



Development Permit Panel

Wednesday, July 25, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Jeff Day, General Manager, Engineering and Public Works
Dave Semple, Director of Parks and Public Works Operations

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 July 11, 2007, be adopted.

CARRIED

2. Development Permit 07-369495

(Report: June 27, 2007 File No.: 07-369495) (REDMS No. 2246720)

APPLICANT: Kenny Lee

PROPERTY LOCATION: 6131 No. 5 Road

INTENT OF PERMIT:

To permit the construction of a single family dwelling with a septic field on a site zoned Agricultural District (AG1) and designated as an Environmentally Sensitive Area.

Applicant's Comments

Kenny Lee advised that he was available to answer questions.

Staff Comments

Jean Lamontagne, Director of Development stated that in 1989 this property, and others in the immediate area, were designated as ESA parcels, due to the forested areas, and that any development proposed on this site has to be considered by the Development Permit Panel.

The proposal by Mr. Lee is similar to a proposal for the property to the north that was approved by Council in January of 2005.

A review was done by a biologist, and the resulting assessment recommended retaining and enhancing a 17 metre deep mature woodland along the western property line, and that this area be preserved and protected through a restrictive covenant to prevent future removal of vegetation, other than hazard trees and invasive species. Eventually, this property wide vegetated strip will be a wildlife corridor.

Mr. Lamontagne added that this zoning district's designation would be reviewed as part of the Official Community Plan review to be undertaken in 2008.

In response to a query from the Chair, Mr. Lamontagne advised that the home is proposed on the east end of the property within the maximum 50 metre residential setback and that no variances were required.

Mr. Lamontagne noted that staff is satisfied that the installation of 23 trees across the property, as well as other enhancement plans by the applicant reflects a sensitive approach to the environmental values at the site.

Correspondence

None.

Gallery Comments

Dr. Jan Knap, 10420 Odlin Road, stated that he owned property west of 6131 No 5 Road, and he asked the Panel the following questions:

- is there any restriction with regard to the placement of the septic field included in the development proposal; and
- what structures can be built outside the district's 50 metre maximum setback area.

In response to Dr. Knap's first question, the Chair stated that the septic field is not restricted. The Chair advised that Dr. Knap communicate with City staff with regard to the second question, and any further queries he may have.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single family dwelling with a septic field at 6131 No. 5 Road on a site zoned Agricultural District (AG1) and designated as an Environmentally Sensitive Area.

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday, August 15, 2007

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:44 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, July 25, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk