

Memo

File: 3060-20/DP 15B 20

DATE: November 30, 2020

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

FROM: Planning and Development Services

RE: Commercial and Industrial (Form and Character) Development Permit
1671, 1673 and 1675 Ryan Road East
(Lenco Development Ltd., Fernco Development Ltd., and Norco Development Ltd.)
Lot 1, District Lot 114, Comox District, Plan 2280, PID 006-412-335

The attached development proposal is for commission members' review and comment. A Commercial and Industrial (Form and Character) Development Permit (DP) application has been received for a property at 1671, 1673 and 1675 Ryan Road East (Figure 1). The subject property is a 3.7 hectare lot located in Lazo North Electoral Area (Electoral Area B). The property is bound by residential lots to the east, Town of Comox to the south, commercial and residential lots to the west, and commercial and industrial lots across Ryan Road East to the north. Currently, the property has two industrial light spec buildings and six mini-storage buildings (Figure 2).

On October 2, 2018, the Comox Valley Regional District (CVRD) Board approved a Commercial and Industrial (Form and Character) DP for three mini-storage buildings (labeled as Buildings I, J and K) (Figure 2). The applicant is submitting another DP for the remaining six proposed mini-storage buildings, labeled as F, G, H, L, M and N.

Regional Growth Strategy Analysis

"Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010" (RGS) designates the subject property within Settlement Expansion Areas (SEAs). The policies for commercial and industrial development provide for the continuation of existing commercial and industrial uses. The development permit application is consistent and compatible with existing uses in the neighbourhood.

Official Community Plan Analysis

"Rural Comox Valley Official Community Plan, Bylaw No. 337, 2014" (OCP) designates the subject property within SEAs. The OCP contains development permit area (DPA) guidelines.

This property is within two DPAs. As the property is zoned Industrial Light (IL) (Appendix A), new buildings or changes to existing buildings will require an industrial DP. This DP application is for the form and character of the development. The second DPA is Aquatic and Riparian Habitat as there is a watercourse within 30 metres of the proposed development. The applicant will submit a

separate Aquatic and Riparian Habitat DP application, and the consideration of this DP has been delegated to CVRD officers.

For the Commercial and Industrial (Form and Character) DP, the applicant has submitted elevation drawings of the proposed six mini-storage buildings (Figures 3 to 8) to illustrate the form and character. These proposed buildings will be constructed in a similar style as the existing mini-storage buildings (Figure 9). The floor areas of the proposed buildings will be between approximately 557 square metres to 710 square metres. Each building will be made out of steel, which includes metal cladding and metal roofs. The exterior walls of the buildings will be “fox grey” in colour, and the overhead doors will be white.

In the 2018 DP application, the applicant submitted a landscape plan (Figure 10), which features a three metre landscape buffer around the property to create screening for the neighbours. The existing trees and vegetation would remain and would be supplemented by an additional 10 Maple and 69 Cedar trees. On February 19, 2020, a post-development confirmation prepared by a landscape architect was submitted to confirm that these plants were implemented. In 2019, the applicant received a Development Variance Permit approval to increase the maximum height of the fence from 3.0 metres to 3.1 metres due to the need to place the fence on top of lock-blocks for site security and safety.

The guidelines direct that a Rainwater Management Plan, prepared by a professional engineer, be submitted that strives to protect water quality, and to maintain post-development peak flows to those of pre-development flow patterns and volumes. For the 2018 DP application, the applicant submitted a Rainwater Management Plan prepared by McElhanney Consulting Services Ltd. On November 27, 2020, a professional engineer confirmed that their 2018 report would still be applicable to this DP application.

Sincerely,

T. Trieu

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

/bc

Attachment: Appendix A – “Industrial Light (IL) zone”

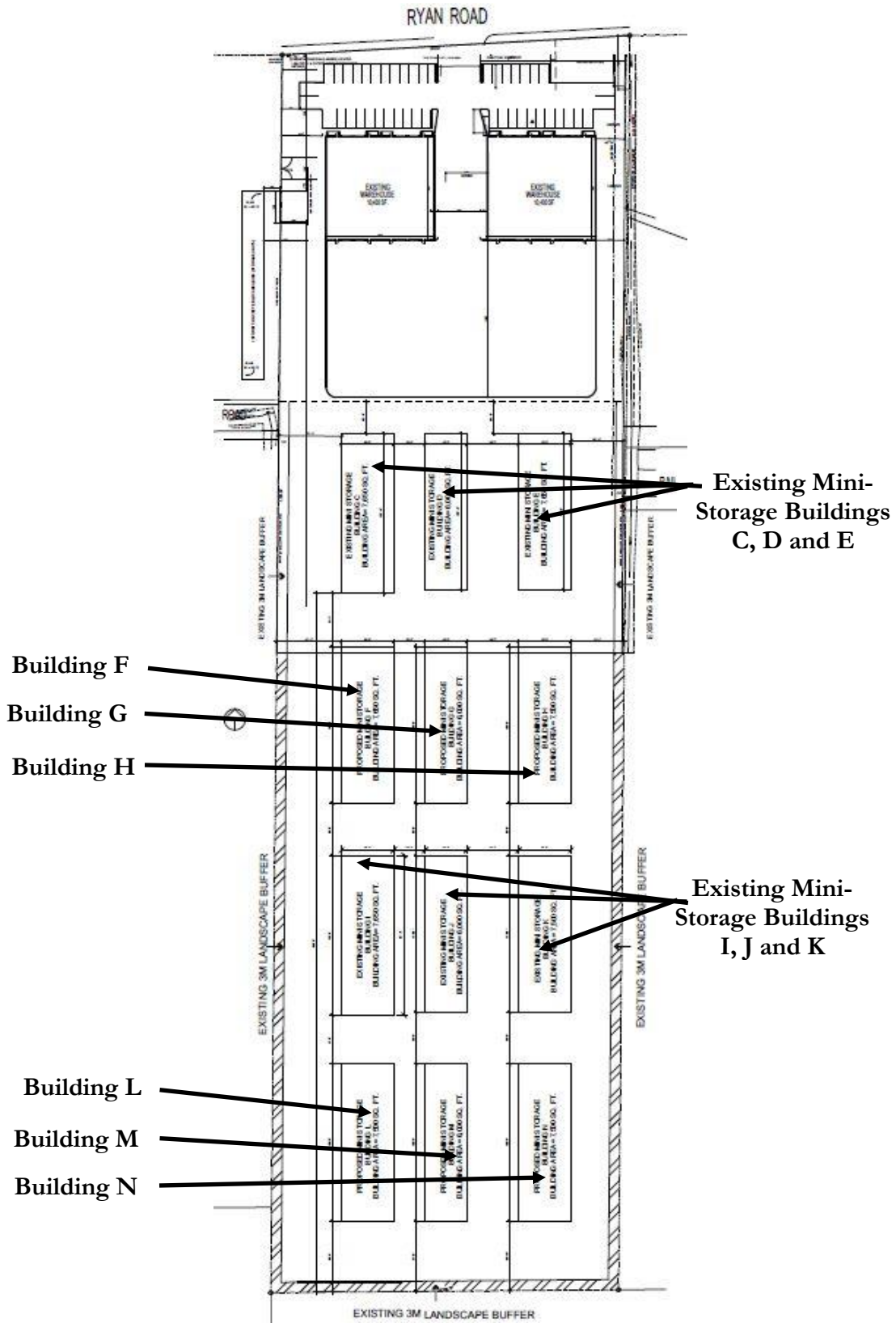


Figure 2: Site Plan

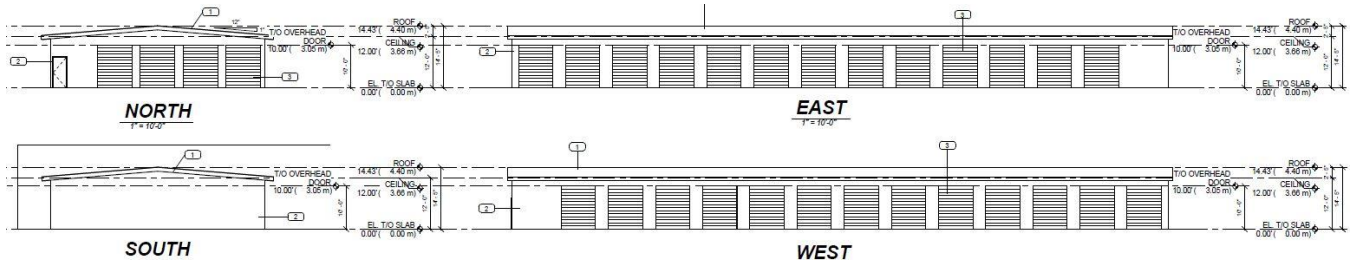


Figure 3: Building F Elevations

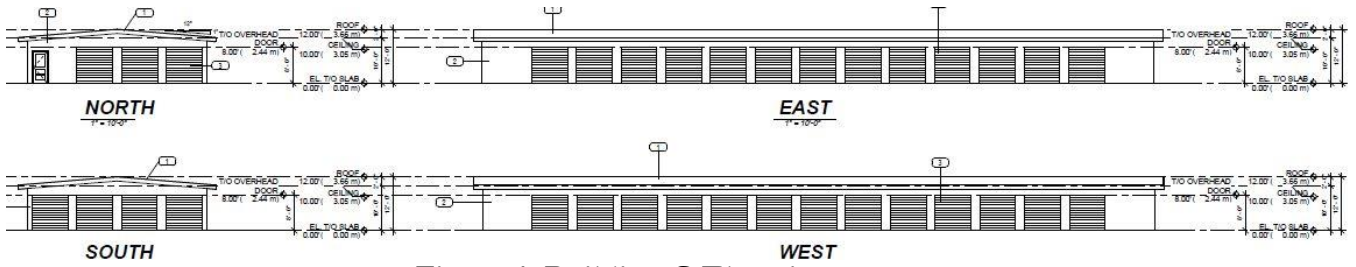


Figure 4: Building G Elevations

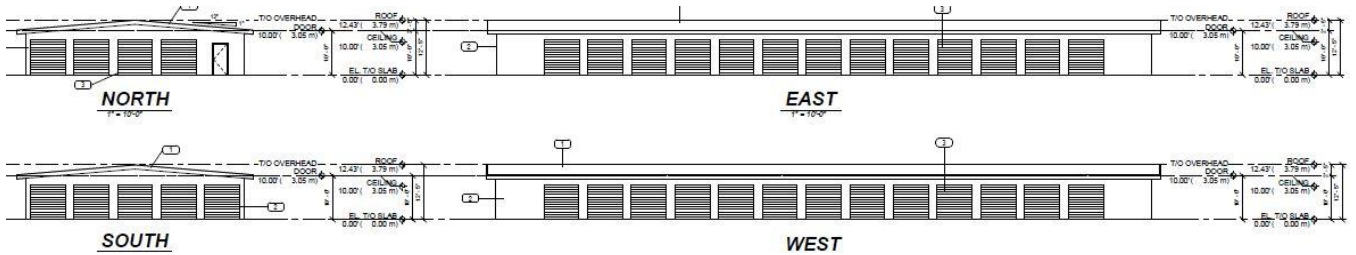


Figure 5: Building H Elevations

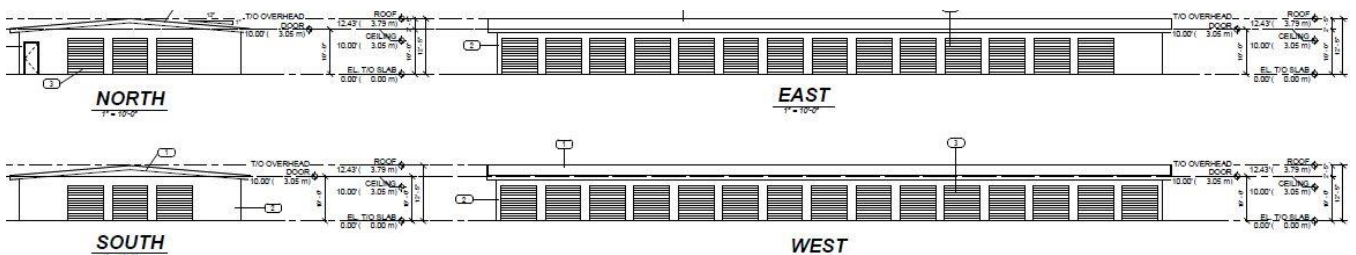


Figure 6: Building L Elevations

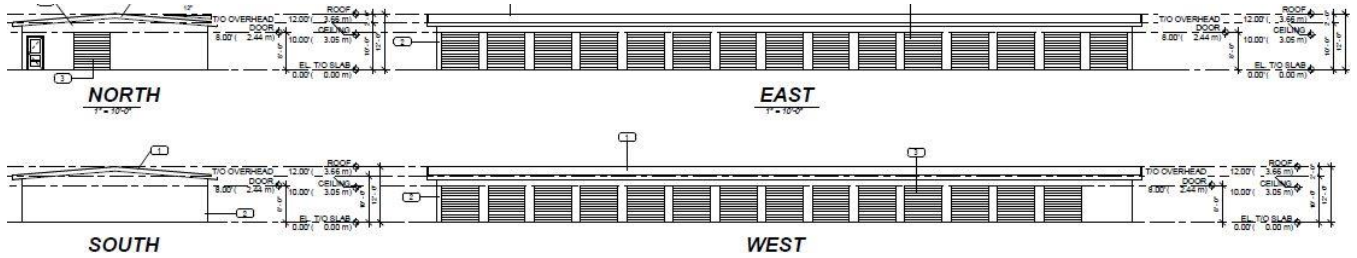


Figure 7: Building M Elevations

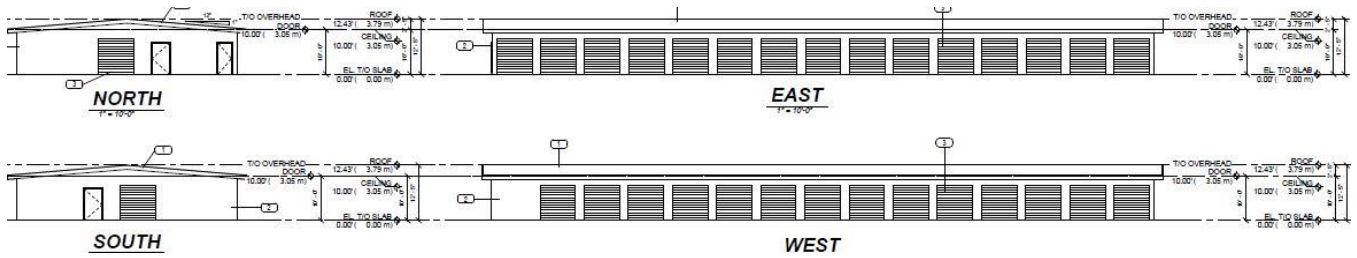


Figure 8: Building N Elevations



Figure 9: Form and Character of Existing Mini-Storage Buildings

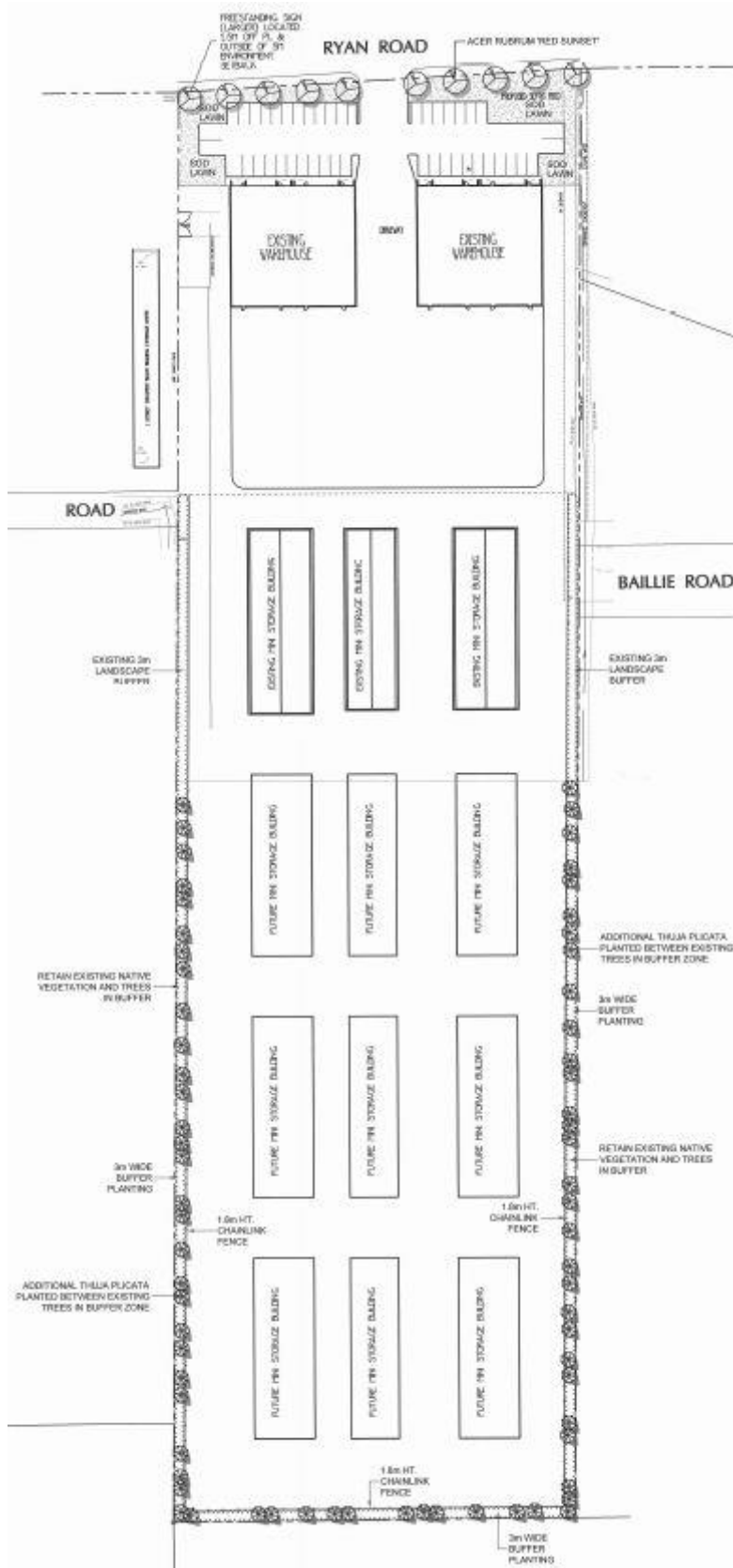


Figure 10: Landscape Plan

906**Industrial Light (IL)****1. Principal Use**

- i) **On any lot:**
 - a) Light industrial
 - b) Wood processing
 - c) General contractor services and storage yard
 - d) Retail and wholesale sales
 - e) Industrial equipment, sales and service
 - f) Automobile body shop
 - g) Plant nursery and greenhouse
 - h) Veterinary establishment
 - i) Water and beverage bottling only at the properties legally described as Lot A, District Lot 50, Newcastle District, Plan 49534 and That Part of Lot 2, District Lot 50, Newcastle District, Plan 9853 Lying To The West of Berray Road As Said
 - j) Mini-storage only at the properties legally described as Lot A, Block 29, Comox District, Plan 18686; Lot 1, District Lot 114, Comox District, Plan 2280; Lot B, Plan 13432, District Lot 103, Comox District and Lot 5, District Lot 249, Comox District, Plan VIP20040

2. Accessory Uses

- i) **On any lot:**
 - a) Residential use limited to one dwelling unit
 - b) Offices
 - c) Warehousing
 - d) Outdoor storage
 - e) Pet crematorium

3. Conditions of Use

- i) **All uses listed in Section (1), Principal Uses, shall be subject to the following conditions:**
 - a) No parking, loading or storage areas shall be located within 1.5 metres to any lot line.
 - b) All outdoor storage or supply yards shall be screened from any abutting property zoned under Part 700, Residential Zones, in accordance with Section 310.
 - c) Retail sale floor area shall not exceed 1,000 square metres on any lot.
 - d) Permitted F.A.R. = 0.5
For each 10 per cent increase in Open Space, above the 25 per cent required for the zone, to a maximum of 60 per cent, maximum F.A.R. is increased by 0.05.
 - e) A minimum of 25 per cent of the lot area shall be retained as open space.

- ii) All general contractors services and storage yard operations shall be subject to the following conditions:
- a) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 15.0 metres of any lot line abutting a lot zoned under Part 700, Residential Zones.
 - b) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 7.5 metres of any lot line abutting a lot under any other zone.
 - c) No parking or loading areas shall be located within 7.5 metres of any lot line and all such areas shall be incorporated within a landscaped area.
 - d) All storage yards, outdoor storage, or outdoor equipment maintenance and repair areas used in conjunction with a principal or accessory use must be screened from any abutting property zoned under Part 700, Residential Zones.
 - e) Screening details for storage yards, outdoor storage, or outdoor equipment maintenance and repair areas are as follows:
 - 1) Along any lot line, which immediately joins a highway, the lot shall be fully screened from view with an evergreen hedge not less than 2.4 metres in height and not less than 1.0 metre in width.
 - 2) The hedge shall be included within a fully landscaped area of not less than 7.5 metres in width along the inside of the lot lines, or as prescribed by the development permit. Landscaping shall be incorporated within all setback areas.
 - 3) Solid wood fencing or evergreen hedging, not less than 2.0 metres in height, shall be erected along portions of lot lines between all storage yards, outdoor storage or equipment maintenance areas and lots used for residential purposes. Solid fencing may be as high as 3.0 metres.
 - 4) All screening, including hedging and fencing shall be well maintained.
 - 5) If a property is adjacent to the Agricultural Land Reserve boundary, a fence and landscaped buffer area of at least 8.0 metres in width shall be provided along the inside of the lot line.

4. **Siting and Height of Buildings and Structures**

The maximum height of principal buildings is 10.0 metres and the maximum height of accessory buildings is 8.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal		7.5m	7.5m	7.5m	7.5m
Accessory	4.5m or less	7.5m	7.5m	7.5m	7.5m
Accessory	8.0m - 4.6m	7.5m	7.5m	7.5m	7.5m

5. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 50 per cent.

6. Subdivision Requirements

- i) The minimum permitted lot area for lands shown in the zoning bylaw layer at <http://imap2.comoxvalleyrd.ca/imapviewer/> is 4.0 hectares.

- ii) **Minimum Lot Area for All Other Lands:**

The minimum lot area permitted shall be:

- a) When connected to community water and sewer: 2,000 square metres
- b) When connected to either community water or sewer: 4,000 square metres
- c) When serviced by well and approved septic disposal: 1.0 hectare

End • IL