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February 1, 2016

To whom it may concern,

Board of Variance Application for relaxation of setback bylaw

Preliminary Plan Approval Application PPA #15-00308

We are applying for a variance to install the proposed dust extractor within the side yard setbacks.

As a small scale clarinet manufacturer making wooden instruments, we currently have smaller dust collection units at various work stations, something which has been sufficient to date, however we have now been asked by WorkSafeBC to install a complete factory wide unit with better collection capabilities citing that the current collection units at the various stations are inadequate. This inadequacy is due to WorkSafeBC's new 'wood dust initiative'. As an employer of 27 employees, we are responsible under the Workers Compensation Act and the Occupational Health and Safety Regulation to establish and maintain a healthy and safe workplace, including the safe management of combustible dust.

Because of fire regulations relating to a potentially combustible unit posing a danger to employees if this unit were placed inside the working space, it is not an option to install the proposed unit inside the building, leaving us to only install this outside.

The options regarding exterior locations are limited. To the north, the building is on the property line. Placing this equipment in the front yard is not desirable to anyone. The rear of the building (east) is only ten feet from the property line, an area that is too narrow and inaccessible for removal and maintenance vehicles. This leaves the south side, with its twenty foot setback as the only viable location for the dust extractor.

In addition, the concrete slab where it would potentially be installed already exists, so there would be no further need to take away from green space. The overhead bay door at that location would also allow for proper maintenance and cleanup of the wood dust collected.



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To summarize, we request that there be a relaxation of the bylaws to allow for the installation of the dust collector which we are required to comply with as a safety issue, and the only viable solution is to install it in the south side yard.

Sincerely,

Esther Keller,
Projects Manager