



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** March 28, 2006

**From:** Jean Lamontagne  
Director of Development

**File:** DV 05-309577

**Re:** **Application by Silver Star Stables for a Development Variance Permit at  
10800 Palmberg Road**

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the north side yard setback of the "Agricultural District (AG1)" from 4.5 m (14.76 ft.) to 1.76 m (5.80 ft.) in order to permit the construction of a horse riding enclosure located at 10800 Palmberg Road.

Jean Lamontagne  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Silver Star Stables has applied to the City of Richmond for permission to reduce the required north side yard setback from 4.5 m (14.76 ft.) to 1.76 m (5.80 ft.) to accommodate a horse riding enclosure located at 10800 Palmberg Road (see **Schedule A**).

### Context and Surrounding Developments

The subject site is a large parcel of agricultural land approximately 1.2 ha. (2.97 acres) in size. The property is situated in Fraser Lands (near the Steveston Highway and No. 6 Road intersection) and is located within the Agricultural Land Reserve (ALR). The property is surrounded by a number large sized agricultural parcels zoned "Agricultural District (AG1)" involved in farming activities of varying intensity. The property is also bounded by a large vacant parcel to the east zoned "Athletic and Entertainment District (AE)".

### Findings of Fact

The applicant built a horse riding enclosure at the subject property without a Building Permit (**Plan #1**). After construction had completed, the City received a complaint from a nearby resident in May, 2003. Upon inspection by City staff, a notice was posted advising the property owner that a Building Permit was required for the works. A Building Permit application was submitted in October, 2003. It was further determined that the structure did not comply with the setback provisions of the Agricultural District (AG1). In an effort to retain the structure, the applicant applied for a Development Variance Permit in August, 2005.

The approximate 599 m<sup>2</sup> (6,451 ft<sup>2</sup>) horse riding enclosure is located approximately 88.4 m (290 ft.) from Palmberg Road. The width, length, and height of the enclosure are approximately 18.2 m (59.7 ft.), 32.9 m (108.1 ft.), and 9.1 m (30.0 ft.) respectively. The enclosure is a steel framed structure covered by a flame retardant fabric that is anchored by lock-blocks. The structure is open on two ends and is intended to provide protection from the elements while people are riding, training or exercising their horses.

The applicant do not want to move the horse riding enclosure closer to the corral to the south because a driveway between the structure and the open arena is required for maintenance purposes and access to the pasture at the back of the property (for both the tractor and for horses). There is also water drainage under the driveway which would not be as effective if it were covered. Furthermore, it would cost between \$25,000 and \$30,000 to move it, involving ground preparation, dismantling of the entire structure, and relocating it with a crane.

## **Staff Comments**

### ***Zoning Requirements***

The Agricultural District (AG1) requires a side yard setback of 4.5 m (14.764 ft.) for buildings and structures for uses other than dwellings and residential accessory buildings. The horse riding enclosure is located 1.76 m (5.8 ft.) from the north property line. Staff has requested that the applicant obtain written consent from the owner of the adjacent property to the north (10760 Palmberg Road) as this property would be most affected by the placement of the subject horse riding enclosure.

Since the property at 10760 Palmberg Road is a rental property and the owner of the property is a non-resident, the applicant was only able to communicate to the property manager. No written consent from the adjacent property owner has been obtained. However, the property manager has provided a letter confirming that the information regarding the development variance permit application has been forwarded to the property owner and that the owner has no objection to the variance. (**Attachment 1**)

### **Analysis**

The subject application is for a relatively minor variance to reduce the side yard setback from 4.5 m (14.76 ft.) to 1.76 m (5.80 ft.). The horse riding enclosure would be sited in accordance with the zone if it was a residential accessory building. Staff do not foresee any adjacency issues as the area adjacent to the horse riding enclosure on the neighbouring property to the north is not currently being utilized. In addition, while the existing dwelling on the adjacent property to the north is situated within 50 m (164 ft) from Palmberg Road, the subject horse riding enclosure is situated approximately 88.4 m (290 ft.) from Palmberg Road; thus limiting any impacts relating to shadowing on the neighbouring dwelling.

If approved, this Development Variance Permit application will only apply to the existing horse riding structure located on the subject site based on the approved survey. All substantial renovations, building alternations, extensions or reconstruction shall be undertaken in accordance to the existing zoning. In addition, the applicant will be required to submit a Building Permit application to ensure that the riding enclosure complies with the BC Building Code.

**Conclusions**

Staff consider the 2.74 m (8.99 ft.) reduction to the required side yard setback in the Agricultural District (AG1) relatively minor. Staff recommend approval of the Development Variance Permit.



Edwin Lee  
Planning Technician - Design  
(Local 4121)

EL:blg

Kho Iva Sy  
SY Management Services Inc.  
8-8071 Garden City Road,  
Richmond, BC V6Y 2P1

March 31, 2006

Mr. and Mrs. Dymond  
10800 Palmberg Road  
Richmond, BC V6W 1C6


Dear Mr. and Mrs. Dymond,

As you have requested, I have forwarded to Mrs. Betty Yap, owner of 10760 Palmberg Rd, and her family are non-resident in Canada, the information concerning the variance permit application you are making regarding the covered riding arena erected close to the property line between your property and hers.

Ms. Yap does not want to provide a consent letter, and she has no objection to your application.

Also, you have agreed to remove the covered riding arena in case there is a future development.

Sincerely,

  
Kho Iva Sy  
Agent for B. Yap



**City of Richmond**  
Urban Development Division

# Development Variance Permit

**No. DV 05-309577**

To the Holder: SILVER STAR STABLES  
Property Address: 10800 PALMBERG ROAD  
Address: C/O MR. ANDREW DYMOND  
10800 PALMBERG ROAD  
RICHMOND, BC V6W 1C6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied reducing the north side yard setback of the "Agricultural District (AG1)" from 4.5 m (14.76 ft.) to 1.76 m (5.80 ft.) for the horse riding enclosure located at 10800 Palmberg Road as shown on Plan #1 attached hereto. This Development Variance Permit applies to the existing horse riding enclosure only as indicated in Plan #1. All substantial renovations, building alterations, extensions or reconstruction shall be undertaken in accordance with the existing zoning.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
MAYOR

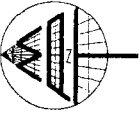
PLAN # 1

DV 05 309577

R-03-13632

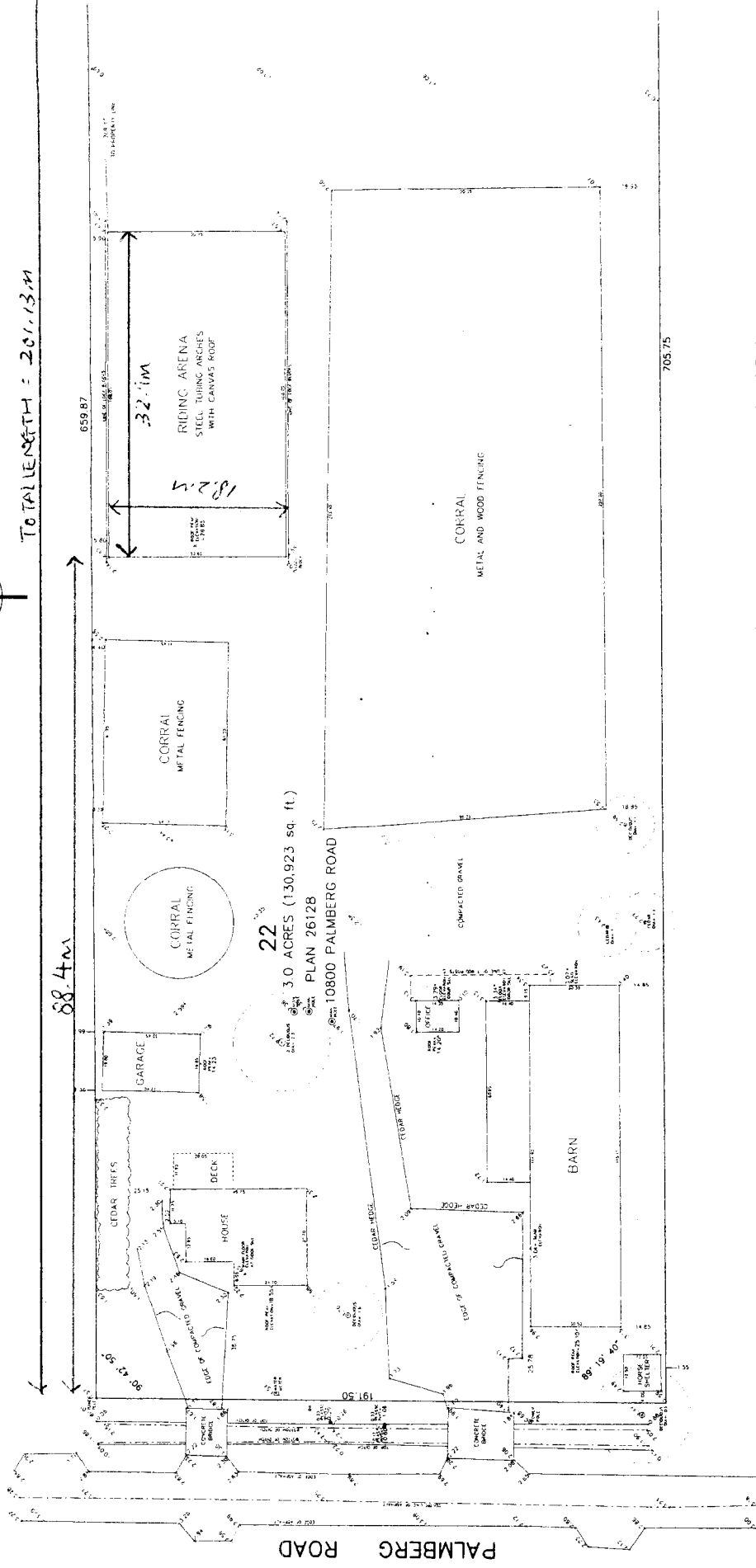
**SURVEY PLAN OF LOT 22 SECTION 32 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 26128**

CIVIC ADDRESS:  
10800 PALMBERG ROAD  
RICHMOND, B.C.



SCALE 1 INCH = 16 FEET

TOTAL LENGTH = 201.13M



22  
3.0 ACRES (130,923 sq. ft.)  
PLAN 26128

PALMBERG ROAD

DV05309577

- NOTES:
- 1. PRECISE SPOT ELEVATION
  - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
  - 3. THE TOTAL AREA OF THIS PLAN IS 130,923 SQ. FT. (3.0 ACRES)
  - 4. ELEVATION OF 10800 PALMBERG ROAD IS 4.5 METERS ABOVE SEA LEVEL
  - 5. PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS

DYMOND  
CITY

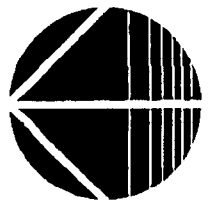
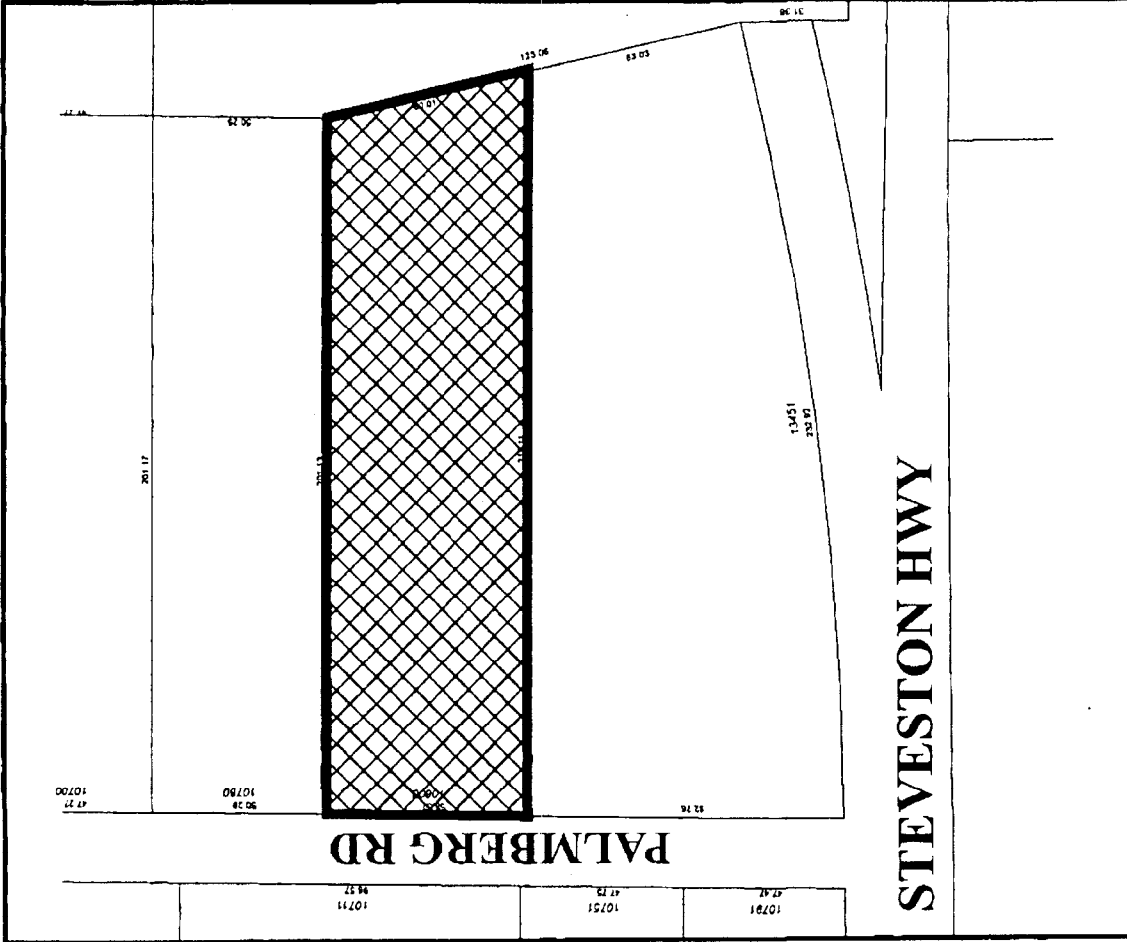
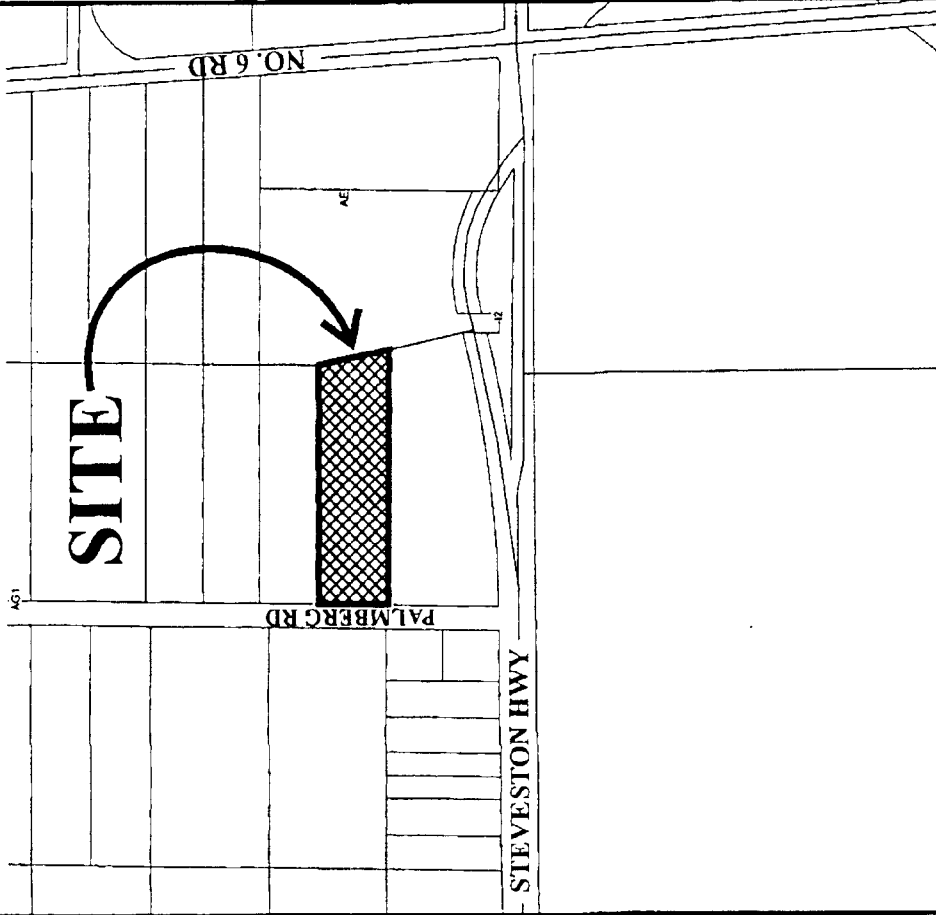
© COPYRIGHT  
**MATSON PECK & TOPUSS**  
 SURVEYORS & ENGINEERS  
 #210 - 8911 LORR ROAD  
 VANCOUVER, B.C.  
 P.O. BOX 270-233  
 VANCOUVER, B.C. V6T 1Y7  
 TEL: 604-276-4177  
 FAX: 604-276-4177

R-03-13632

REVISED: NOVEMBER 23, 2005  
 DRAWING NUMBER: 26128-03-000  
 DRAWN BY: M. PECK  
 CHECKED BY: M. PECK  
 SCALE: AS SHOWN  
 THIS DRAWING IS NOT VALID UNLESS OTHERWISE STATED AND SCALED



City of Richmond



DV 05-309577  
SCHEDULE "A"

Original Date: 09/13/05

Revision Date:

Note: Dimensions are in METRES