



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: See Distribution List
FROM: Joe Erceg
Manager, Development Applications

To Council - Sept. 11, 2000
DATE: September 7, 2000
FILE: AG 00-086824

**RE: Richberry Farms Ltd. Agricultural Land Reserve Appeal Application
Exclusion at 20471, 20491, 20511, 20531, 20551, 20571 and
20591 Westminster Highway**

As requested by the Chair of the Planning Committee on September 6, 2000, this memo is to inform the Mayor and Council of the following with regard to the above-noted application:

1. Conversations with two staff members of the Land Reserve Commission have confirmed that one single family dwelling would be permitted on each of the seven lots proposed for exclusion from the Agricultural Land Reserve (ALR) by Richberry Farms Ltd.

However, as noted in the attached letter from Khevin Development Services Ltd. dated September 6, 2000 "there will absolutely not be any type of residential development whatsoever".

The existing Agricultural District (AG1) zoning would also permit one-family dwelling on each of these seven lots.

2. Notwithstanding the attached list of proposed zones for the properties should they be excluded from the ALR, the applicants made it very clear at the Planning Committee meeting that they would not want to locate another "public educational institution" (i.e. school) in this area.

The intent of proposing the School & Public Use District (SPU) was to accommodate the possible need for a new firehall in East Richmond in the future.

Staff and the applicant would work on the proposed range of industrial uses that could be permitted at this location should the properties be excluded from the ALR as part of the rezoning and Official Community Plan (OCP) amendment process.

3. The history of the zoning and applications in this area is noted in Attachments 2 and 3 to the Staff Report.

As indicated by the General Manager of the Urban Development Division at the Planning Committee Meeting, it would appear that the focus of the previous golf driving range application to the north was to resolve the spraying issues arising from the Ministry of Environment's (MOE's) regulations with regard to schools (i.e. Choice Learning Centre).

Therefore, the future status of the subject lots was not definitively addressed at that time.



Joe Erceg
Manager, Development Applications

HB:blg
Att.1

Mayor G. Halsey-Brandt	Councillor K. Kumagai
Councillor M. Brodie	Councillor B. McNulty
Councillor D. Dang	Councillor L. Barnes
Councillor L. Greenhill	Councillor H. Steves
Councillor K. Johnston	

**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
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September 6, 2000

Joe Erceg
Manager, Development Applications
City of Richmond
6911 No. 3 Road
Richmond, B.C.

Dear Sir:

Re: File No. AG00-086824
ALR Appeal, Richberry Farms

In response to your report dated August 24, 2000 to the Planning Committee regarding the above noted application, questions have been directed to the applicant regarding potential future uses of the properties if they were to be excluded from the Agricultural Land Reserve.

While it is difficult to be absolutely definitive, in terms of future potential uses, by the letter, Richberry Farms gives it undertaking that any future uses of the properties would be worked out in conjunction with the City of Richmond prior to any rezoning or development applications being submitted.

Furthermore, the type of uses envisioned would be restricted to those allowed under the provisions of the following zoning designations as noted in Richmond's Zoning and Development Bylaw No. 5300 and Amendments:

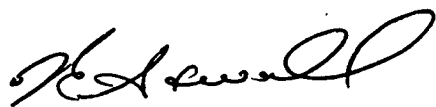
- I2 Light Industrial District
- I3 Business Park Industrial
- I4 Limited Industrial Retail District
- I5 Industrial Storage District
- SPU School and Public Use District

There will absolutely not be any type of residential development whatsoever.

All of this, of course, is predicated upon the land being released from the Agricultural Land Reserve.

It is requested that this information be forwarded to the members of the Planning Committee prior to the 4 p.m. meeting on September 6, 2000.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. Atwall', with a large, stylized flourish at the end.

Kabel Atwall
Khevin Development Services Ltd.