



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Chair, Development Permit Panel

Date: October 23, 2013
File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: Development Permit Panel Meeting Held on April 24, 2013

Staff Recommendation

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

- i. a Development Permit (DP 13-631971) for the property at 10880 Granville Avenue;
- be endorsed, and the Permit so issued.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 24, 2013.

DP 13-631971 – BALJIT DHILLON AND GURDIAL DALE BADH
– 10880 GRANVILLE AVENUE
(April 24, 2013)

The Panel considered a Development Permit application to permit the construction of a septic field that will partially encroach into an Environmentally Sensitive Area (ESA) in the rear of the property, zoned Agricultural District (AG1).

Karla Graf, of Triton Environmental Consultants Ltd., provided the following information regarding the application:

- It was not possible to place the septic field in the northern part of the property due to the Riparian Management Area (ditch) that runs along the front portion of the property.
- Two (2) trees will need to be removed to accommodate the septic field and will be compensated with tree and shrub plantings throughout the remaining ESA area.
- There is an approximate encroachment of 30 m² to the ESA area.

Staff supported the Development Permit application and advised that correspondence had been received from the consulting engineer explaining why it was not possible to place the septic field in the front of the property; which would have avoided encroachment into the ESA.

In response to a Panel query, it was noted that the land is not being removed from the ESA, rather an encroachment of the septic field into the ESA is requested. It was further noted that there may be five (5) smaller lots in the immediate area that may encounter a similar situation.

In reply to a query, realtor, Mr. Dale Badh, advised that the septic bed would be raised by approximately 2 ft. The septic field would be covered with grass and various plantings.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.