

AGENDA ITEM NO: 11.4.3

MEETING DATE: April 4, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Emco Corporation  
Development Variance Permit / 45910  
Rowat Avenue DATE: March 24, 2023

DEPARTMENT: Planning  
DVP01325 PREPARED BY: Seamus McConville / sw

**1. SUMMARY OF ISSUE:**

The applicant is seeking to reduce the minimum required height of screening for open storage from 2.5m to 2.1m to bring an existing open storage compound into compliance with Zoning Bylaw requirements.


**2. RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01325 with respect to property located at 45910 Rowat Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

  
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Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01325

PREPARED BY: Seamus McConville DATE: March 24, 2023  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. DEFINITION OF ISSUE:

The applicant is seeking to reduce the minimum required height of screening for open storage from 2.5m to 2.1m to bring an existing open storage compound into compliance with Zoning Bylaw requirements.

### 2. BACKGROUND:

In June 2020, Council approved a Development Permit (DP001249) for a new industrial development within the subject property. In October 2022, a Planning Department inspection of the property revealed the installation of an open storage enclosure which was not considered in the approved Development Permit. As the screening for this area does not meet minimum Zoning Bylaw requirements, the applicant submitted a Development Variance Permit application to address this issue.

### 3. PROPOSAL:

The applicant requests to reduce the minimum screening height for open storage from 2.5m to 2.1m to retain the existing fencing surrounding the open storage area on the subject property. The applicant advises that a misunderstanding occurred in relation to Zoning Bylaw requirements at time of installation which resulted in deficient screening being installed. The open storage area is currently used to store larger materials, such as pipes, in association with their operations on site as shown in the photo below. No items in the storage area exceed the height of the current screening.

#### Open Storage Enclosure



The open storage enclosure is located towards the rear of the property and includes fencing materials that adequately conceals the contents from view of neighbouring properties. In addition, the hedging planted along the interior side lot line also provides screening. The proposal meets all other requirements of the Zoning Bylaw.

A Development Permit amendment for DPA 7 (Industrial Form and Character) will be required should the subject application be approved by Council. As the DPA 7 application meets the design criteria outlined within the design guidelines, said application will be reviewed by the Director of Planning for approval.

For information, an annotated site plan and elevations can be found within the draft Schedule A.

#### **4. FACTORS:**

##### **4.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement**

OCP: "General Industrial" as designated within the 2040 Official Community Plan.

Land Use: Multi-tenant industrial development.

Community Engagement: In March 2023, the applicant conducted a door-to-door petition with the surrounding properties. Should any responses be received from this applicant's engagement proceedings, they will be submitted for the public record.

##### **4.2 Neighbourhood Character**

The general character of the neighbourhood is industrial with a mixture of residential uses. The properties to the north are occupied by single detached dwellings within the M1 (Light Industrial) and M1-A (Residential Light Industrial) Zones, and an under construction supportive housing facility within the R8 (Supportive Housing) Zone. To the east is a community corrections facility within the P2 (Special Institutional) Zone and to the west and south are industrial lots within the M1 and M2 Zones. The Southern Railway of British Columbia is located to the west of the property.

##### **4.3 Technical Issues:**

Floodplain: The subject property is within the protected area of the floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical: The property is not subject to any known geotechnical hazards or earthquake related risks.

**4.4 Conditions of Issuance:**

Staff are supportive of the requested variance and recommend Council approve the application subject to the following condition:

- That the development be in accordance with the plans attached as “Schedule A.”

**5. RECOMMENDATION & SUBSTANTIATION:****Recommendation:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01325 with respect to property located at 45910 Rowat Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

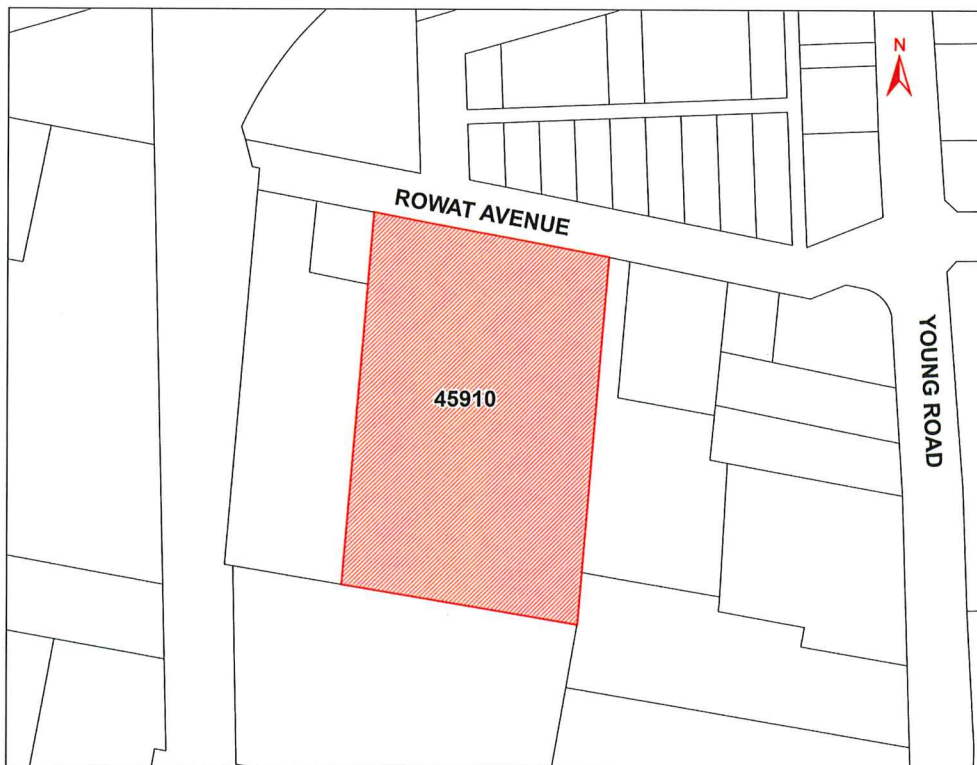
**Substantiation:**

The requested variance to decrease the minimum height for open storage screening from 2.5m to 2.1m is supportable as the request is considered to be minor and the height of the items in storage does not exceed the height of the screening provided.

**6. SOURCES OF INFORMATION:**

- Development Variance Permit Application (DVP01325) – December 15, 2022
- Development Permit Amendment Application (DP001249) – November 2, 2022.
- Building Permit Application (BP031920) – March 18, 2020.
- Development Permit Application (DP001249) – February 28, 2020

Location Map



Orthophoto

