

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: January 29, 2018

Subject: Introduction of Development Permit for contractor's shop at 8168 Donaldson Drive

Recommendation: **THAT Council receives the report on the Development Permit application for a contractor's shop to be located at 8168 Donaldson Drive, legally described as Lot 8, Block 14, DL 520, SDYD, Plan 1339, and refers the decision on the Development Permit to the February 13, 2018 Regular Meeting of Council.**

Background

On December 18, 2017, staff received an application from Steve and Marianne Danshin for development of a contractor's shop and service yard at the northwest end of Donaldson Drive.

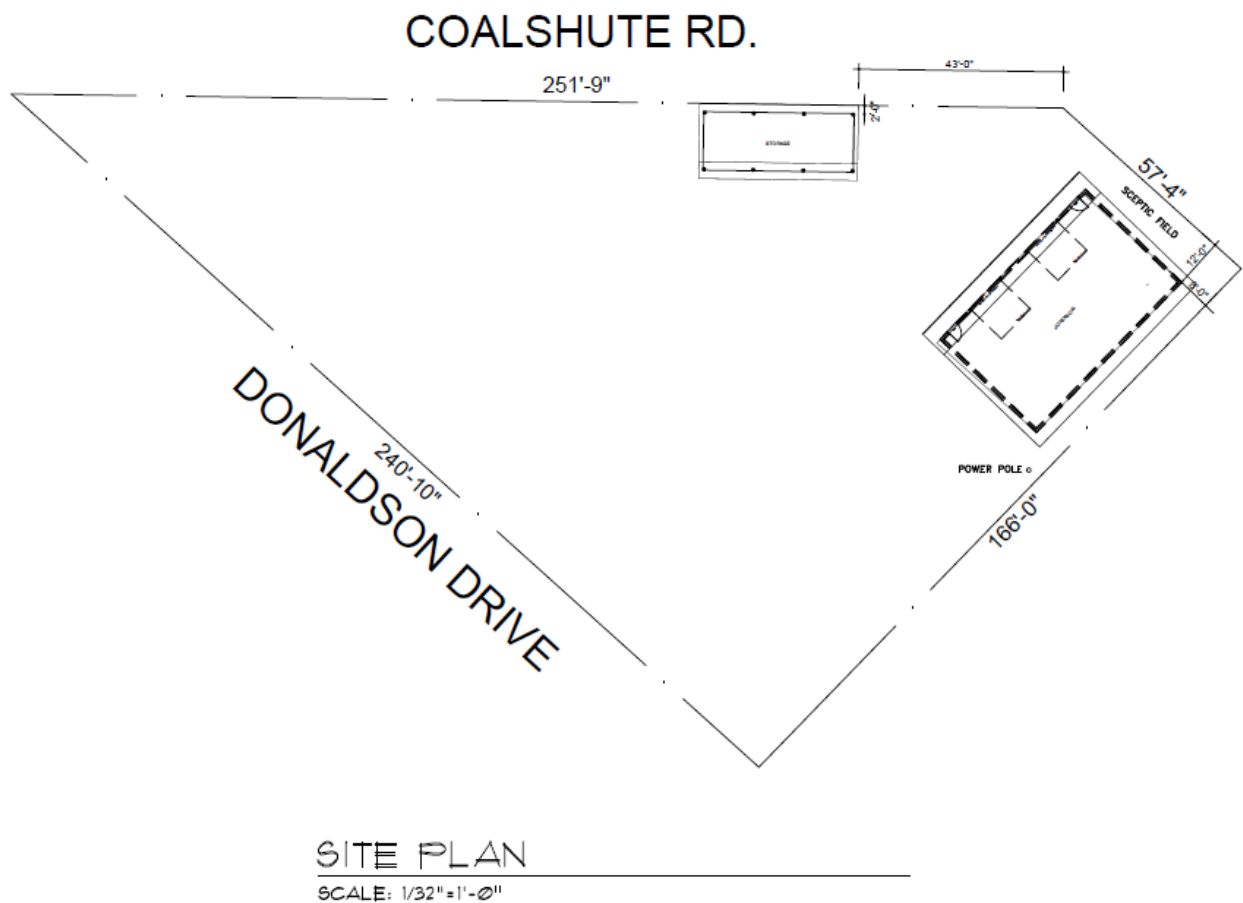
The subject property is a partially-developed 0.23 hectare wedge-shaped lot that currently has storage for equipment and construction supplies. There is ready access to water and electrical services. The proposed contractor's shop will be set back on the southeast property line 8' from the southeast line and 12' from the northeast property line, where a septic field will be placed.



The property is located in the General Industrial (I-2) Zone in Zoning Bylaw No. 1606 and is in the Light Industry Development Permit Area (LIDPA) Sustainable Community Plan Bylaw No. 1919.

The LIDPA aims to ensure development is sensitive to adjacent lands and environmental quality. Of relevance to this site is screening of storage areas with fencing and/or vegetation, landscaping along roadways, buffering from agricultural areas, and treatment of cladding and roofing that is aesthetically acceptable.

This application represents a fairly minor development that allows for more orderly management of an already active construction yard. Staff have reviewed the Zoning Bylaw and Development Permit guidelines and consider that the proposed use is compliant with the regulations. Staff have circulated the application package internally and to relevant regulatory referrals and will receive and include any comments prior to the report going to the February 13, 2018 Council meeting.



Benefits or Impacts

General

Development provides an improvement in industrial land, growth opportunities for existing businesses and corresponding tax base without requiring new infrastructure.

Strategic Impact

n/a

Policy/Legislation

Local Government Act; Official Community Plan; Zoning Bylaw

Attachments

Site overview map; development permit drawings; Official Community Plan & Zoning Bylaw excerpts

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Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	180129_RFD_DevEng_8168-Donaldson_DP.docx
Attachments:	<ul style="list-style-type: none">- 02 Property base map.pdf- 03 DanshinDonaldson1 Model.pdf- 06 I-2 Zoning Bylaw Excerpt.pdf- 07 Land Use Designations Light Industry.pdf- 08 Light Industry DPA SCP.pdf
Final Approval Date:	Jan 11, 2018

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Jan 11, 2018 - 3:09 PM

Diane Heinrich - Jan 11, 2018 - 3:23 PM