Municipality of North Cowichan Board of Variance AGENDA

Wednesday, February 5, 2020, 2:00 p.m. Municipal Hall - Maple Bay Meeting Room

			Pages
1.	CALL T	O ORDER	
2.	APPRO	VAL OF AGENDA	
	Recom That th amend	mendation: The Board of Variance approve the February 5, 2020 agenda as circulated [or as red].	
3.	ADOPT	TION OF MINUTES	2 - 4
	Recom That th	mendation: The Board of Variance adopt the minutes of the meeting held October 30, 2019.	
4.	BUSIN	ESS	
	4.1	Application to Accommodate a Generator at 9910 Esplanade Street	5 - 25
		Purpose: To provide the Board of Variance with information and analysis regarding an application to vary the rear yard setback and north side yard setback at the Steeples Housing Society, 9910 Esplanade Street ("the subject property") to accommodate a diesel generator for emergency power.	

5. NEW BUSINESS

6. ADJOURNMENT

Municipality of North Cowichan Board of Variance MINUTES

October 30, 2019, 2:00 p.m. Municipal Hall - Maple Bay Meeting Room

Members Present	Shannon Roome, Chair Don Bruneski Peter Ordynec
Members Absent	Daniel Robin David Wiebe
Staff Present	Nelda Richardson, Deputy Corporate Officer Alyssa Meiner, Deputy Corporate Officer Rob Conway, Director, Planning Larissa Barry Thibodeau, Planning Technician

1. CALL TO ORDER

There being a quorum present, the Chair called the Board of Variance meeting to order at 2:00 p.m.

2. APPROVAL OF AGENDA

It was moved and seconded: That the Board of Variance approve the October 30, 2019 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was moved and seconded: That the Board of Variance adopt the minutes of the meeting held June 26, 2019.

CARRIED

4. **BUSINESS**

4.1 Application to Accommodate a Stand-by Generator at 6130 Marsh Road

The Board heard from the applicant regarding his application to site a stand-by generator in the rear yard.

The applicant advised that he would be placing the generator on concrete, based on installation requirements and the generator is gas powered. The Board asked if the applicant had an alternate source of heat during a power outage, and the Board heard there is a natural gas furnace.

October 30, 2019 - Board of Variance Minutes

The Board asked the applicant to explain how this application differs from his previous application and heard the current application is for the rear rather than the front yard and there are difficulties siting the generator to the zoning regulations in the rear yard.

The Board received a presentation from the Planning Technician outlining the requested variances to the setback requirements of the Zoning Bylaw. Staff noted that the intent for the setback is to mitigate noise and fumes. Staff also noted that heat pumps operate continuously and the generator would only operate during power outages.

The Board reviewed the overall lot width and the items in the rear yard and heard from the Director of Planning and Building that no objections to the proposed variance were received.

The Board gave the following reasons for their decision:

Member Bruneski stated his biggest concern is noise and fumes. This does not appear to be a factor based on Staff's comments with regard to the decibels being less than a heat pump.

Member Ordynec stated that 66 decibels is not bad, the generator will not operate often like a heat pump does.

The Board asked if they would we be setting a precedence by approving the application and heard from the Director of Planning and Building that with a Board of Variance there is no setting of precedence as each appeal must be considered on its own merit.

A question was asked if a small shed was constructed around the generator, would it then be considered as a structure. The Director of Planning and Building indicated there is a bit of greyness around what a structure is in the Zoning Bylaw. The Zoning Bylaw speaks directly to generators and they create noise unlike a garden shed.

Member Bruneski stated he has no objections to siting the generator in the rear yard location requested by the applicant.

The Board reviewed the test in Section 542 of the *Local Government Act* to determine if there is a minor variance and undue hardship.

Member Bruneski stated that stand by generators are fairly common in North America. The generator would have to be sited on the back deck to meet the Zoning Bylaw requirements. We should not be so niggly to deny someone to do something with their property when it's reasonable.

Member Ordynec stated that a generator gives you a piece of mind and the request is not unreasonable and the decision comes down to interpretation of hardship.

The Chair asked if there were any other questions. The Information Management Officer read out the Motion.

It was moved and seconded:

That the Board approve the application to reduce the rear yard setback to 1.52 m and reduce the south side yard setback to 3.96 m at 6130 Marsh Road, instead of 4.5 m as required by section 35 (3) of "Zoning Bylaw No. 2950, 1997", in order to accommodate a stand-by generator.

CARRIED

5. NEW BUSINESS

None.

6. ADJOURNMENT

The Board of Variance meeting ended at 2:41 p.m.

Signed by Chair

Certified by Recording Secretary

Report



Date	January 14, 2020	File: BOV00004 Folio: 15148-20
То	Board of Variance	
From	Anthony Price, Planning Technician	
Subject	Application to Accommodate a Generator at 9910 Esplanade Str Society	eet – Steeples Housing

Purpose

The purpose of this report is to provide the Board of Variance with information and analysis regarding an application to vary the rear yard setback and north side yard setback at the Steeples Housing Society, 9910 Esplanade Street ("the subject property") to accommodate a diesel generator for emergency power.

Background

Address: 9910 Esplanade Street Zone: Private Institutional (PI) (ATTACHMENT 11) Property Area: 0.25 Ha (0.62 Acres) Agricultural Land Reserve: No

Land Use Context

North: Single Family Dwelling (Residential Multi-Family Zone, R8) South: Single Family Dwelling (Residential Multi-Family Zone, R8) East: Chemainus Health Care Centre (Public Use Zone, PU) West: Single Family Dwelling (Residential One and Two Family Zone, R3)

Proposal

To vary Section 35 (3) of Zoning Bylaw 2950 by reducing the required rear yard setback to 0 m instead of 4.5 m, and reducing the required side yard setback to 1.5 m instead of 4.5 m at 9910 Esplanade Street, in order to accommodate a diesel generator for emergency power. (ATTACHMENT 4).

Discussion

<u>Zoning</u>

Section 35 (3) of Zoning Bylaw 2950 regulates the placement of generators at 4.5 m from any property line. The intent of the bylaw is to reduce potential noise and fume impacts created by generators (ATTACHMENT 10).

Analysis

The stated rationale from the applicant is that the subject property requires a generator in order to supply 48-hour emergency power to the entire site (Steeples Care Facility) in the event of an extended power outage. The generator will allow the continued operation of essential services including, elevator, alarm systems, emergency systems and kitchen area (ATTACHMENT 4). Additionally, the subject property has entered into a reciprocal agreement with the Chemainus Health Care Centre Hospital, to provide assistance in the event of extended periods of loss of power. As such, the proposed emergency generator is required to maintain operations for both the subject property and Chemainus Health Care Centre. Financial assistance has been provided through the BC government for the purposes of purchasing and installing the proposed emergency generator (ATTACHMENT 8).

The proposed generator with enclosure has a normal operating sound of 72 Decibels measured from 7 metres (ATTACHMENT 6), which is comparable to other domestic noises (ATTACHMENT 9). The proposed location of the generator is approximately 10 metres from the nearest neighbour's house separated by a fence (ATTACHMENT 2 and 7).

The proposed generator location also provides protection from noxious fumes from the generators exhaust. The closest habitable area window is more than 6 metres away. All ventilation intakes and exhausts are located on the roof of the subject property, alleviating potential risks (ATTACHMENT 8).

The subject property backs onto Croft Street. The proposed generator fueling procedure will utilize Croft Street for access. Fueling is expected to be required on a bi-monthly basis (ATTACHMENT 8).

The generator is not easily sited in compliance with Section 35 (3) of Zoning Bylaw 2950. The original building received variances for the parking as well as the rear and front yard setbacks, sited at 3.1 metres from the rear property line and 3 metres from the front yard property line (ATTACHMENT 5 and 7). A recently constructed addition to the southern portion of the subject property received approval from Council through a Development Variance Permit, requiring a side and front yard setback relaxation. The new addition occupies the remainder of the vacant land. The alternative is to locate the generator in the parking area, resulting in the loss of a parking stall, intensive trenching and damage to sidewalks, landscaping, and patios in order to reach the electrical room (ATTACHMENT 8).

Communications and Engagement

Pursuant to Board of Variance Bylaw No. 3727, notification letters have been sent to the applicant, as well as to owners and occupants adjoining the subject property. Any responses will be presented at the January 27, 2020 Board of Variance hearing. The notice of hearing includes the subject matter of the application, the date, time and place where the application will be heard, and applicable North Cowichan staff contact information. The application to the Board is available for public inspection at Municipal Hall during regular business hours.

Example Motions

- 1) That the Board approve application BOV00004 to vary Section 35 (3) of Zoning Bylaw No. 2950, reducing the required rear yard setback to 0 m instead of 4.5 m, and reducing the required side yard setback to 1.5 m instead of 4.5 m at 9910 Esplanade Street, in order to accommodate a diesel generator for emergency power.
- 2) That the Board deny application BOV00004 to vary Section 35 (3) of Zoning Bylaw No. 2950, by reducing the required rear yard setback to 0 m instead of 4.5 m, and reducing the required side yard setback to 1.5 m instead of 4.5 m at 9910 Esplanade Street, in order to accommodate a diesel generator for emergency power.

Attachments (11)

Attachment 1 - Zoning Map Attachment 2 - Orthophoto Attachment 3 - Location Map Attachment 4 - Statement of Hardship Attachment 5 - Site Plan Attachment 6 - Generator and Enclosure Specifications Attachment 7 - Applicant Site Photo Attachment 8 - Applicant Supplemental Information Attachment 9 - Decibel Range Scale Attachment 10 - Section 35 (3) Bylaw Attachment 11 - Private Institutional Zone (PI)

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3





November 8, 2019

Municipality of North Cowichan Planning & Sustainability 7030 Trans-Canada Highway, P.O. Box 278, Duncan, BC, V9L 3X4

<u>Re: The Steeples</u> <u>Development Variance – Generator Installation</u>

Please accept the attached documents submitted by Kevin Lamont Project Facilitator Ltd as agent for the Steeples Housing Society, Inc. No. S-0049317 for a new generator that will service the existing multistorey and new single storey, residential, assisted living buildings on the site located at 9910 Esplanade Street.

Project Details

- As "The Steeples" is an assisted living complex with clients that have varying degrees of mobility issues, the new generator is required to:
 - Supply 48-hour emergency power to the entire site in case of an extended power outage in the area.
 - Operate all essential services including, elevator, alarm systems, emergency systems, and kitchen area.

Variance Rationale

- The site is extremely tight and leaves very few options for generator location.
 - To illustrate that point, "The Steeples" original multi-storey building and new single storey building were granted a variance to side and rear yards at time of construction.
- The options as we see it are:
 - Front of building in parking area.
 - Electrical room is on opposite side and corner of the site (extreme costs due to distance and cutting of pavement, walks, and disruption of landscaping)
 - Unable to screen it enough from Esplanade Road and the Hospital across the street
 - Would require a reduction in parking stalls (already tight)
 - o Northwest Corner of the site
 - Electrical room is close with no disruption to existing amenities
 - Access to Croft Street for servicing and fuel deliveries is close
 - Location on drawing was chosen as the site grading is beneficial to locating the 12' x 4' generator on level ground (south of this location along the Croft Street road allowance drops off dramatically from building level)
- Generator will have sound attenuating enclosure to ensure the quietest operation possible

Included Documents

- Development -- Board of Variance Permit Application
- Title Search
- Drawings
 - A101 Site Plan & Project Data
 - Generator specifications

Yours truly,

6

Kevin Lamont Project Facilitator Ltd







MG 00-80-01 0100/8/6

14

CROFT STREET





16' - 5" (5.0 m)

INDUSTRIAL Diesel Generator

Model: HFW 130 T6U

IVECO UL 2200 Series

Specification & Application Data



your partner for power

Generator depicted with sound attenuated option, some accessories for display only.

60Hz Power Ratings kW (kVA)

	Phase	PF.	Standby		Prime *	
Voltage VAL			kW	kVA	kW	kVA
120/240	1	N/A	N/A	N/A	N/A	N/A
120/208	3	0.8	130	163	117	143
120/240 Delta	3	0.8	130	163	117	143
277/480	3	0.8	130	163	117	143
347/600 **	3	0.8	132	165	120	151

Rating Definitions: (N/A = Not available for model designated)

Standby - All Industrial Sets are Standby Rated, applicable for a varying emergency load for the duration of a utility power outage with no overload capability. Alternator winding temperature rise is 120°C.

Prime - Prime rating is applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

** 600 Volt configuration not available as UL2200 certified generator set.

Overview of the HIPOWER® IVECO series of Industrial Generator Sets:

HIPOWER[®] Industrial generators are factory-built in facilities that utilize the latest technology in sheet metal fabrication, mechanical and electrical component assembly, production and testing.

Each model is the result of computer aided design and modeling backed up by exhaustive prototype-testing. Our development technology results in a unique range of inovative designs for highly reliable generator sets backed-up by a limited warranty covering all components.

Standard Configuration of Industrial Sets:

- IVECO Diesel Engine: Long-life, heavy-duty, 4-cycle, direct injection engine from a world renown manufacturer for economy of operation and maximum reliability and durability. Capable of full rated load acceptance in one step.
- Cooling: Radiator with belt driven pusher fan.
- Filtration: Heavy duty replaceable element air-cleaner
- Alternator: Single bearing, 4-pole, rotating field, self-excited, self-ventilated, 12-wire re-connectable, 60Hz brushless alternator with Class H insulation. Automatic voltage regulator (AVR) providing close voltage regulation.
- Certification: Generator set is UL2200 certified and meets ISO 8528-5.
- Arrangement: Open skid with engine and alternator units closed coupled together and with resilent anti-vibration isolators mounted between the assembly and a heavy-duty steel base. The sturdy base frame has openings allowing for winching, slinging and lifting.
- Auto Start Control Panel: Digital auto-start microprocessor based control panel with remote start capability.
- Starting System: 12 volt starter motor, battery cables, battery and belt driven charging alternator.

Standard Features of Industrial Sets:

- HIPOWER[®] is a single source for all the generator system
- Generators are produced in a facility dedicated to generator set manufacture
- The generator set can accept rated load in one step
- 2 years or 1000 hours limited warranty given as standard. Extended warranties offered as options to the standard
- Base set meets NFPA 110, Level 1, when accessorized with the required equipment and installed per NFPA standards
- Test certificates available for the fully factory tested industrial generator sets

- HIPOWER[®] generator sets are designed to fit a full range of options for complying with many diverse applications
- Full range of safety features to ensure full protection of the generator system. (See back-page for details).





Application & Specification Data

Industrial Generator Set Specification:

UIDOWED & Eur

INDUSTRIAL Diesel Generator Model: HFW 130 T6U IVECO Series

Governor regulation class	ISO 8528 Part 1 Class G3				
Voltage regulation, no load to full load	+/- 1%				
Frequency regulation	Ischronous				
Radio frequency emissions compliance	Meets requirements of most industrial and commercial applications				
skVA@30% voltage dip (480 volts)	640				
Main Line Circuit breaker – amps capacity	600A (208V) - 400A (240V) - 250A (480V) - 150A (600V)				
Engine Specification:					
Manufacturer	FPT lveco				
Model	NEF67TM1X				
EPA certified	Tier 3				
Crankshaft speed	1,800 rpm				
Туре	Diesel, 4-stroke				
Injection	Direct				
Aspiration	Turbocharged, aftercooled				
Number of Cylinders	6				
Cylinder arrangement	In-line				
Displacement CID (liters)	409 (6.7)				
Bore and Stroke inches (mm)	4.1x5.2 (104 X 132)				
Nominal power	188.45				
Cooling	Liquid				
Governor	Mechanical				
Starting motor & alternator	12 volt				
Compression ratio	17.5:1				
Air cleaner type	Medium duty - double cartridge				
Exhaust gas flow lb/sec (Kg/sec)	0.462 (0.21)				
Max. Exhaust temp at full load degrees °F (°C)	910 (488)				
Max. permissible back pressure - ins H ₂ O (kPA)	5				
Cooling System:					
Engine cooling air flow - cu. ft./second (cu. m/second)	354.07 (10.03)				
Alternator cooling flow - cu. ft./second (cu. m/second)	21.78 (0.617)				
Total cooling air flow (engine + alternator + combustion)	*				
Total cooling capacity - US gallons (liters)	10.69 (40.5)				
Lubrication system:					
Oil pan capacity - US gallons (liters)	3.77 (14.3)				
Oil pan capacity with filter - US gallons (liters)	4.56 (17.3)				
Oil cooler	Liquid				
Recommended lubricating oil grade	ACEA E3-E5				
Oil consumption at full load	<0.1% of fuel consumption				
Oil pressure – psi (kPA)	46 (320)				
Engine Electrical System:					
Starting motor voltage	12 volt				
Battery capacity	92 amps				
Cold Cranking Amps - minimum	640 amps				
Alternator Charger	14V - 90 Amps				

Fuel System:

Recommended fuel	# 2 - ULSD			
Fuel supply line, min. ID mm(in.)				
Fuel return line,min. ID, mm (in.)				
Max. lift, fuel pump, type, m (ft)	Engine-Driven, 1.8 (6.0)			
Fuel filter	Secondary 8 Microns @ 98% Efficiency			
Fuel consumption:	Standby Power Rating	Prime Power Rating		
100% load – US gallons/hour	8.8	7.92		

0.0	7.52	
7.74	5.94	
5.28	4.47	
3.7	3.34	
	7.74 5.28 3.7	

Alternator Specification:

Manufacturer	Stamford			
Modei	UCI 274 G - UCI 274 D (for 347/600V)			
Voltages	120/208V - 277/480V - 347/600 (Special WDG.)			
Alternator Type	Four pole, rotating field			
Excitation System	Brushless self-exited with AVR			
Power factor	0.8			
Number of leads	12 leads, reconnectable			
Stator Pitch	2/3			
Insulation	Class H			
Windings – Temperature Rise	150° C			
Enclosure (IEC-34-S)	IP21			
Bearing	Single, sealed			
Coupling	Flexible disc			
Amortisseur windings	Full			
Voltage regulation – no load to full load with AVR	± 1%			
TIF	<50			
Line harmonics	5% maximum			

Standard Features: (see back-page for control panel details)

Radiator with pusher fan	Standard fuel filter			
 Medium - duty, two-stage dry element 	 All rotating components (i.e. fan) protected with metal guards 			
 Heavy-duty engine start batteries in rack with cables 	 All hot components (i.e. exhaust) protected with metal guards 			
Emergency stop switch	 Ground connection prepared for ground spike (not supplied) 			
Control Panel DSE 7310 (See over for details)	Main line ABB UL listed circuit breaker for overload protection			
Oil drain extension	Operation and installation literature			
 Steel base for mounting on fuel tank and/or concrete surface 	CSA / UL certified			

Available Options:

Sound attenuated canopy with rock-wool insulation, silencer, round attenuated canopy with rock-wool insulation, silencer, round silencer.	nded corners for rig	idity and weather p	rotection & stainless steel fixtures	
Electric actuator & louvers for air intake and exhaust (for above)	□ Alternator anti-condensation heaters			
Residential silencer -35dBA (for open skid only)	Murphy oil make-up tank 2 or 4 gallon			
Fuel Tank Options:	🗆 24-hr UL142	🗆 48-hr UL142		
Remote annunicator	□ Static battery charger 6A or 10A UL			
Engine block heater	Control panel heater			
□ Radiator/Duct Mounted Load Bank - 30% of generator power	Battery blanket			
Auto Transfer Switch (ATS) Options:	Open transitio	n ATS	Closed transition ATS	
	Delayed transition ATS		Service entrance ATS	

Generator Digital Control Panel - for manual, automatic and remote control

HIPOWER DSE 7310 Control Panel: HIPOWER's auto-start control panel DSE 7310 is supplied by Deep Sea Electronics with a manual or auto start selection switch with push button reset. Displays with indication of: phase to neutral voltage, voltage between phases, current (amps) per phase, frequency, power factor, kW and kVA outputs, fuel level, engine speed, hours run, battery voltage and battery charge voltage.

Engine and generator alarms for: battery charge failure, emergency stop activated, over-speed, underspeed, low oil pressure, high coolant temperature, low coolant level, low fuel level, overload, unbalanced voltage, over and under voltage, over frequency, short circuit, inverse power and incorrect phase sequence. All protections are programmable to: Warning alarm without engine shutdown or alarm with engine



shutdown, with or without cooling period. Warning alarms for: low fuel level, battery voltage failure and battery charging alternator failure

Alternator alarms included: Overload, unbalanced voltage, over voltage, under voltage, over frequency, under frequency, short circuit, reverse power, and incorrect phase sequence.



Pictures of Control Panel RH and Distribution Panel LH may include optional equipment and/or accessories

Model HFW 130 T6U Enclosed Set

key dimensions and sound levels



Generator Data * Fuel Tank Data (base option) Configuration **Run Time Hours** Capacity (Gals) L = Length W = Width H = Height Weight lbs dBA 72 141.3" 43.3" 65" (70.7") 4917 Enclosed Set (as diagram) TBA TBA TBA TBA 108.3" 31.1" 60.2" 3290 TBA Open Set (not shown)

* All measurements are approximate and for estimation purposes only. Weights are without fuel tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

Electrical

Generating

Show of the second and the start of the star

Systems

Codes and Standards Compliances used where applicable



Renting. So smart, so easy

your partner for power ™

© 2018 HIPOWER® Systems Inc. All rights reserved.

HIPOWER[®] is a registered trademarks of Himoinsa Power Systems, Inc.. HIMOINSA[®] is a registered trademark of Himoinsa SL. Other company, product, or services names may be trademarks or service mark of others. Specifications are subject to change without notice.

SAE J1349 BS5514 IEE C62.41 TESTING JOUR partner for power 19

NFPA 99 NFPA 110 ISO 8528-5 ISO 1708A.5 ISO 3046

NEMA ICS 1

Ref# 666-100345-June 201

DIN6271

Model DSE 7310



KEVIN LAMONT PROJECT FACILITATOR LTD. 3946 Knudsen Road Ladysmith, B.C., V9G 1Z4 Phone: (250) 416-9050 E-Mail: facsup@shaw.ca



DECENVI DEC 18 2019

December 17, 2019

Attention: Anthony Price, Development Planner Municipality of North Cowichan Planning & Sustainability 7030 Trans-Canada Highway, P.O. Box 278, Duncan, BC, V9L 3X4

<u>Re: The Steeples – Application No. B0V00004 - File No. 15148-020</u> Development Variance – Generator Installation (Supplemental Information)

As per your "Application Review Summary for Board of Variance Application" dated December 2, 2019, please accept the supplemental information and attached documents submitted by Kevin Lamont Project Facilitator Ltd as agent for the Steeples Housing Society, Inc. No. S-0049317. The following list identifies the Municipality of North Cowichan's information request with a response to the request in the next bullet:

- Please provide the following Covenants from the State of Title FA10883 and FA10884.
 - Attached document labeled "Item #1" outlines the covenants above.
 - Our lawyer has indicated that FA10884 is included in this document although the full file number is not listed.
 - \circ Section 3 on the first page shows that there are 3 covenants.
- Updated "DWG Generator Specification Plan" see attached document; please add metric measurements for ease of presenting to the board.
 - Attached documents labeled "Item #2 A & B" have been updated to include metric dimensions and labels.
- Please submit a decibel range chart or scale, this will be used to represent sounds levels of comparable noises. The proposed sound attenuating enclosure brings the generator to 72dBA, this needs to be visually compared to allow the board to make an informed decision.
 - Attached document labeled "Item #3" shows that our proposed generator falls between the noise level of a vacuum cleaner and someone shouting.
- Exhaust management plan, generators are known to produce noxious fumes that can put the residence at risk. Please provides the following as part of your Installation and exhaust management plan; the direction of exhaust outtake, measures to be taken to prevent exhaust from entering the building, as well as any additional protective measures. Things to consider include the location of nearby windows, and the facilities ventilation in and outtakes.
 - The exhaust from the generator will be located at the end farthest away from the building.
 - The closest living area window is greater than 6m (20ft) from the generator exhaust and the closest bedroom window is greater than 10m (33ft).
 - There are no ventilation intakes/outputs for the building systems near this corner of the building. They are all located on the roof.

THE STEEPLES GENERATOR INSTALLATION

- Fueling procedure; accessing the generator through Croft Street to the rear of the property. Please outline how this will be done, and any measures to be taken to simplify this process.
 - Access to the generator is clear of debris and trees from Croft street, across the road right of way and up to the generator. We propose adding a crushed gravel walk if amenable to North Cowichan's Engineering Department.
 - The delivery will be by way of the same trucks that supply local residences and will only take place every few months in non-emergency use.
- Lastly, I would like to reiterate that the Board has the authority to grant variances in situations where compliance with the zoning bylaw would cause the applicant undue hardship. Generally, hardship is not based on any monetary difficulties, but site-specific characteristics that make adherence to the zoning bylaw extremely difficult. Any additional information to exemplify this would be most beneficial to your application.
 - Based on the zoning bylaw, no generators shall be placed withing 4.5m (14.76ft) from any property line.
 - The existing and new buildings have been constructed within the stated zoning setbacks by way of approved variances down to 2.7 m (9ft). Therefore, locating the generator in any side yard or the rear yard would result in not meeting the zoning requirements.
 - The only other location that would meet zoning requirements would be the front of the building. This would result in:
 - Loss of at least one parking stall.
 - Extensive trenching and damage to parking areas, sidewalks, and patios in order to reach the electrical room that is adjacent to the currently proposed generator location.
 - The Steeples Society has entered into a reciprocal agreement with the Chemainus Health Care Centre to provide post disaster relief in the event of extended periods of loss of power. As such, the proposed generator is required to maintain operation in case of emergency for our clients as well as the clients of the Health Centre.
- To emphasize the need for this generator, the BC Government has provided funding to support purchase and installation. Unfortunately, this funding runs out in February.

I trust the above information provides adequate additional information to enable you to approve our much need generator. Please contact Kevin Lamont with any further questions.

Yours truly,

Kevin Lamont Project Facilitator Ltd



- (f) the creation of on-street traffic or parking congestion,
- (g) pressure spray-painting, or
- (h) welding. [BL3323]
- **31** Home-based businesses which discharge or emit the following will not be permitted:
 - (1) odorous, toxic, or noxious vapours and/or matters;
 - (2) heat, glare, electrical interference, or radiation; and/or
 - (3) recurring ground vibration.
- **32** The "Automobile Repair" facet of home-based business shall not:
 - (1) involve bodywork;
 - (2) involve repair to any type of motor vehicle other than private passenger motor vehicles; or
 - (3) be conducted on a lot less than 4,000 m² (0.988 acres) in area.
- **32.1** Any home-based business or retail store that is an adult novelty business or drug paraphernalia business must not be located within 1 km of a school. [BL3323]

Projections into Required Yards/Setbacks

- **33** (1) All required setback areas must be kept free of buildings and structures, excluding permitted projections.
 - (2) Where a principal or accessory building, or any portion thereof, is situated wholly below ground, no setbacks are required in the yards, side, or the yard, rear, to that building or portion of that building situated wholly below ground.
- **34** A swimming pool shall not be located within 1.5 m (4.92') of any lot line.
- **35** (1) The following may project not more than 0.6 m (1.97') into a required yard:
 - (a) a step;
 - (b) an eave;
 - (c) an awning;
 - (d) a canopy;
 - (e) an open, cantilevered balcony without a roof;
 - (f) a porch;
 - (g) a chimney;
 - (h) a cornice;
 - (i) a gutter;
 - (j) a pilaster;
 - (k) a sill; and
 - (I) a bay window without any habitable floor area. [BL3457]
 - (2) Despite the previous subsection, a step, canopy, or cantilevered balcony may project not more than 1.2 m (3.93') into a required front or rear yard of an apartment or townhouse.
 - (3) Despite the previous two subsections, land within 4.5 m (14.76') from a property line must not be used for the placement of a generator, a heat pump or an air conditioner. [BL3754, BL3764]
 - (4) For certainty, a projection designed to accommodate furniture (e.g. a dining room hutch) must meet every yard requirement.

Permitted Uses

- 78 (1) The permitted uses for the PI zone are as follows: Accessory Dwelling Unit Church Church Camp Club Community Hall Congregate Housing
 - Health Service Independent School Mobile Food Service Personal Care Use (BL3160, BL3302; BL3657)

Maximum Lot Coverage

(2) The maximum permitted lot coverage for the PI zone is 30% of the lot area.

Minimum Setbacks

- (3) The minimum permitted setbacks for the PI zone are as follows:
 - (a) Principal Buildings Yard, Front, 8.0 m (26.25') Yard, Side, 5.0 m (16.4') Yard, Rear, 5.0 m (16.4')
 (b) Accessory Buildings Yard, Front, 5.0 m (16.4')
 - Yard, Side, 1.0 m (3.28') Yard, Rear, 1.5 m (4.92')

Maximum Building Height

- (4) The maximum permitted building heights for the PI zone are as follows:
 - (a) Principal Building, 12.0 m (39.37')
 - (b) Accessory Building, 5.0 m (16.4') [BL3038]

Conditions of Use

(5) For Congregate Housing use, the provisions for apartment use established in the R7 or R8 zones shall apply. [BL3302]