

# Memo

**File:** 3060-20/DP 3B 20

**DATE:** April 1, 2020

**TO:** Advisory Planning Commission  
Lazo North (Electoral Area B)

**FROM:** Planning and Development Services Branch

**RE:** Development Permit – 1782 Ryan Road East (Storey / Dodd)  
Lot B, District Lot 239, Comox District, Plan 29999, PID 001-327-577

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The attached development proposal (Appendix A) is for commission members' review and comment. The subject property is a commercial-zoned lot along Ryan Road. It is currently cleared, gravelled and developed with one building. The applicants are seeking to construct two buildings: one 334 square metres and one 196 square metres on a 0.5 hectare commercial property (Figures 1 and 2). According to the application, the new buildings would be used for retail and storage purposes. Any construction of buildings on a commercial or industrial zoned property requires a Development Permit with conditions consistent with the Commercial and Industrial (form and character) guidelines (Appendix B).

## Development Permit

In accordance with Section 85 of the Official Community Plan, Bylaw No. 337 being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014", the Commercial and Industrial Development Permit (form and character) requires consideration of form and character, landscaping and rainwater management.

## *Form and Character*

The guidelines direct that all buildings and structures be architecturally coordinated and give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design compatibility with the surrounding development. The two new buildings are intended to be metal-sided buildings with a low-pitched roofs. The proposed colours – "Saddle Tan" with "Light Stone" trim – are intended to match the existing building. The front building is intended to replace two fabric-covered buildings with one metal building with two bay doors, sited adjacent to the existing building (Figure 3).

The back building is intended to be open to the rear yard with its back up against a retaining wall (Figure 4). The land has been terraced with a lock-block retaining wall so that the back half is approximately 1.5 metres lower than the front. The back area is accessed by a gated driveway along the side. The building is to be 6 metres tall.



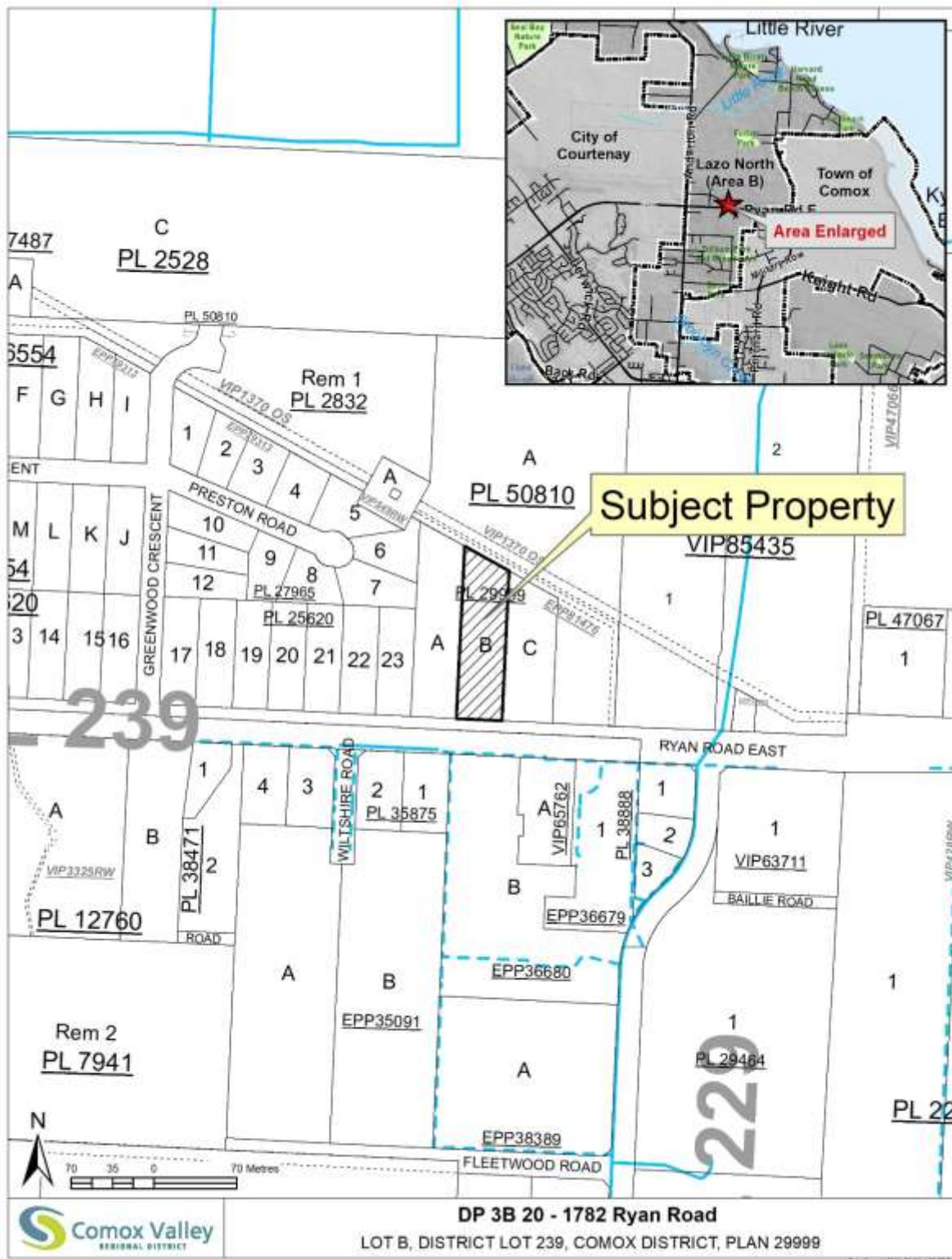


Figure 1: Subject Property





Figure 2: Air Photo



**Figure 3: Subject Property as Viewed From Front Entrance**



**Figure 4: Middle of Subject Property, Facing South Towards Existing Retaining Wall;  
The land has been terraced so that the back half is  
approximately 1.5 metres lower than the front half.**





Figure 5: Photo of Frontage; Fencing Located on Front Lot Line

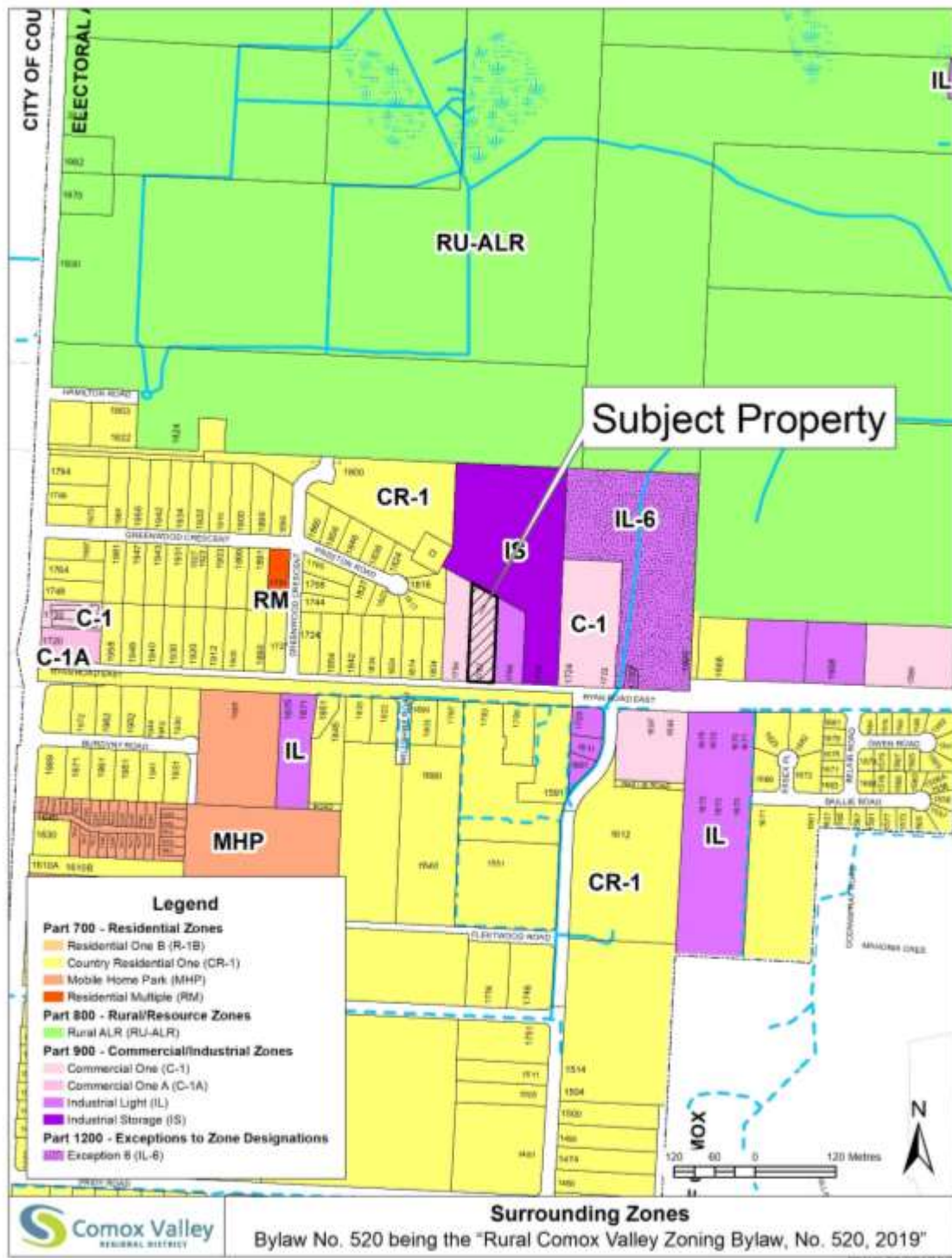


Figure 6: Zoning Map

## Development Plan for 1782 Ryan Rd. East

Presently on the property is a 30'x40' single level building.  
Our tenant occupies the building operating a marine equipment retail business.  
The back portion of the property is leased to a company storing RV trailers.

We are proposing the addition of two steel buildings to the property.  
The uses for these buildings would be for retail and storage.

The first building would be positioned on the east side of the existing building.  
This building will be fully enclosed and it's size is to be 46'x46'.  
The picture attached shows the current view as seen from Ryan Rd.  
With installation of the new building the existing trailer, sea can and portable storage units would all be removed. This building would allow some expansion of the current retail business and storage.

The second building would be positioned in the rear area of the property.  
The size of this building would be 90'x40' and have an open front but enclosed with roof and three sides. This building would be used for storage, primarily RV's and Boats.

Both buildings will be colour coordinated with the existing building.

The retail parking area is located in the front of the existing building and measures approximately 80'x80', the surface is covered with crushed rock I believe called driveway chips or blue chips.

Garbage containers are and will remain placed at the rear of the existing building under a sheltered area.

A Landscaping plan is being submitted but we would like it noted that we have already invested just over two thousand dollars in landscaping improvements on the front area of the property that is visible from Ryan rd.

Our belief is that the addition to the front building will greatly improve the appearance, especially from Ryan Rd.

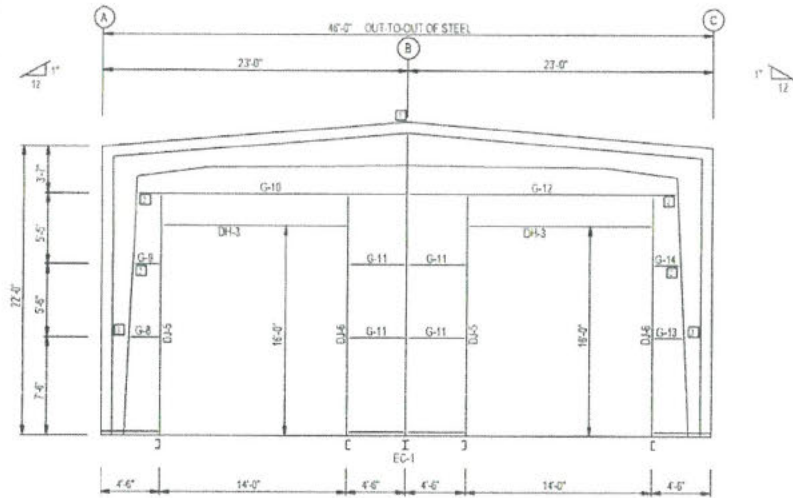
Not only by the look of the new building but it will allow us to remove the older structures and store many of the other items our tenant has outdoors inside the new building and out of site for a much better appearance.



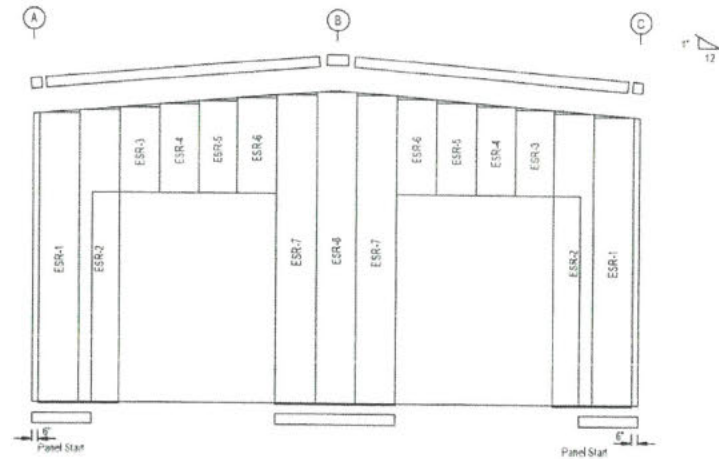




PROJECT	2024	100	100	100
DATE	10/10/24	10/10/24	10/10/24	10/10/24
DESIGNED BY	10/10/24	10/10/24	10/10/24	10/10/24
CHECKED BY	10/10/24	10/10/24	10/10/24	10/10/24
APPROVED BY	10/10/24	10/10/24	10/10/24	10/10/24



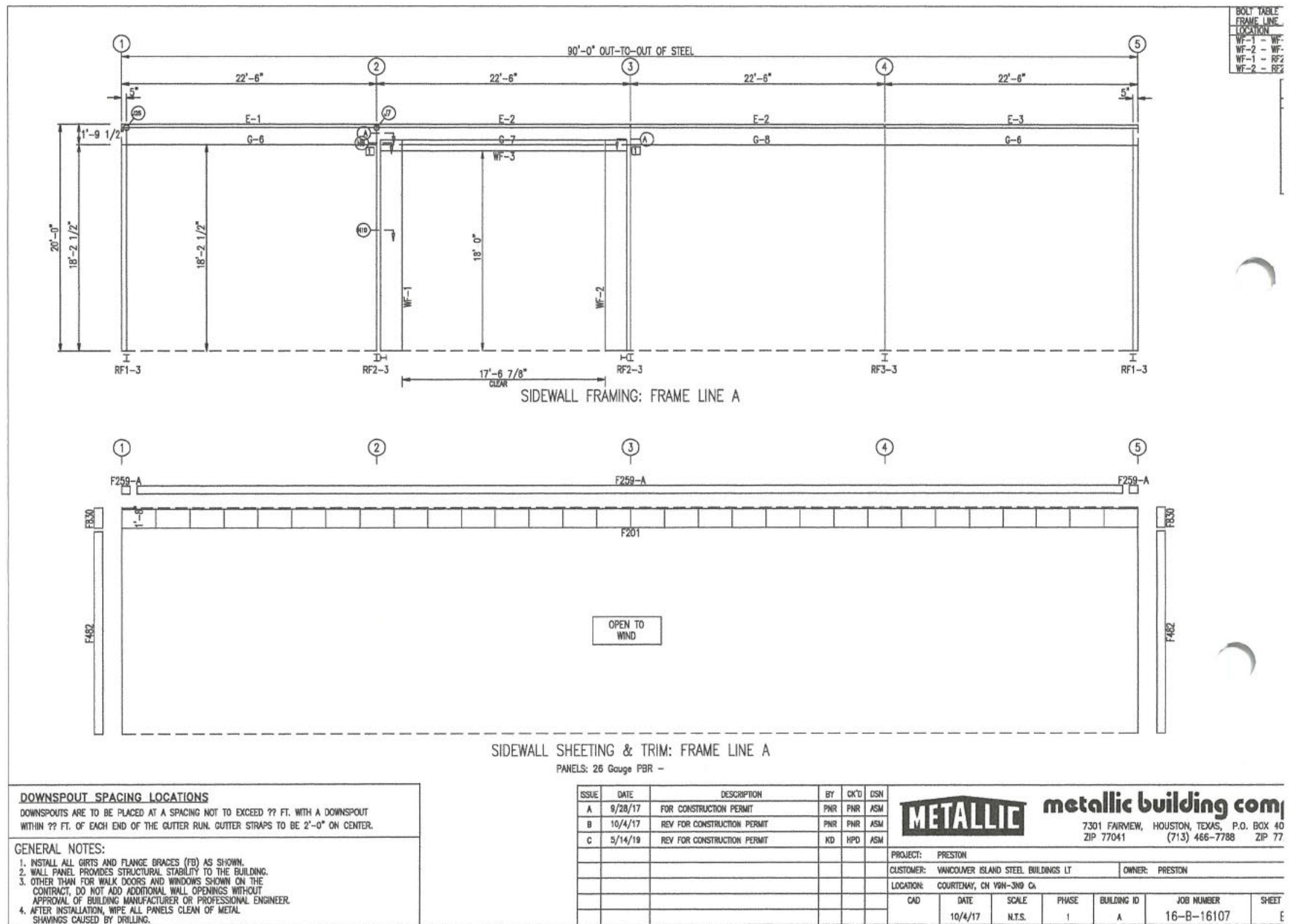
ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3  
PANELS 26 Gauge REVERSE ROLL PBR

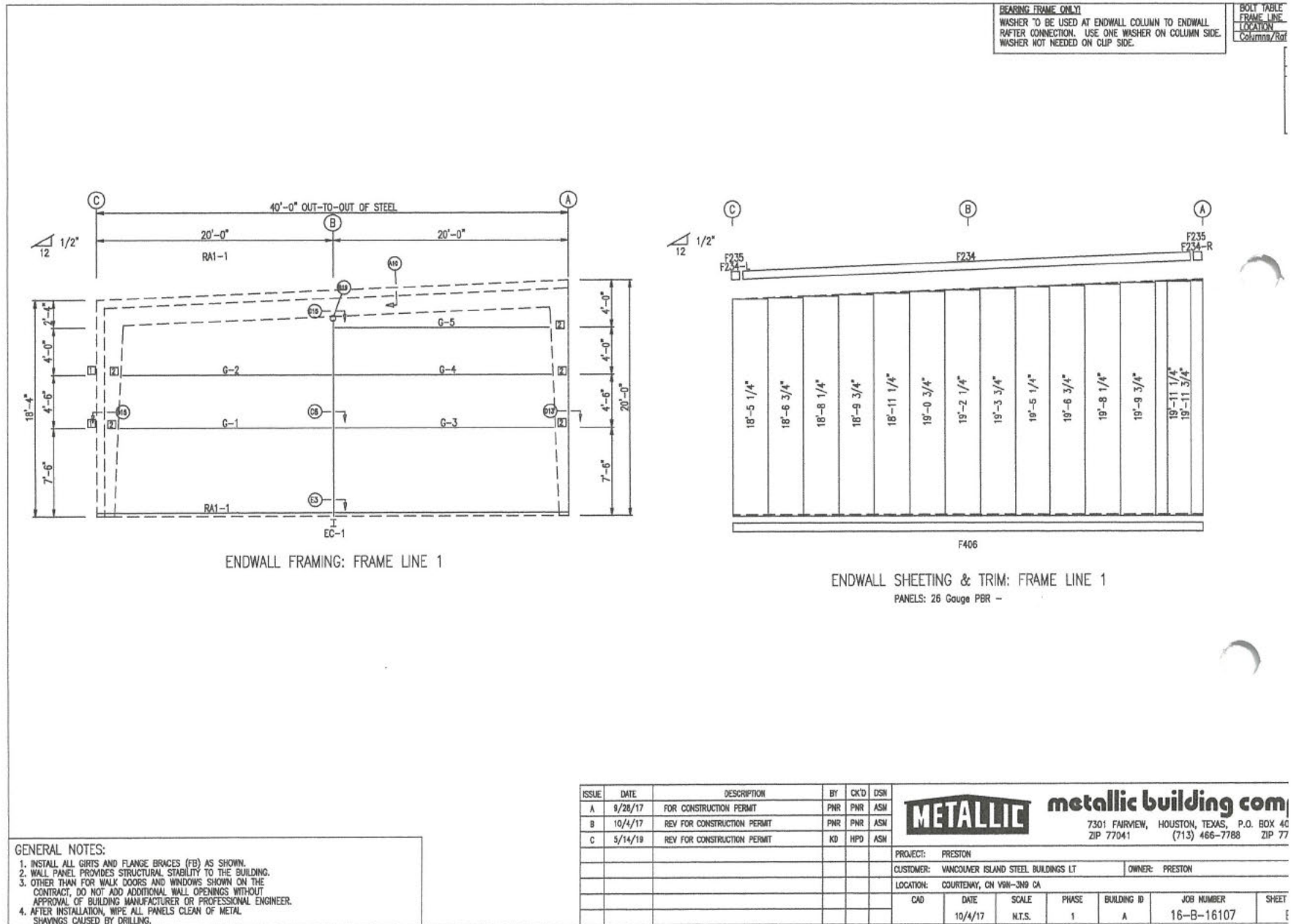
46' x 46' BUILDING TO BE PLACED NEXT TO EXISTING BUILDING.

NOT FOR CONSTRUCTION



40' X 90' BUILDING TO BE PLACED IN REAR AREA OF PROPERTY





SIDE VIEW OF 40' X 90' BUILDING.

DEVELOPMENT PERMIT APPLICATION PLAN FOR:  
LOT B, DISTRICT LOT 239, COMOX DISTRICT,  
PLAN 29999

BCGS: 92F.076

SCALE = 1 : 400

10 0 10 20 30 40  
All distances are in metres and decimals thereof unless otherwise stated  
The intended plot size of this plan is 560 mm in width by 432 mm in height (C-size) when plotted at a scale of 1:400.

OWNER: STOREY / DODD  
PARCEL IDENTIFIERS: 001-327-577  
CIVIC ADDRESS: 1782 RYAN ROAD

LEGEND / NOTES:

LOT DIMENSIONS AND BEARINGS (IF SHOWN) ARE DERIVED FROM PLAN 29999

THIS PLAN WAS PREPARED FOR ARCHITECTURAL DESIGN AND SITE SERVICING PURPOSES, AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION OR ALTERATION TO THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY

OFFSET MEASUREMENTS ARE TO THE SIDING OF BUILDING AND ARE PERPENDICULAR TO PROPERTY LINE

BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

- - denotes - Standard Iron Post found.
- - denotes - Standard Iron Post placed.
- △ - denotes - Traverse Hub placed.
- AMD - denotes - Amended
- BK - denotes - Block
- Fd - denotes - Found
- IP - denotes - Iron Post
- REM - denotes - Remainder
- THC - denotes - Traverse Hub, Concrete Nail
- Wt - denotes - Witness

SITE PLAN LIES WITHIN COMOX VALLEY REGIONAL DISTRICT

ZONING:

ZONING C-1  
Front Setback: 4.50 M.  
Rear Setback: 4.50 M.  
Side Yard Setback: 1.75 M.

ELEVATIONS ARE GEODETIC, REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (CGVD28), AND ARE DERIVED FROM TIES TO GCM48942 (ELEVATION= 26.774 M.)

A  
(MINI STORAGE)

PLAN

29999

RYAN ROAD  
SEE PLAN 2117 RW

C  
(MARINE REPAIRS)

DETAIL - SIGN



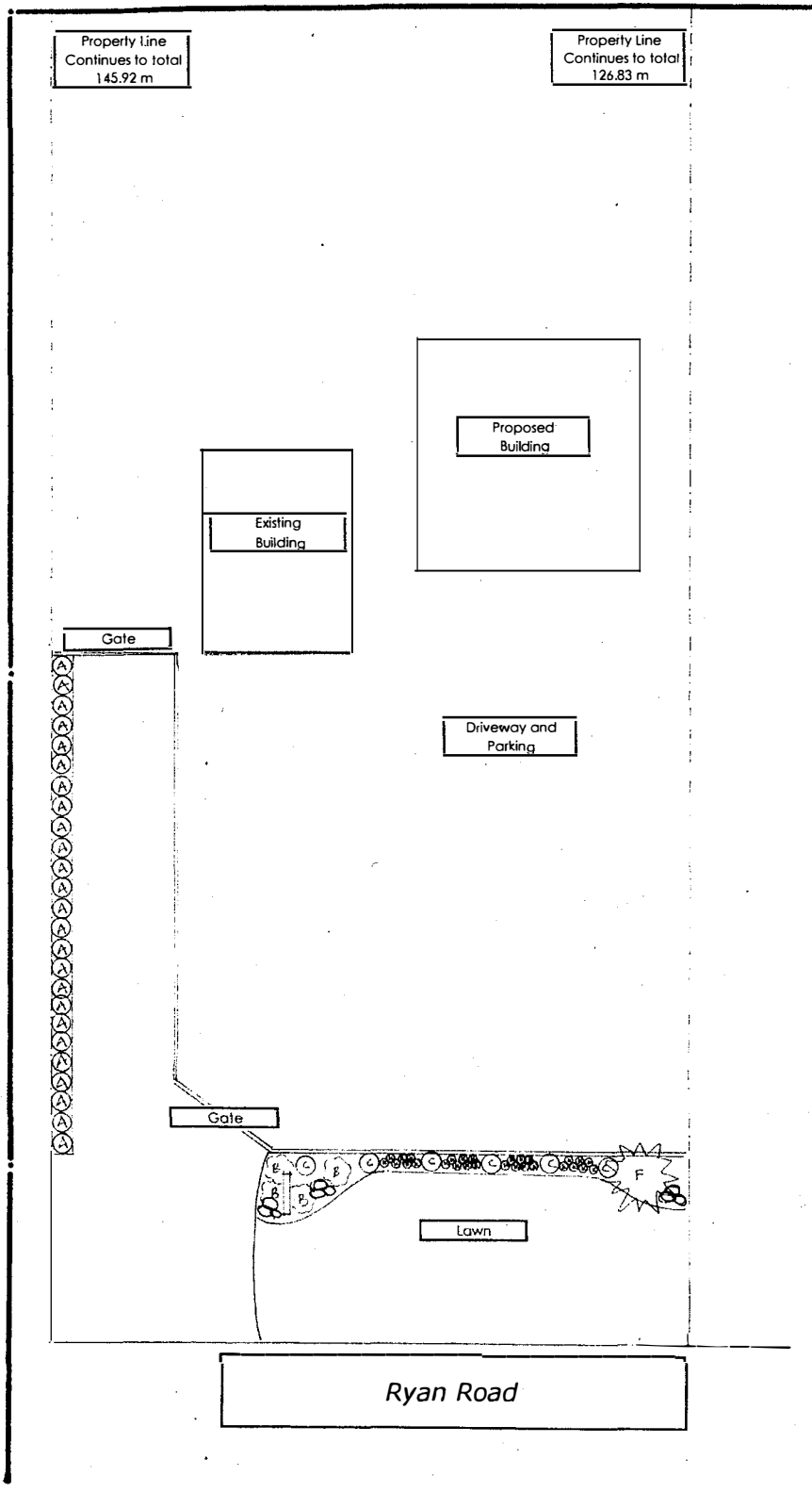
BRUCE LEWIS  
LAND SURVEYING INC.  
811 HIGHRIDGE COURT  
COMOX B.C. V9M 3R4  
FILE: 0806-DP01

FIELD SURVEY: JUNE 26th, 2019.  
FIELD SURVEY: NOV. 7th, 2019

Dated this 18th day of November, 2019.  
Digitally signed by Bruce  
Lewis TL7895  
Date: 2019.11.18 22:41:00  
-08'00'

Bruce V Lewis, BCLS ©

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## 1782 Ryan Road East, Comox

Legal Description Lot B DL 239 CMD, Plan 29999

## Landscape Design

2020 February Scale: 1" = 16'

## Plant Description by Latin Name

- A *Prunus lusitanica* 'Lolita'
- B *Erica darleyensis* 'Kramer's Red'
- C *Rhododendron* 'Unique' or other 4' mature *Rhododendron*
- F *Cortaderia selloana*
- K *Nandina* 'Moonbay'

## Plant Description by Common Name

- A Portuguese Laurel 'Lolita'
- B Winter Heather - Pink
- C Yellow Rhododendron 4' mature height
- F Pampas Grass
- K Heavenly Bamboo 'Firepower'



## Paradise Plants Garden Centre

Email: [paradisepplants.ca](mailto:paradisepplants.ca)

Phone: 250 897 3898

Drawn By: Cassandra Haigh



## BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2007 available through the BCLNA office at 1-604-574-7772.

Contractor to consult with the designer regarding any discrepancies as well as any plant substitutions required.

Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.

## Plant Quantity and Size Requirements

Description	Quantity	Size
<i>Prunus laurocerus</i> 'Lolita'	25	3 gallon
<i>Erica darleyensis</i> 'Kramer's Red'	12	1 gallon
<i>Rhododendron</i> 'Unique' or other 4' mature <i>Rhododendron</i>	6	3 gallon
<i>Sellonia</i>	1	3 gallon
<i>Nandina</i> 'Moonbay'	28	1 gallon

## Legend

Property Line ————

Existing Fence Line ————

Existing Sign

Proposed Grouping of Stone Boulders





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.