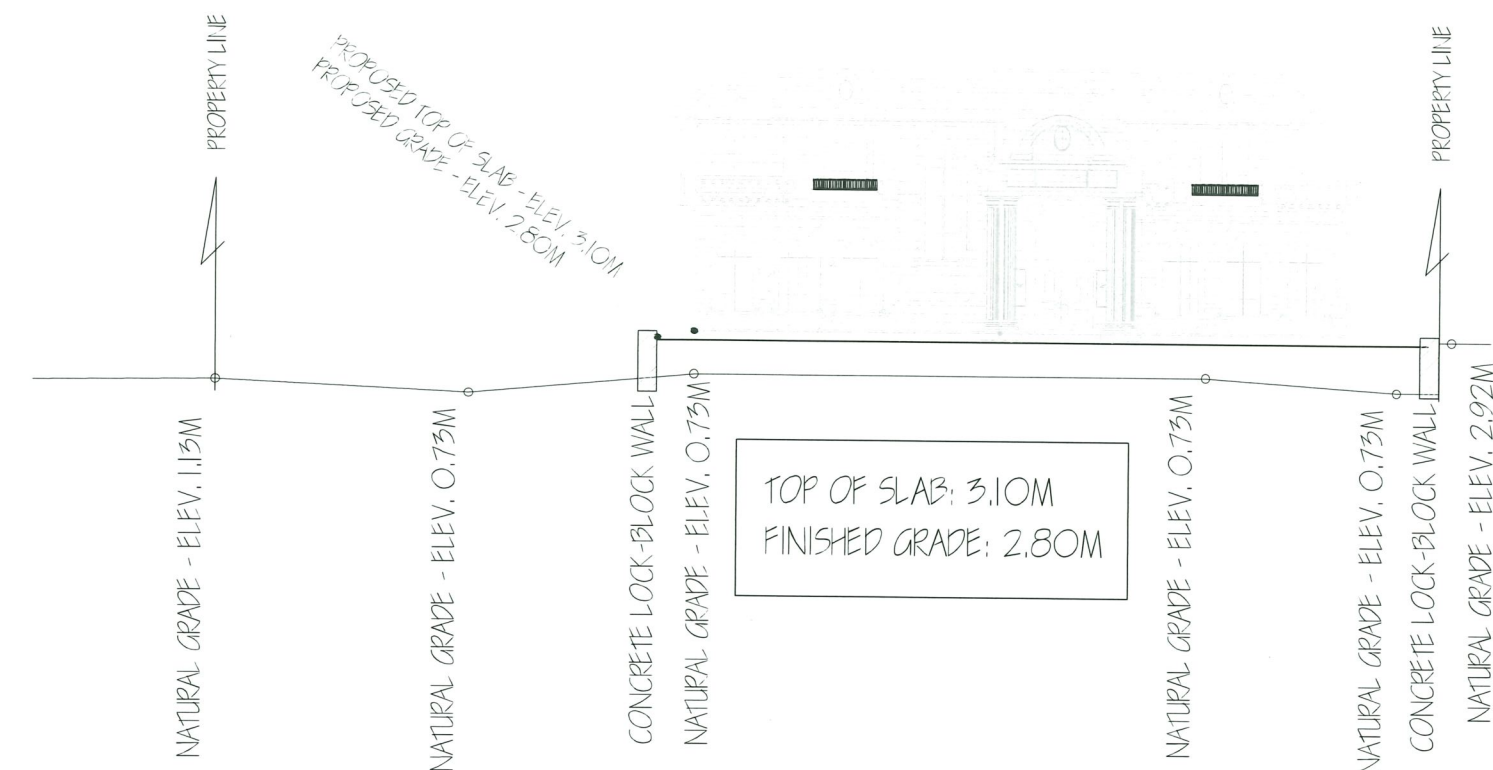
NOTE: MIN. LENGTH OF BURIED PIPE BE 10 FEET FOR EVERY 492 sqft
OF BUILDING FOOTPRINT (section # 7.1.2.6.2 of Document-CAN/CGSB-149.11-2019 of CGSB)
BURIED PIPES BE INSTALLED AT LEAST 1% SLOPE TO RETURN
WATER TO SOIL (section # 7.1.3.1.9 of Document-CAN/CGSB-149.11-2019 of CGSB)

CROSS-SECTION

SCALE 1/4" = 1'-0"

GAS PERMEABLE LAYER
4" (100mm) COARSE CLEAN GRANULAR MATERIAL
NOT CONTAINING MORE THAN 10% OF MATERIAL
PASSING THROUGH 4mm SIEVE
9.13.4.3(1) & 9.16.2.1(1)

BUILDING HEIGHT MEASURED FROM ELEV.: 2.80M



SITE PROFILE

SCALE 1/8" = 1'-0"

BUILDING SPECIFICATIONS:

ROOFING: ASPHALT SHINGLES ON 1"x4" STRAPPING / 1"x2" CROSS-STRAPPING UNDERLAY, 1/2" OSB ON PRE-ENGINEERED TRUSSES @ 24" O.C. R-60 BLOWN INSULATION ON 6 MIL POLY VB ON 5/8" DRYWALL, FLAT DECK ROOF: TJI/ TRUSS @16" O.C. W/ R28 BATT VENT 1/2" CO, PROVIDE MINIMUM 22"x28" ATTIC ACCESS C/ W WEATHER STRIP.

EAVES: 2"x6" OVER 2"x10" FASCIA BOARD, HIDDEN GUTTERS, VENTED ALUM. OR WOOD SOFFITS

EXTERIOR WALLS: HARD-BOARD OR STUCCO ON LATH, ON PAPER-BACK STUCCO WIRE ON MIN. 5/8" PRESSURE TREATED STRAPPING @ 16 O.C. MECHANICALLY FASTENED ON SHEATHING MEMBRANE ON 1/2" PLYWOOD SHEATHING ON 2X8@24" O.C. R34 SPRAY FOAM

ON 6 MIL POLY VB ON 1/2" DRYWALL, HEADER, RIM BOARD, R24 INSULATION

FOR RAIN SCREEN DETAIL SEE SHEET 3.

INTERIOR WALLS: 2"x4" OR 2"x6" STUDS @16" O.C., 1/2" DRYWALL (BOTH SIDES)

FLOORING: FINISHED FLOORING ON 3/4" T&G PLYWOOD, 1/2" CONCRETE TOPPING, 12" JOISTS @16" O.C. C/ W 2"x2"

CROSS-BRIDGING @ 6'-6" O.C. MIN. R-12 INSULATION (OPTIONAL) ON 1/2" PLYWOOD, INSTALL RADIANT HEATING TUBING C/ W/ SUPERLITE CONCRETE FLOORING, 11-7/8" TJI@16" O.C. W/ R28 INSULATION.

STAIRS: 10" TREAD C/ W 1" NOSING, ±7/16" RISER, HANDRAILS TO CORNER

FOUNDATION: 4" CONC. SLAB IN LIVING AREA, 6 MIL POLY VB - R24 RIGID INSULATION, BELOW THE ENTIRE SLAB AND RB SLAB EDGE/ END INSTALL RADIANT HEATING TUBING.

FOOTINGS: 8" CONCRETE PEDESTAL COMPLETE WITH ANCHOR BOLTS ON 8"x24" CONCRETE FOOTINGS, REBAR TO ENGINEERS SPECS.

AND CALCULATE FOR VENTILATION, 2"x8" FASCIA BOARD

WINDOWS: TRIPLE GLAZE, CASEMENT, LOWE, ARGON GAS,

DOORS: TRIPLE GLAZE, CASEMENT, LOWE, ARGON GAS,

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