



**Development Permit Panel
Wednesday, April 25, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall

Present: Cecilia Achiam, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on April 11, 2018 be adopted.

CARRIED

1. Development Permit 17-778295
(REDMS No. 5582164 v. 2)

APPLICANT: Dagneault Planning Consultants

PROPERTY LOCATION: 7341 and 7351 No. 5 Road

INTENT OF PERMIT:

To issue an Environmentally Sensitive Area (ESA) Development Permit at 7341 and 7351 No. 5 Road, in order to allow a subdivision application for a lot line adjustment.

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Applicant's Comments

Brian Dagneault, Dagneault Planning Consultants Ltd., provided background information regarding the subject Environmentally Sensitive Area (ESA) development permit application, noting that (i) the property boundary between the two subject lots is proposed to be realigned to create two equal sized parcels, and (ii) the proposal requires the re-shaping of the existing on-site ESA boundary for the two lots.

Bruce McTavish, McTavish Resources and Management Consultants Ltd., reviewed the process for developing the proposal and highlighted the following:

- an environmental inventory was conducted including an examination of the existing soil condition of on-site ESA and it was noted that it was now more of a dry upland environment, rather than the City's description of a freshwater wetland ESA;;
- the tree and vegetation survey noted that a significant number of birch trees within the ESA are in poor condition and a change in vegetation has occurred;
- it was found that there were no large mammals such as deers and coyotes within the ESA; however, eight species of birds were identified;
- a portion of on-site ESA will be impacted for the proposed location of the septic field outside the farm home plate for each parcel;
- the protection of on-site ESA was a primary consideration and the applicant is proposing an on-site ESA compensation and enhancement scheme;
- the proposed ESA enhancement scheme includes planting of trees and shrubs on the new and existing ESA and removal of invasive plant species;
- the septic field will be planted with native grass and wildflowers suitable for pollinators to provide habitat value; and
- the proposed ESA enhancement scheme will result in an increase of the functionality of on-site ESA.

In response to a query from the Panel, Mr. McTavish acknowledged that on-site ESA will be reduced by 497 square meters due to the proposed location of the septic field outside the farm home plate for each parcel; however, the proposed ESA enhancement scheme will result in a net ESA improvement of 1,000 square meters.

Mr. McTavish added that an ESA monitoring program will be in place to ensure that (i) the growth of weeds and invasive species will be under control, (ii) the proposed plant and tree species will be planted, and (iii) the ESA restoration will be carried out correctly.

In response to a query from the Panel, Mr. Dagneault confirmed that there is no fence currently separating on-site ESA from the rest of the subject site; however, the applicant would be willing to install such fence should it be required by the City.

Also, Mr. McTavish noted that dead birch trees beyond the farm home plate will not be fully removed but will undergo wildlife modification to maintain their ecological value.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) fencing will be installed to protect the ESA during the construction process, (ii) the security for landscaping will be held by the City for three years, and (iii) there will be an ESA covenant registered on title indicating how the ESA will be maintained in the long term.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

In response to queries from the Panel, Mr. Dagneault noted that (i) existing trees on the retained and disconnected on-site ESA at the southeast corner of the subject site will be retained and the driveway for the subject parcel will be designed to avoid conflict with the disconnected ESA, (ii) the 38-meter setback defining the rear edge of the farm home plate was considered in the proposed location of the septic field for each parcel, and (iii) the two septic fields will encroach into a portion of ESA immediately adjacent to the west of the 38-meter farm home plate line to minimize on-site ESA encroachment.

In response to a query from the Panel, Mr. Dagneault acknowledged that there could be fencing between the perimeter of the two parcels but it would not extend onto the ESA beyond the 38-meter farm home plate line.

Panel Decision

It was moved and seconded

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 7341 and 7351 No. 5 Road, in order to allow a subdivision application for a lot line adjustment.

CARRIED

2. Date of Next Meeting: May 16, 2018

3.

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3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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, April 25, 2018.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk