

Memo

File: 3060-20/DP 24B 19

DATE: February 26, 2020

TO: Agricultural Advisory Planning Commission

FROM: Planning and Development Services Branch

RE: Development Permit – 1607 Little River Road (HBI Industries Ltd.)
Lot A, District Lot 196, Comox District, Plan 28498, PID 002-071-339

An application has been received to consider a Development Permit (DP) under the Farm Land Protection guidelines (Appendix A). This DP is required to enable a new building to be located within 30 metres of an agricultural property. This DP may include conditions related to screening, landscaping, fencing and the siting of the proposed building.

The applicant proposes to construct three light industrial buildings on the 0.9 hectare lot subject property (Figures 1 and 2). The subject property is 60 metres wide at its widest and is surrounded by agriculturally-designated land. The applicant proposes to locate the front two buildings near the middle of the lot, no closer than 7.5 metres to the side lot lines and the rear building no closer than 9.5 metres to the rear lot line. For the purposes of farm land protection and given the intended industrial uses and traffic on the lot, the applicant proposes to install solid metal fencing along the sides and rear.

There are watercourses along the sides which connect wetlands in the rear to a branch of Little River. As this development is also within 30 metres of the watercourses, a Qualified Environmental Professional has reviewed the proposal and provided recommendations for fencing setbacks and riparian landscaping. These recommendations will be incorporated into a separate permit.

In addition, the applicant provided a Drainage Plan prepared by Greg Merchant, EIT, and Jenny Burgess, P.Eng., of Wedler Engineering LLP, dated December 6, 2019. The drainage plan recommends the grading of the lot so that it drains towards the front and gravel swales with underground rainwater detention facilities being connected to building roof leaders.

Neighbouring Agricultural Properties

The subject property borders on two lots that are within the Agricultural Land Reserve and designated Agricultural Areas within the Official Community Plan. The improved soils to the north are class 2A(80%)-3DW(20%) in the Canada Land Inventory. The soils (improved) to the rear are 3PA(60%)-2PA(40%). Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices and Class 3 similarly has moderately severe limitations. Subclass A refers to a limitation due to soil moisture deficiency (draughtiness caused by low soil water holding capacity or insufficient precipitation); subclass D to an undesirable soils structure

and/or low permeability; subclass P refers to stoniness; and subclass W refers to a limitation involving excess water.

Development Permit Guidelines

The objective of the Farm Land Protection DP is to provide an interface between farm use and non-farm development that mitigates land use conflicts (e.g. farm trespass, vandalism to crops and equipment, disturbance to farm animals, capture some dust and spray drift, reduction of invasive species and litter, nuisance complaints, etc.). As a best practice, these DP guidelines (Appendix B) recommend locating principal structures and accessory buildings at least 30 metres away from a common boundary with agricultural areas, with 15 metres being a vegetated buffer, including fencing, consistent with the Ministry of Agriculture’s *Guide to Edge Planning* and the Agricultural Land Commission’s landscaped buffer specifications.

Zoning

The subject property is zoned Industrial Light (Figure 3). The zone includes a minimum setback of 7.5 metres from all properties, applicable to all buildings and structures. The zone also prohibits parking and storage within 1.5 metres of any lot line.

Sincerely,

T. Trieu

Ton Trieu, RPP, MCIP
Manager of Planning Services
Planning and Development Services Branch

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Attachments Appendix A – “Site Plans and Building Elevations”
Appendix B – “Farm Land Protection Development Permit Area Guidelines”



Figure 2: Air Photo, Orange Hatching Represents the 30 Metre Development Permit Area

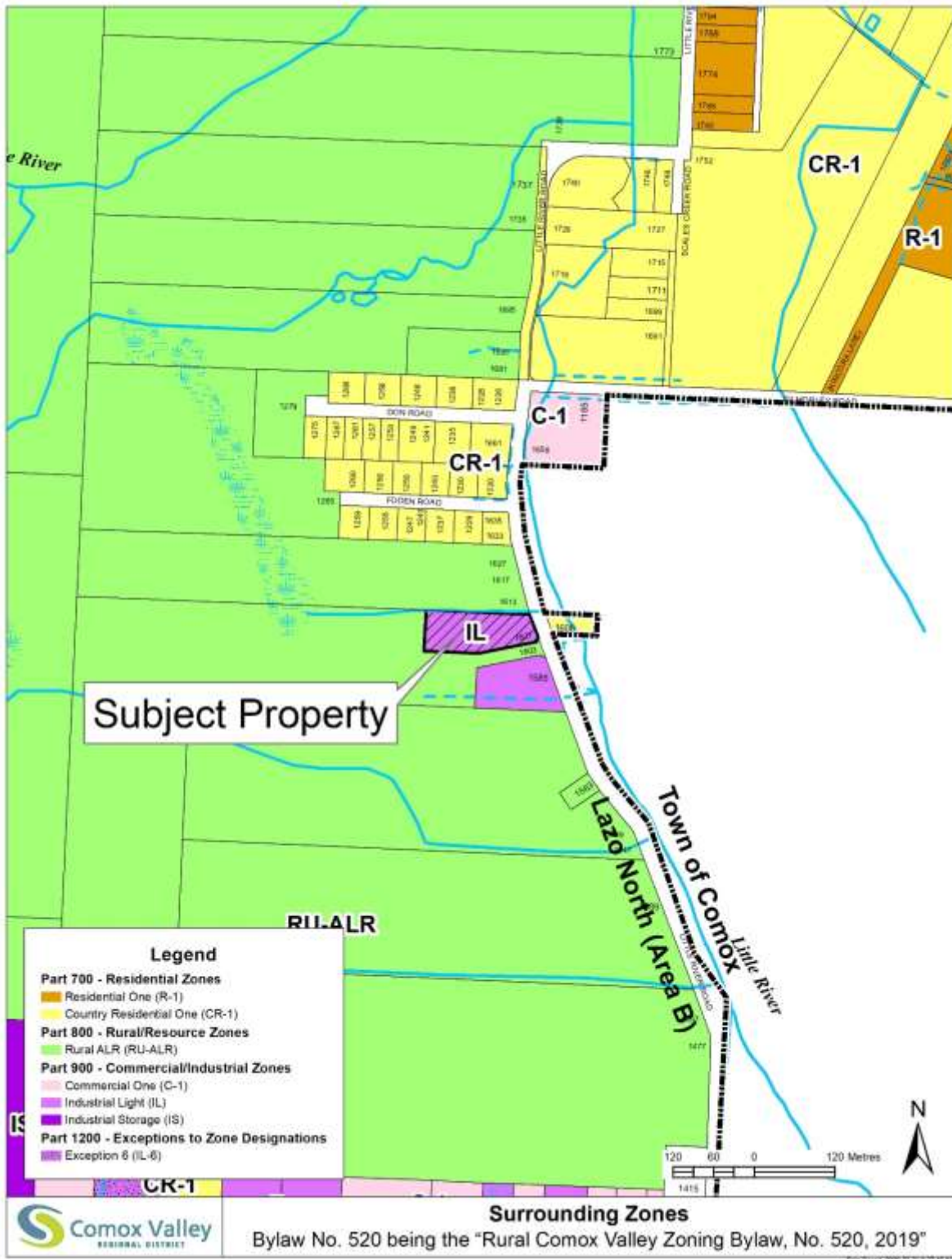
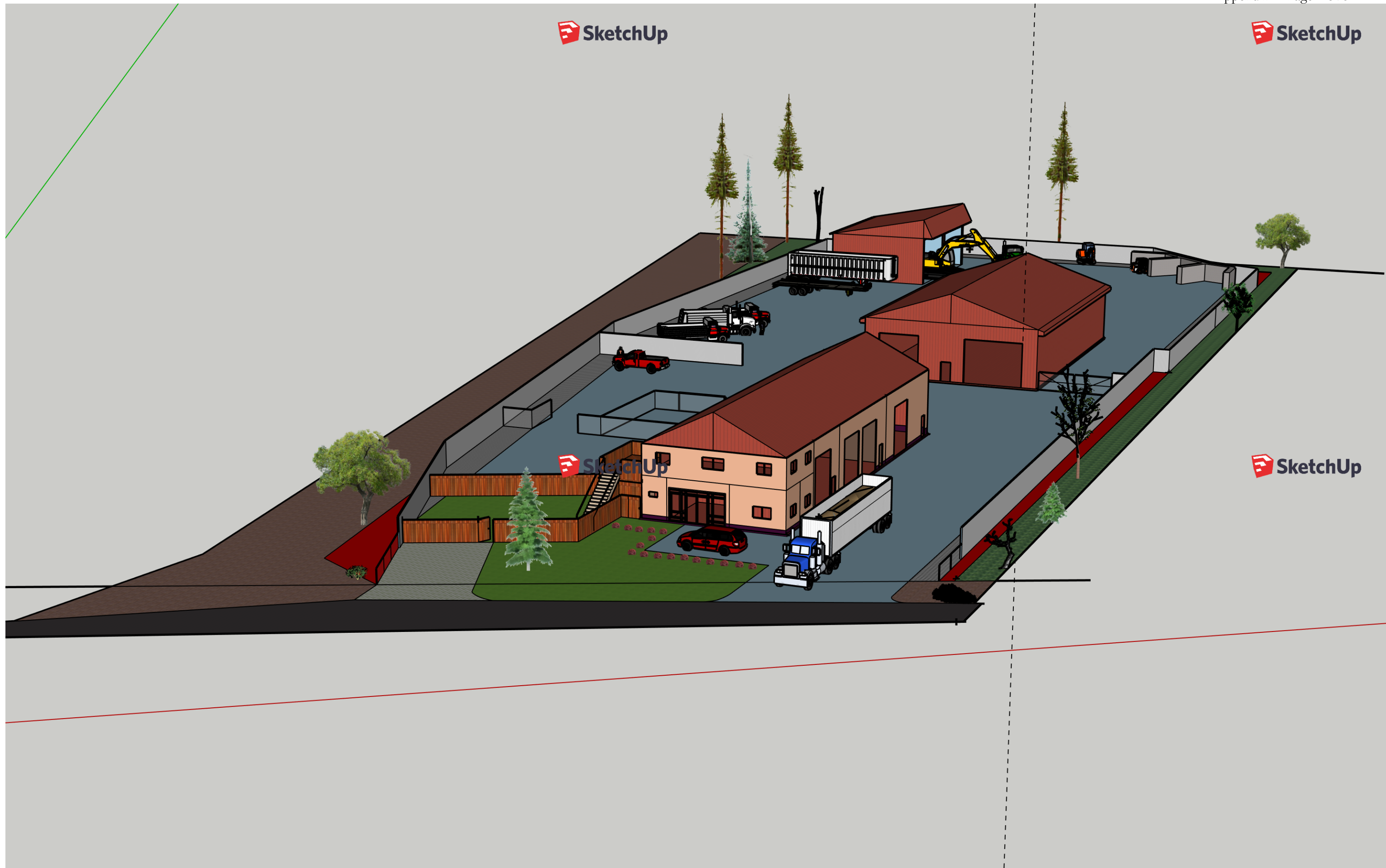


Figure 3: Zoning Map

SketchUp

SketchUp



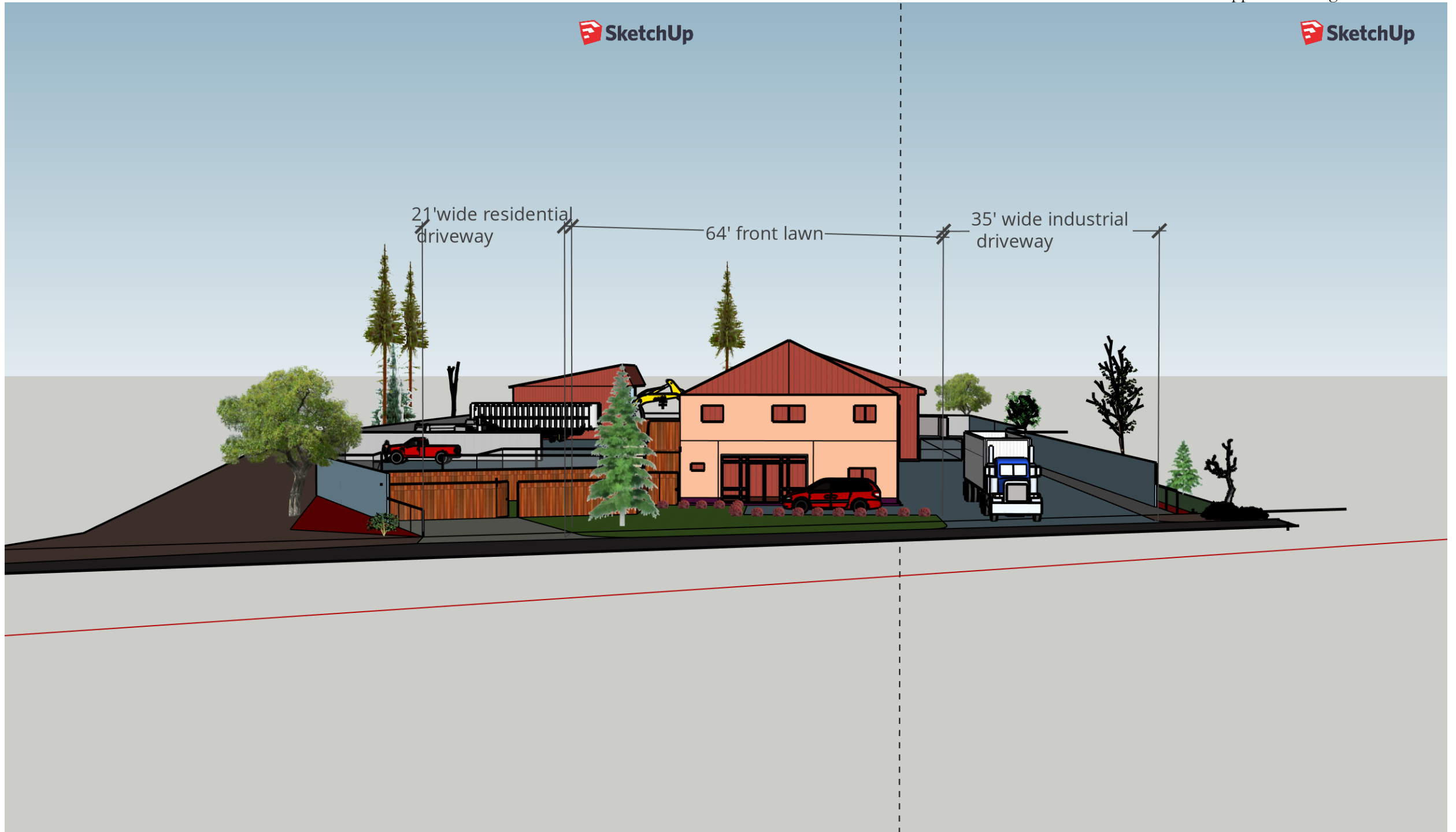
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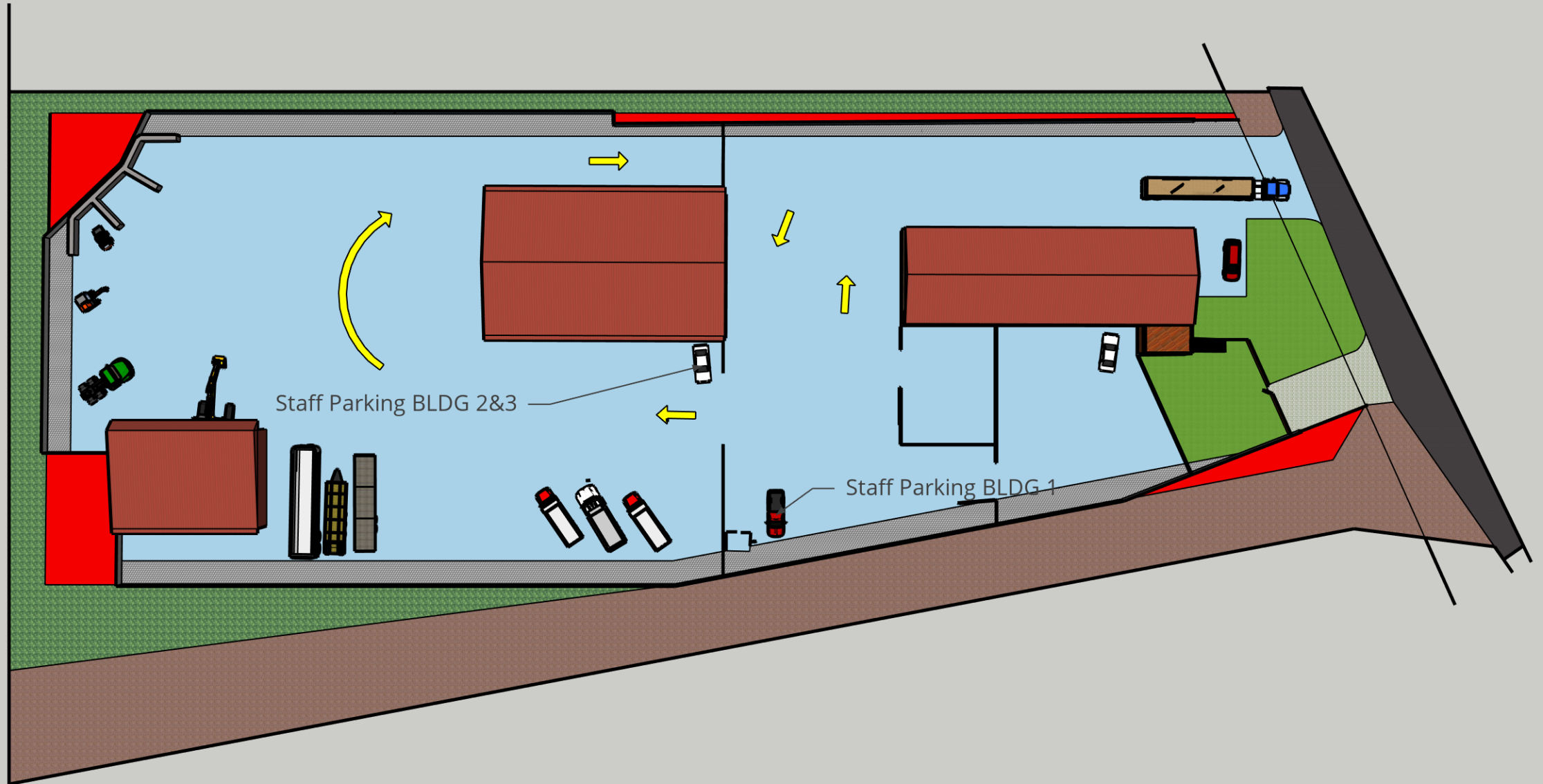


21' wide residential driveway

64' front lawn

35' wide industrial driveway





Illustrative examples of exterior metal building finish



Section 84 removed for ease of reading.

Commercial and industrial development permit area (Form and character)

85. *Justification*

This type of development occurs primarily along main roads and highways in the Comox Valley such as Ryan, Royston and Cumberland Roads and the Island Highway. As such, the

development along these corridors offers many visitors their first impression of the Comox Valley.

This land use also tends to occur as infill development in areas traditionally used as rural residential. As such, it is important that the potential for conflict with established residential properties be minimized.

The permit process will be used to ensure that adequate buffers are provided and to ensure that the development is attractive and coordinated with respect to form and character of the neighborhood.

Area

Those parcels zoned for commercial and/or industrial use under part 900 pursuant to the Comox Valley zoning bylaw, 2005 being bylaw no. 2781 as amended from time to time by the CVRD board.

Guidelines

Development permits shall be issued in accordance with the following guidelines.

Form and character

- (a) All buildings and structures shall be architecturally coordinated and shall give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design compatibility with the surrounding development. Blank unarticulated walls will not be permitted.
- (b) The design and introduction of a new building type to a residential neighbourhood should provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.
- (c) Landscaping, awnings, lighting fixtures, and other structures shall be architecturally integrated with the design of the buildings.
- (d) Any end wall of a building that is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance.
- (e) The roof slope and siting of any buildings shall be such as to minimize any obstruction of direct sunlight falling onto adjacent properties and residences.

Landscaping

- (a) A landscape plan shall be required. The landscape plan shall be professionally prepared and shall:
 - i. include supporting documentary evidence pertaining to landscape specifications, irrigation requirements, detailed planting lists, cost estimates, and the total value of the work;
 - ii. identify existing vegetation by type and identify areas which are to be cleared; and
 - iii. provide for the landscape treatment of the entire frontage of the building site abutting onto existing or future public roads. Street specimen tree and grassed boulevard landscape provisions are to be identified to soften the

character and scale of the area. All proposed plant materials shall be suitable for local environmental conditions. All landscaping and screening shall be completed within 12 months of an occupancy permit being issued and shall meet or exceed the British Columbia Society of Landscape Architects and British Columbia Nursery Trades Association standards.

Construction phase

- (a) All construction must be completed according to a site/building plan and an erosion and sediment control plan.
- (b) Construction of developments within or adjacent to residential areas shall take place during the working hours of 7:00 a.m. to 7:00 p.m.
- (c) There shall be no dumping of any material or debris on any roads before, during or after site development.

Outside storage

- (a) The area of any building site bounded by the front lot line, the exterior or interior side lot lines, as the case may be, and the front building line of the structure nearest the front lot line, shall not be used as an outside storage area.
- (b) Any portion of a building site which may be used as an outside storage area shall only be used as such if:
 - i. the area is enclosed within a 2.5 metre high solid fence having a suitable security gate;
 - ii. none of the goods or materials stored therein exceed the height of the 2.5 metre high fence;
 - iii. the area is not directly adjacent to any residential development; and
 - iv. cases where the area lies between a structure and any public road, it is screened by an adequately landscaped buffer strip so that such storage areas are not readily visible from such public road.
- (c) Centrally located recycling facilities shall be provided for the use of all businesses with a development.

Screening

- (a) The character of developments shall be enhanced by landscaping of substantial proportions along property lines adjacent to residential developments. The developers shall provide a three metre buffer – incorporating existing native vegetation, supplemented by landscaping of substantial proportions utilizing approved specimen tree species. The required plantings shall recognize the need to protect adequate sight distances at intersecting streets.
- (b) Buildings shall be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise. Security and other lighting shall not be placed so as to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.

- (c) Such elements as roof top mechanical equipment, shipping and loading areas, transformers, and meters shall be screened from public view as effectively as possible through the use of evergreen landscaping materials, solid fencing, and building design.
- (d) All waste disposal bins shall be completely screened within a solid walled enclosure not less than two metres in height.
- (e) Loading and receiving areas shall be located so as to cause minimum disturbance to adjacent residential areas.

Parking

- (a) Large surface parking areas shall be broken down into smaller parking lots evenly dispersed throughout the development and integrated with planted landscaped areas. Visitor parking spaces should be clearly identified and provided within the development. Tree planting is encouraged in parking areas.
- (b) Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
- (c) All paved parking areas shall be included within the context of the required rainwater water plan and shall incorporate oil/water separators.
- (d) The use of any property within the development permit area shall not produce any off-site parking.
- (e) Developers are encouraged to incorporate site-parking requirements within the principal structures of their development.
- (f) Automobile parking areas shall be covered with a select granular base approved by MoTI and provide storm water controls by means of perimeter curtain drains. Access and egress points shall be paved for a minimum distance of 15 metres from the edge of the existing pavement into the subject property and be designed and constructed to MoTI standards. The shared use of a common access between businesses is encouraged.
- (g) Commercial and industrial buildings shall be located in close proximity to the front property line with the majority of parking spaces being situated at the rear and side of buildings.
- (h) Commercial and industrial buildings fronting shall be allowed to share one common interior wall (0.0 metre side yard setback) with an adjacent building.

Rainwater management

- (a) It is recognized that the clearing, grading and servicing of sites alters their natural hydrology patterns. In recognition of this fact, it shall be required that each development shall prepare a rainwater management plan that strives to protect water quality, and to maintain post-development peak flows to those of pre-development flow patterns and volumes over the entire water season. This rainwater plan shall be prepared by a professional engineer and should make use of such devices as permeable surface treatments, wet or dry detention ponds, constructed wetlands or

other devices as deemed suitable and consistent with best management practices.
rainwater runoff from storage areas shall be controlled to prevent contamination of watercourses.

- (b) The discharge of rainwater runoff from storage areas shall be accomplished with appropriate structures and flow control mechanisms to prevent contamination of receiving water bodies.

Section 86 removed for ease of reading.