



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: January 2, 2001
FILE: AG 00-175102
RE: Agricultural Land Reserve Appeal Application by Kabel Atwall for
Non-Farm Use and Subdivision at 18691 and 18791 Westminster Highway
(Nanaksar Gurdwara Gursikh Temple)

STAFF RECOMMENDATION

That authorization for Kabel Atwall to apply to the Land Reserve Commission for non-farm use and subdivision at 18691 and 18791 Westminster Highway (Nanaksar Gurdwara Gursikh Temple) be denied.

H. Bullee

ber Joe Erceg
Manager, Development Applications

HB:wb

Att. 6

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

David Atwell

STAFF REPORT**ORIGIN**

Kabel Atwall has applied for non-farm use and subdivision within the Agricultural Land Reserve (ALR) of the existing Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway. Attachment 1 illustrates the location of the two subject properties.

Specifically, it is proposed to double the size of the existing temple (from 3,716 m² or 40,000 ft² to 7,432 m² or 80,000 ft²) and to expand the parking area, and possibly the septic field, located at 18691 Westminster Highway. Therefore, approximately 4.25 ha (10.5 ac.) of land would be utilized for these non-farm uses rather than the existing 2.8 ha (6.9 ac.). The remainder of 18691 Westminster Highway would be consolidated with 18791 Westminster Highway to create a new parcel of approximately 13.09 ha (32.35 ac.). Attachment 2 illustrates how the two properties are currently used and Attachment 3 shows how they are proposed to be used.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner	Nanaksar Gurdwara Gursikh Temple	No Change
Applicant	Kabel Atwall	No Change
Site Size: 18691 Westminster Highway 18791 Westminster Highway Total Area	11.17 ha (27.6 ac.) 6.17 ha (15.25 ac.) 17.34 ha (42.85 ac.)	4.25 ha (10.5 ac.) 13.09 ha (32.35 ac.) 17.34 ha (42.85 ac.)
Land Uses: 18691 Westminster Highway 18791 Westminster Highway	1.2 ha (2.95 ac.) – Temple 1.6 ha (3.95 ac.) - Parking and Septic Field 8.37 ha (20.7 ac.) – Agriculture (Blueberries) 1.0 ha (2.47 ac.) – Parking and Shed 2.0 ha (4.94 ac.) – Religious Garden and Lawns 3.17 (7.84 ac.) – Agriculture (Blueberries)	4.25 ha (10.5 ac.) – Temple, Parking and Possible Septic Field 1.0 ha (2.47 ac.) – Parking and Shed 2.0 ha (4.94 ac.) – Religious Garden and Lawns 10.09 ha (24.94 ac.) – Agriculture (Blueberries)
OCP Designation	Agriculture	To Be Determined
Zoning: 18691 Westminster Highway 18791 Westminster Highway	1.2 ha (2.95 ac.) – Assembly District (ASY) 9.97 ha (24.65 ac.) – Agricultural District (AG1) 6.17 ha (15.25 ac.) – Agricultural District (AG1)	Future Rezoning: 4.25 ha (10.5 ac.) – Assembly District (ASY) 13.09 ha (32.35 ac.) – Agricultural District (AG1)
Canada Land Inventory (CLI) Classification	Southern portion of both lots - Class 2 with soil and wetness limitations Northern portion of both lots – Class 3, 4, 5 with organic soil, wetness, topography limitation	No Change or To Be Determined

RELATED POLICIES & STUDIES

The Richmond Official Community Plan (OCP) has as two of its Agriculture objectives to “continue to protect all farmlands in the Agricultural Land Reserve” and to “maintain and enhance agricultural viability and productivity in Richmond”.

Although the OCP does not have any specific objectives or policies with regard to the expansion of an existing temple, it does have a “Community Institutional” designation which is defined as “Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include adjunct residential development which results in community benefit, provided the site is not located in the Agricultural Land Reserve or a non-residential area”.

STAFF COMMENTS

Land Use

Land Use staff have the following concerns with the proposed temple expansion:

1. It is significant in size, and will have future land use, agricultural, traffic and parking implications for the area.
2. The applicant has not done sufficient critical analysis, thinking and review of the temple's use, demands and needs and alternative ways to respond to these (e.g. whether a smaller expansion might be better suited to the site).
3. The applicant initially indicated that consolidation of the two legal parcels would also assist in further future expansion proposals to the temple beyond this application.
4. Except that the applicant will continue the existing agricultural activities on-site with no impact to it, no new justifications for the enhancement of agricultural activities are proposed or considered.
5. It would appear that the non-farm use has “crept” beyond the Assembly (ASY) zoned area to include an existing gravel area to the north and a portion of 18791 Westminster Highway to include an additional gravel area and religious garden.

Given that the City is involved in a comprehensive agricultural viability strategy, it is recommended that consideration of this application be delayed until the Richmond Agricultural Viability Strategy (RAVS) has been completed and presented to Council early in 2001. This decision would be prudent and allow the City time to review this proposal and other pending applications not yet presented to the City.

Should the ALR application be approved by the Land Reserve Commission, the expanded temple, parking and possible sewage disposal area would have to be rezoned Assembly District (ASY).

Development Applications

This is a significant expansion, especially the area requiring drainage. The applicant is to engage an engineering consultant to analyze the capacity of the existing ditch on the south side of Westminster Highway which this site is currently draining to and make recommendations. There is an existing 300mm diameter water main along Westminster Highway which has sufficient capacity. Sanitary sewer is currently unavailable, therefore an on-site sewage disposal system would be required with approvals from the Richmond Health Department or Ministry of Environment, Lands and Parks. Normally, a septic tank and field must be located on the same property as the proposed generating use. The proposal to connect to the proposed new sanitary sewer line to the Fraser Port lands also requires further analysis.

Health Department

The Richmond Health Department has not yet received or accepted any proposal for on-site sewage disposal for this proposed development. It is in fact possible that the estimated daily sewage flows for the proposed development will exceed the Richmond Health Department's jurisdiction and will become the jurisdiction of the Ministry of Environment, Lands & Parks. It would be premature to go further with any approvals for this proposed development until the issue of on-site sewage disposal is settled and a Permit to Construct a Sewage Disposal System has been given approval.

Transportation

Due to the lack of information provided by this applicant on transportation and parking impact, Transportation staff support the overall recommendation from staff to deny authorization for the applicant to apply to the Land Reserve Commission for non-farm use.

Fire Department

Ensure that access is maintained at all times. Indicate location of hydrants. Provide a fire safety plan for both construction and occupancy phases. Provide details of fire alarm operation, its annunciator panel and all ancillary devices. Provide life and property safety systems co-ordination.

ANALYSIS

There would appear to be three different options for Planning Committee and Council in dealing with this application.

Option 1 - DENIAL (Staff Recommendation)

Staff are recommending that this ALR application be denied on the following grounds:

- the application is contrary to the Agriculture designation of the subject properties in the OCP and the objectives to "continue to protect all farmlands in the Agricultural Land Reserve" and to "maintain and enhance agricultural viability and productivity in Richmond";
- the proposed expansion will result in the loss of potential farm land (i.e. currently only 1.2 ha or 2.95 ac. of 18691 Westminster Highway is zoned Assembly District (ASY) for the existing temple and parking; an additional 1.6 ha or 3.95 ac. of 18691 Westminster Highway has been gravelled for parking purposes or is used for the septic field; another 3.0 ha or 7.41 ac. of 18791 Westminster Highway is also gravelled for parking purposes and contains a religious garden; the proposed expansion will result in 4.25 ha or 10.5 ac. being used for the expanded temple, parking and possible new septic field, not including the 3.0 ha or 7.41 ac. that is currently being used for non-farm purposes at 18791 Westminster Highway);
- the southern portion of the property to be developed for these non-farm uses has very good agricultural capability. Class 2 lands are considered to be "prime" for agriculture by the Land Reserve Commission;
- traffic to and from the temple will increase significantly and could adversely impact the farming community;
- approval of this application could set an undesirable precedent and send the message that the City supports the expansion of existing non-farm uses in the ALR.

Option 2 - APPROVAL

Attachment 4 is a copy of the applicant's submission in favour of this application. Key points he makes which could justify approving the application include:

- the existing temple was approved by the Land Reserve Commission in 1977 (or 1980) and has been located at 18691 Westminster Highway since 1986;
- the proposed expansion is located at the rear of the existing temple in an area that currently is not being farmed and will be designed to blend in with the existing temple;
- the Nanaksar Gurdwara Gursikh Temple is one of the few churches in the ALR that actually farms the remainder of its lands and this would continue if the subject application was approved;
- there is a definite demand for a larger Sikh Temple in Richmond and by locating it on the subject property the need to find another site which would likely also be in the ALR would be negated.

Option 3 - DEFERRAL

On November 24, 2000 City staff wrote the applicant requesting further information about the proposal (see Attachment 5). The applicant responded with a letter dated December 21, 2000 along with copies of letters from the main farmers in the area (Attachment 6).

However, the subject application could be deferred until the following information is provided (or it could be submitted at the rezoning stage as suggested by the applicant):

- further details regarding the covenant restricting the use of the 0.65 ha or 1.60 ac. area of 18691 Westminster Highway for parking and agriculture only (which is now proposed for the expanded temple);
- traffic impact study and parking analysis of the proposed temple expansion;
- engineering details regarding storm water management (specifically, the capacity of the existing ditch on the south side of Westminster Highway which this site is currently draining to and required improvements to this ditch);
- approval of the Richmond Health Department or Ministry of Environment, Lands & Parks with respect to the possible on-site sewage disposal system;
- details of how the temple expansion could be connected to the proposed new sanitary sewer line to the Fraser Port lands and the apportionment of costs associated with this new line;
- explanation of how the agricultural viability of the remainder of the subject properties will be enhanced by the proposed expansion of the temple and subdivision/consolidation;
- clarification of whether or not the 1.0 ha or 2.47 ac. of 18791 Westminster Highway used for parking and a shed and the 2.0 ha or 4.94 ac. used for a religious garden and lawns will be rezoned Assembly District (ASY) or converted back to productive farm land.

FINANCIAL IMPACT

None to the City at this time.

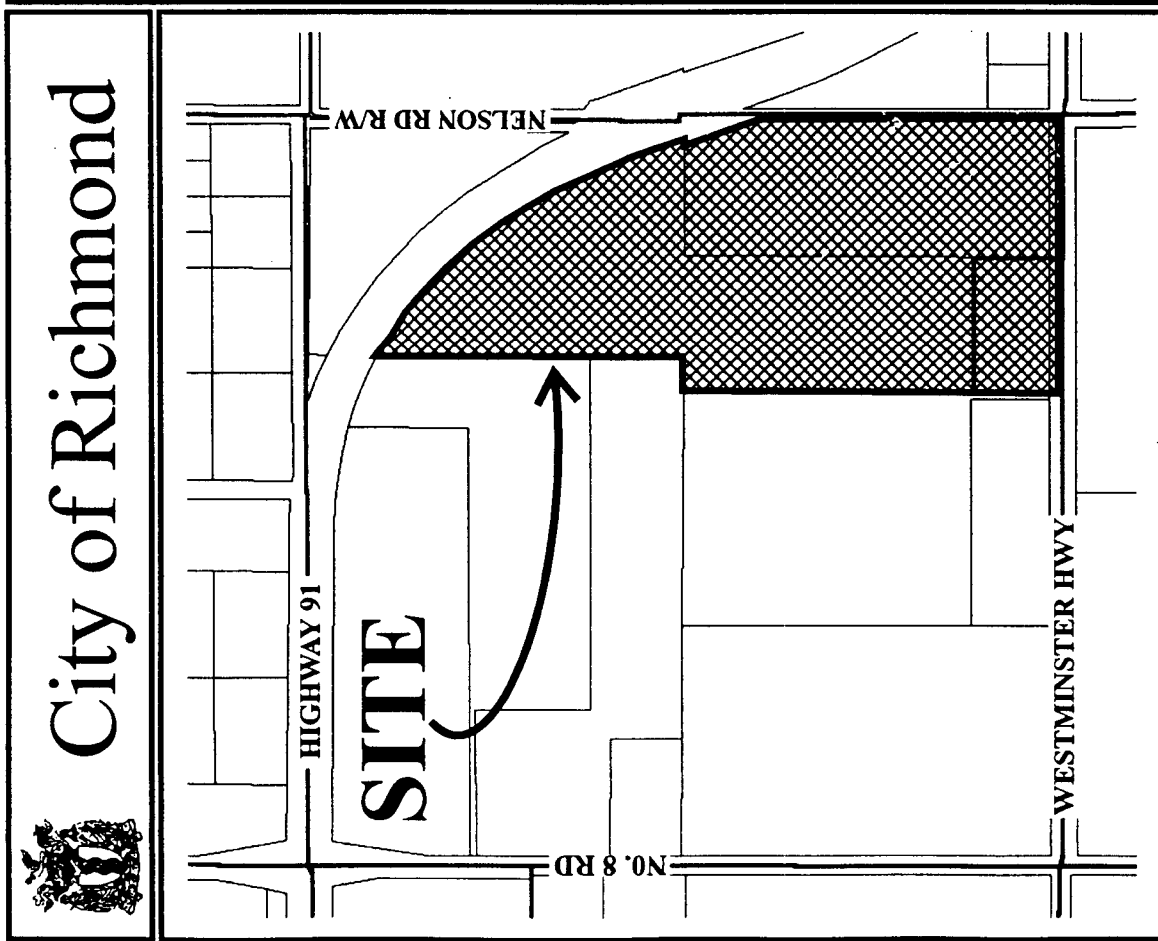
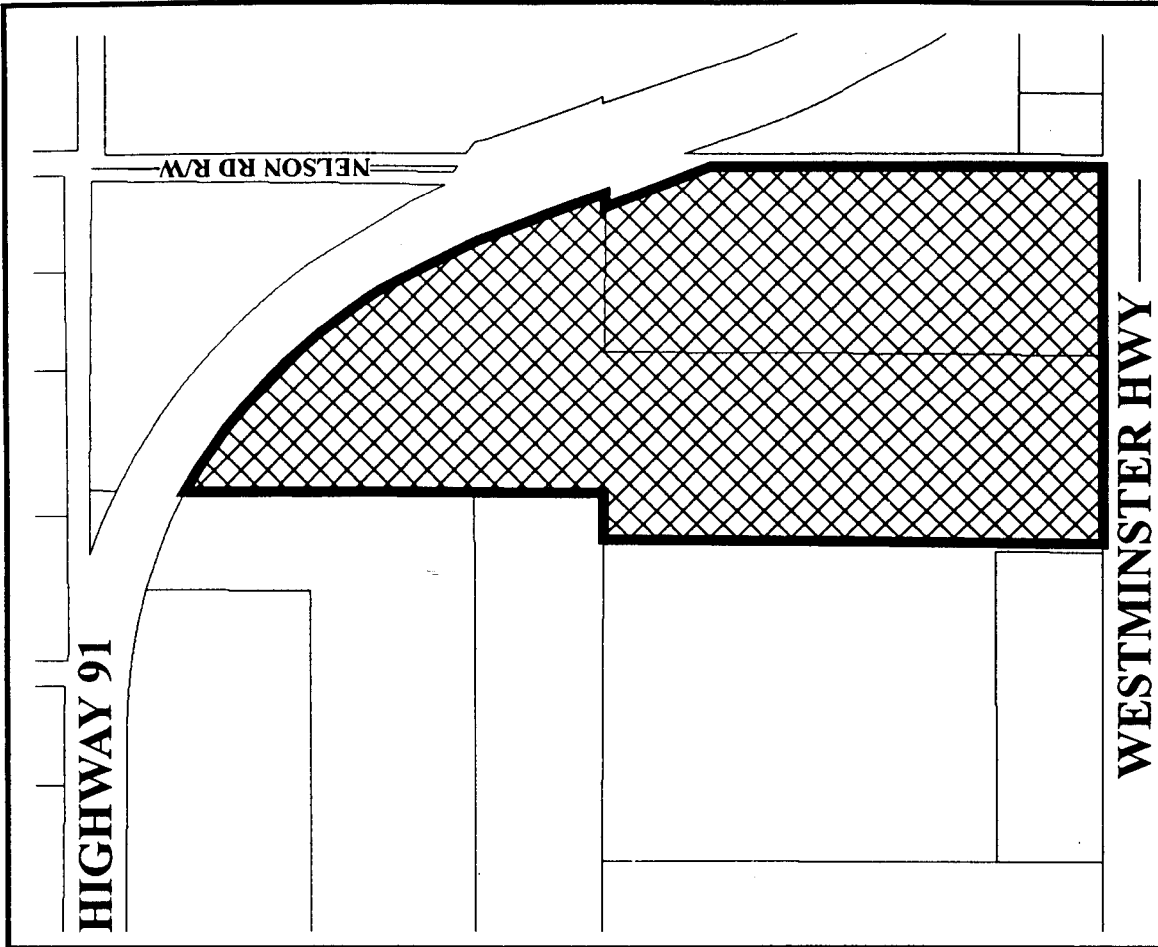
CONCLUSION

Kabel Atwall has applied to double the size of the existing Nanaksar Gurdwara Gursikh Temple located at 18691 Westminster Highway from approximately 3,716 m² (40,000 ft²) to 7,432 m² (80,000 ft²). In doing so, it is proposed that the expanded temple, parking area and possible septic field would be located on approximately 4.25 ha (10.5 ac.) of land (whereas according to the applicant these existing uses currently occupy approximately 2.8 ha or 6.9 ac. of the site). The remainder of 18691 Westminster Highway would be consolidated with 18791 Westminster Highway to create a new parcel of approximately 13.09 ha (32.35 ac.) and would continue to be farmed or used as a religious garden with a gravelled area. Although there are three different options for dealing with this ALR application (Denial; Approval; Deferral), staff are recommending that the proposed non-farm use and subdivision be denied for the reasons outlined in this report.



Holger Burke, MCIP
Development Coordinator

HB:wb

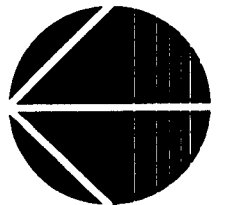


Original Date: 06/16/00

Revision Date:

Note: Dimensions are in METRES

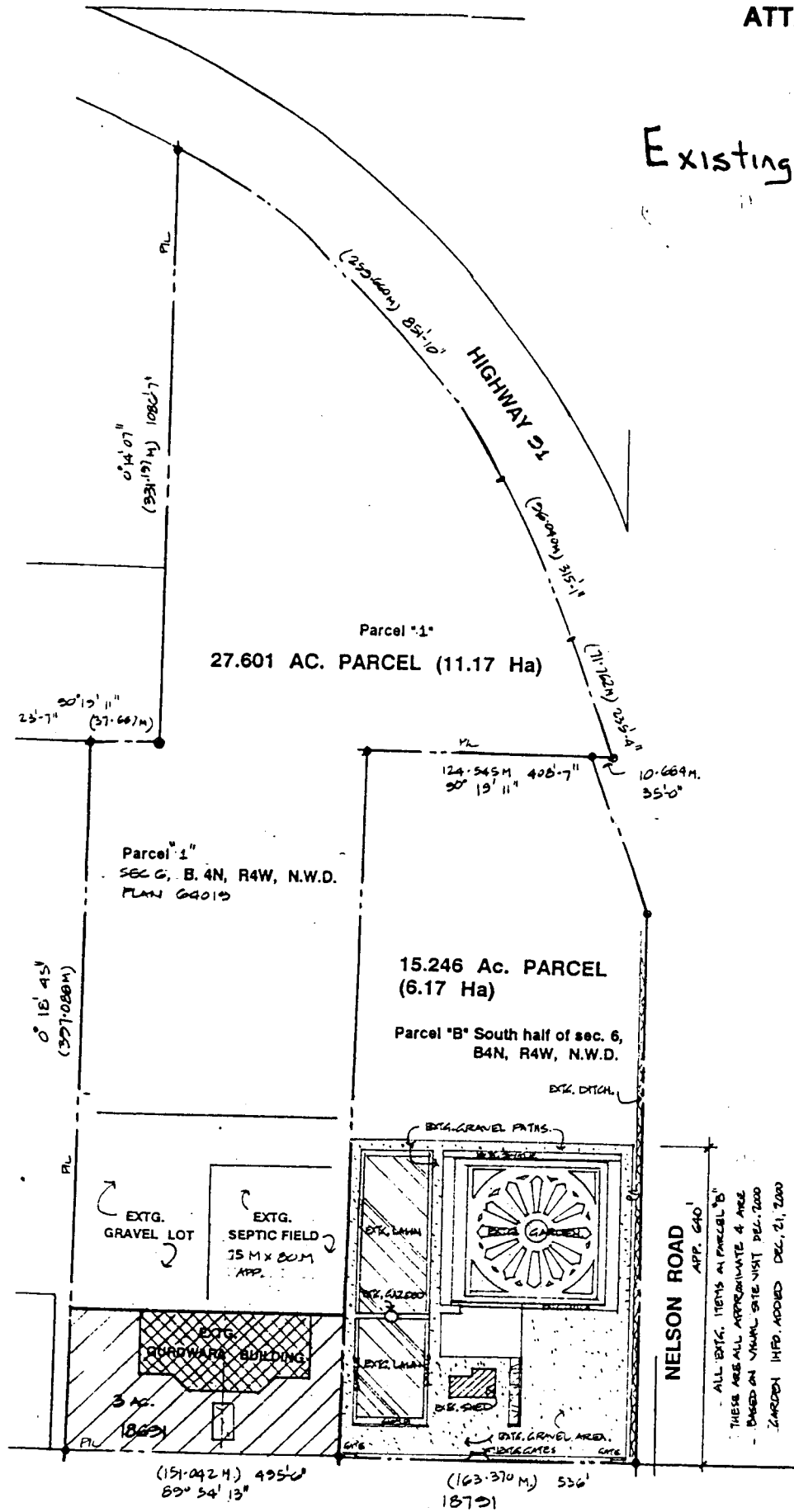
AG 00-174102



City of Richmond



Existing Land Uses



NELSON ROAD
APP. 640'

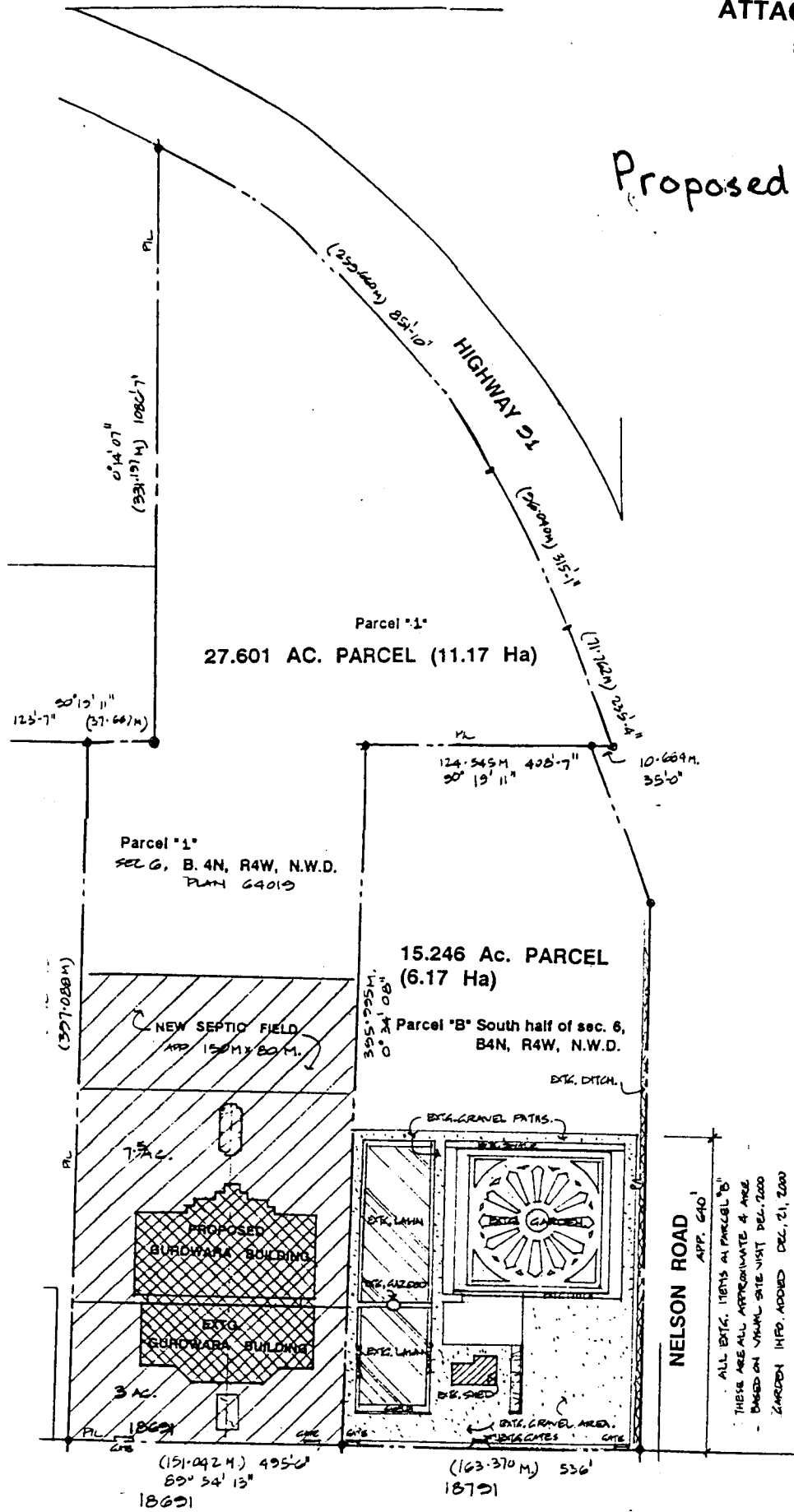
ALL EXTG. ITEMS IN PARCEL "B"
THESE ARE ALL APPROXIMATE & ARE
BASED ON VISUAL SITE VISIT PER. 2000
ZARCON INFO. ADDED DEC. 21, 2000

WESTMINSTER HWY.



Master Plan

Proposed Land Uses



APP. 640'
 ALL EXIS. ITEMS IN PARCEL "B"
 THESE ARE ALL APPROXIMATE & ARE
 BASED ON VISUAL SITE VISIT DEL. 2000
 ZONING INFO. ADDED DEL. 21, 2000

WESTMINSTER HWY.



Master Plan

PROPOSAL

The Nanaksar Gurdwara Gursikh Temple is applying for permission under Section 20(1) of the Agricultural Land Commission Act to expand its present facility and to subdivide the area of the facility from the remainder of the site.

The expansion would see a doubling in size of the existing facility, along with an area for parking and septic field.

The Temple, in return, would consolidate the remainder of its holdings into one legal parcel of some 13.4 hectares.

The proposed expansion and present facility would occupy approximately 4 ha. of land.

LEGAL

The holdings of the Temple are presently comprised of two legal lots. These are:

Parcel 1, Section 6, Block 4 North, Range 4 West, New Westminster District, R. P. 64019, which is 11.2 hectares in size

and

Parcel B, (R.P. 1415), South ½, Section 6, Block 4 North, Range 4 West, New Westminster District, except Part on SRW Plan NWP 88278, which is 6.2 hectares in size.

PRESENT USE

Parcel 1 presently contains the existing temple. This temple was approved by the Commission in 1977. It opened in August of 1986. It presently occupies approximately 1.2 hectares of land, with another approximately 1.6 hectares used for parking and septic fields.

The remainder of Parcel 1 is utilized for agricultural purposes with blueberries being the primary crop.

Parcel B is in agricultural production, with again blueberries being the primary crop. A portion of it adjacent to Westminster Highway is utilized for farm buildings and gardens.

Between the two parcel approximately 13 hectares of land is in agricultural production.

SURROUNDING LAND USE

To the north, the properties are bounded by the East West Connector through East Richmond.

To the west, the land is utilized for a nursery operation.

To the east is a small holding of 1.2 hectares and a small residence.

To the south the properties front onto Westminster Highway.

POINTS TO CONSIDER

An increase in the Indo-Canadian population of the Sikh faith in the Lower Mainland and the recognition of the Temple as a temple that is free of the strife that has afflicted other local temples has resulted in a huge increase in the number of worshippers that attend the Temple. Coupled with a corresponding increase in the number of cultural events and functions such as weddings being held to accommodate the needs of the community has rendered the present temple as being inadequate in terms of being able to handle the demands upon it.

The Temple would like to expand its facility from approximately 40,000 square feet to approximately double that or 80,000 square feet. The proposal would see a mirroring of the present facility with new expansion area facing the East West Connector, but having the same exterior design. This would complete the facility from an aesthetic perspective and present the same aspect from both the north and the south.

The proposed addition would contain a new prayer hall, that would allow for multiple functions to take place at the same time, as well as new or expanded kitchen and dining hall, along with a new priests' wing and classrooms.

The kitchen and dining hall are important components of the Sikh faith as it espouses providing meals for all visitors to the temple. No Sikh Temple would be complete without these. The priest's quarters would be required to accommodate the increase in the number of priests required and to accommodate visiting priests. The classrooms are needed to teaching purposes and meetings.

The addition of the priests' wing and the classrooms would also complete the building from an architectural perspective and do not impact on the land requirements of the proposed expansion beyond what would have been required if just a new prayer hall was required.

It is proposed that the expansion of the building itself and the associated parking would be contained within the area that is presently being utilized for the septic field serving the present facility and an area that is presently being utilized for parking. No component of the proposed building would expand out into the lands being utilized by the Temple for agriculture. Only the new septic field required would intrude into these lands and it will be sited in such a way to minimize any impact on the berry lands. The engineers will be investigating ways to design the drain fields so that they are located between the rows of the blueberries, thereby minimizing the amount of agricultural land required. Therefore in the end, there may be no impact on lands utilized for agricultural purposes. The Temple executive is very conscious of not disturbing any more agricultural land than that which is absolutely necessary and this is a guiding principle by which they have approached this expansion.

In any event, if there is any impact on a small portion of these lands, it will be offset by the consolidation of the remainder of Lot 1 with Parcel B. The net result will be the creation of an approximately 13.4 hectare parcel of land that is primarily utilized for agriculture. The subdivision of the area utilized for temple purposes and the consolidation of the remainder will ensure against future expansion requests or further incursions into the agricultural lands. At the same time, the land in agricultural production is consolidated into one legal title.

It is extremely important to note that the Nanaksar Gurdwara Gursikh Temple, of all the temples and churches located in the ALR, is one of the very few that actually farms the remainder of its lands. It has honored its commitments in this regard from the beginning and in acquiring Parcel B in 1996, actually expanded the amount of land in agricultural production. Nothing that is being proposed would have the Temple deviate from its agricultural program. The agricultural program is an important component of the Temple's teaching in that gardening and agriculture are considered part of the meditation process and those members who cannot read the scriptures participate in the fields to purify their hearts and souls.

The expansion of the present facility would also negate the need to move elsewhere to accommodate the needs of the community. To find another site that meets the size requirements would likely result in other ALR lands being considered, which may result in a greater impact on agriculture.

Presently, there has been no impact on the agricultural community from the Temple due to its isolation by Highways, small holdings and a nursery. This would continue. No servicing expansions are required that would result in any further intrusions of non agricultural uses into this area. In addition, no other institutional use can offer the same locational qualities in terms of isolation from large agricultural operations and being able to offer the consolidations being offered as well as having an active agricultural program. Therefore, no new precedent would be set through the approval of the expansion.

Therefore, it is urged that the request of the Temple be considered in a positive manner.



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone (604) 276-4000

www.city.richmond.bc.ca

FAXED
207-1256

November 24, 2000
File: AG 00-175102

Mr. Kabel Atwall
Khevin Development Services Ltd.
140 – 4651 Shell Road
Richmond, B.C.
V6X 3M3

Dear Sir:

Re: Agricultural Land Reserve Non-Farm Use and Subdivision . Application for Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway

This is to advise you that staff have completed their review of the above-noted application and have drafted a staff report on this proposal.

At this point in time, it is proposed that three options be presented to the Planning Committee and Council (Denial; Deferral; Approval) in January 2001.

Specific pieces of information that you may wish to work on to assist staff in completing their report and to avoid the deferral option include:

- further details regarding the application history of this temple (i.e. ALR appeals/approvals; zoning history; etc.).
- a site survey of both 18691 and 18791 Westminster Highway showing the location and land area of: the existing temple, parking lot and septic field; all gravelled areas with an explanation of what they are used for; farm buildings and dwellings; the religious garden; and specific agricultural crops.
- detailed plans of the proposed temple expansion and parking lot (i.e. floor plans; elevations; parking calculations; etc.).
- justification of why the temple needs to be doubled in size at this location and further explanation of potential future expansion plans.
- traffic impact study and parking analysis (which must include dealing with the impact this proposal will have on farm traffic).

- engineering details regarding storm water management (specifically, the capacity of the existing ditch on the south side of Westminster Highway which this site is currently draining to and recommended improvements).
- approval of the Richmond Health Department or Ministry of Environment, Lands & Parks with respect to the proposed on-site sewage disposal system.
- details of how the proposed on-site sewage disposal system would be located on the proposed 4 ha (10 ac.) lot and not impact the adjacent agricultural lands.
- explanation of how the agricultural viability of the remainder of the subject properties will be enhanced by the proposed expansion of the temple and subdivision/consolidation.

This information or your response to this letter should be submitted by December 22, 2000 if you want the staff report completed for a January 2001 Planning Committee and Council meeting.

Please feel free to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink that reads "H. Burke." The signature is written in a cursive style with a large, looped initial "H" and a period at the end.

Holger Burke, MCIP
Development Coordinator

HB/hb

**KHEVIN DEVELOPMENT SERVICES LTD.
140 - 4651 SHELL ROAD
RICHMOND, B.C. V6X 3M3
Phone (604) 341-0212 Fax (604) 207-1256**

December 21, 2000

Holger Burke
Development Coordinator
City of Richmond
6911 No. 3 Road
Richmond, B.C
V6Y 2C1

Dear Sir:

Re: ALR Non Farm Use and Subdivision Application
Nanaksar Gurdwara Gursikh Temple at 18691 and 18791 Westminster Highway

Further to your letter of November 24, 2000 and our meeting of December 5, 2000, please be advised of the following:

- The temple received approval from the ALC in April of 1980. Subsequent to this, the Temple received approval to utilize .4 ha. for a septic and drain field in 1982. In 1990, the ALC granted permission to use an additional .65 ha. for parking. This approval was subject to a covenant restricting the use of the area for parking and agriculture. In 1993, this approval was modified to allow a covered garage in the area and the covenant was amended accordingly. All these applications were either made through Richmond or referred to it for comments. Therefore, Richmond was aware of what was happening. At no time did it indicate that any rezoning was required.

It is, however the Temple's objective to apply for rezoning, upon receiving approval from the ALC.

- Plans outlining the current uses of the parcels of land owned by the Temple are enclosed. The "parking area" you referred to on the adjacent parcel is only used in extremely busy periods and the need for it would be eliminated through the proposed expansion. It must also be noted that this area was already gravelled when the property was purchased by the temple and that it had never been used for agriculture. It was part of the area used for buildings and staging areas by Western Peat. The ornamental garden in no way impacts on the property's agricultural capability and can be converted to agricultural use if necessary.

- Plans regarding the temple expansion have already been forwarded to you. It is our belief that at this stage in the regulatory process, what has been provided is sufficient. In terms of the parking, the amount of parking that can be provided will set the size of the proposed temple expansion.
- It is believed that the application lays out clearly why the temple needs to be expanded. The proposed expansion also represents what is felt to be the ultimate expansion required. To this end, it is proposed that the area of the temple be defined by subdivision and the remainder of the parcel consolidated with the adjacent parcel. By doing so, it will be very difficult to carry out any future expansions.
- In terms of traffic, the periods of heaviest temple use are on Sundays and those evenings when the full moon festival is held. As a result, there would be no conflict with the farm traffic, given that farm traffic is heaviest during the daylight times during the week. To this end, enclosed are letters from the main farmers in the area attesting to the fact that they do not feel that the temple expansion will have any effect on their farming operations and movement of equipment.
- In terms of engineering details regarding storm water management, this issue has never been discussed before. In any regard, it is an issue that is best addressed at rezoning, once it has been determined what the size of the expansion will be. Suffice to say that what is required will be done.
- As to sewage disposal, we are now investigating the possibility of tying into the sewer line proposed to service the industrial areas. We have been told that there is sufficient capacity for the temple and as the line will be adjacent to temple property at Nelson Road, it would be relatively easy to tie into the line at that point. The temple is prepared to pay its proportional share of the cost of that line.

Our engineers will be discussing the issue with Urban Systems.

- The agricultural program carried out by the temple is a very important part of its operations. The consolidation being offered will preserve the land for agriculture and such consolidations have always been considered a positive for agriculture by the Land Reserve Commission.

In terms of the Temple's agricultural program, it was the temple that brought all the land currently being used for agriculture, into production. The Temple currently manages the agricultural program, carrying out all the day to day management requirements. The only thing the Temple does not do, is pick the crop as it cannot find enough pickers to harvest the crop. It currently sells the crop to Nijjer Blueberry Farms, who can provide the pickers necessary.

I trust this provides you with the information that you. I also wish to confirm that the application will go to Planning Committee on January 16, 2001.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kabel Atwall', written in a cursive style.

Kabel Atwall
Khevin Development Services Ltd.

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

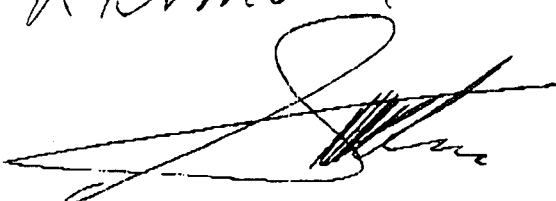
Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

JAGBAR FARM }
3011 Nelson Rd
Richmond


B.K. Ranch Ltd.

21551 Westminster Highway
Richmond, BC V6V 1B3

Phone: (604) 273-0777
Fax: (604) 278-6370

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

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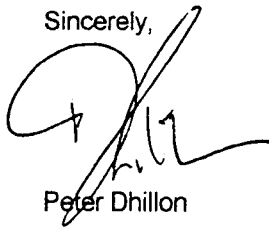
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We would like it to be known that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Sincerely,



Peter Dhillon



December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

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We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Sincerely,

Paul Dhillon

RICHBERRY FARMS LTD.

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

W & A FARMS LTD
W. J. [Signature]
278-5667.

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

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Thank you.

*Mahal Farms
of Mahal
5780 No 7 Rd
Richmond B.C
278 0784*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temple expansion, Nanaksar Gurdwara, Westminster Highway

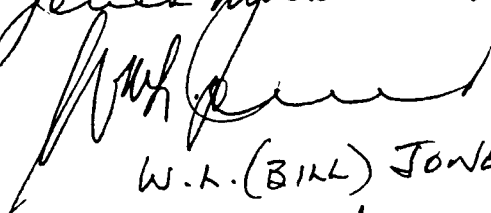
Please be advised that we have an opportunity to review the expansion plans for the Temple and to discuss the proposal with the Temple's representatives.

As farmers in the immediate vicinity of the temple, we do not feel that the proposed expansion will have any effect on our operations or our ability to move or use farm equipment.

We agree with the Temple in that their times of heaviest usage and traffic occurs during periods when we least need to move equipment and our lowest traffic periods.

We would like it to be know that we do not have any problem with the expansion and given the history of the Temple in bringing non farmed land into production, we support the application.

Thank you.

Jones Nurseries Ltd.


W.L. (BILL) JONES

Dec 13/00

278-0078

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

*Mahal Farms Ltd
16551 Westminster Hwy.
Richmond B.C.
270-3323
Kal Mahel*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

Arthur R. Savage & Sons
16280 Cambie Rd.
278 1707
A.R. Savage

TSC NURSERY SALES LIMITED

18071 Westminster Highway, Richmond, British Columbia V6V 1B1 • Telephone (604) 214-4575 • Fax (604) 273-0497

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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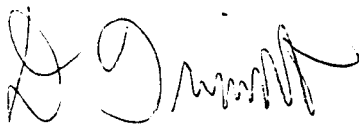
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Thank you.

A handwritten signature in black ink, appearing to read "D. D. Smith".

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

S + C MCKIN FARRIS
22140 Chetcoct N-2

520-7731

LB McKin

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

*Mayfair Golf + Country Club
5551 #8 Road,
Richmond BC.
(604) 278-8973*

December 12, 2000

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

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Thank you.

Columbia Cranberry Co Ltd

16351 Caswell Rd.

Richmond B.C.

278-0528

to Savage (lecty)