



City of Richmond

Report to Committee

To: Planning Committee

Date: January 11, 2002

From: Alan Clark
Manager, Zoning

File: 0107-10-01

Re: Zoning and Development Bylaw 5300
Amendment Bylaw 7324

Staff Recommendation

That Bylaw 7324 which amends Zoning and Development Bylaw 5300 as it relates to Cellular Radio and Telephone Transmission Facilities in Golf Course District (AG2), be introduced and given first reading.

Alan Clark
Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Scott Land and Lease Ltd. has made application to the City of Richmond for a text amendment to the Zoning and Development Bylaw 5300 Schedule 222 Golf Course District (AG2) to add to Schedule 222.1 **Permitted Uses;**

“ Cellular Radio and Telephone Transmission Facilities.”

This report addresses the issue.

Analysis

The reason for this request is that in order for a cellular network to work, a specific number of sites must be positioned around a municipality to provide optimum coverage, taking into account geography, economic activity, and position relevant to other proposed sites in the network. The north west corner of Richmond, south of Sea Island is currently a difficult area to find a suitable cell site. With the exception of the Quilchena Golf and Country Club, the area is predominately zoned R1 and R2. As Council does not currently support the installation of radio transmission facilities in those zones, this area becomes difficult to serve.

A Golf Course is an ideal setting for a cellular transmission site. As demonstrated with Microcell's cellular tower located at the Quilchena Golf and Country Club, (legal non-conforming as it pre-dates the Bylaw), an existing pole used to hold up netting at the driving range is easily replaced with a cellular tower designed to look very similar. This type of installation is able to serve the surrounding neighbourhood while taking into account aesthetic consideration.

The British Columbia Ministry of Transportation has reviewed the proposed text amendment and have no objection to the proposed installations.

The City of Richmond has embraced the high technology industry, including its support of wireless communications, and staff are recommending that it would be appropriate to add “Cellular Radio and Telephone Transmission facilities to the permitted uses in Golf Course District (AG2).

Financial Impact

None.

Conclusion

With the cellular network industry mandated to provide a specific number of sites around a municipality for optimum coverage, and with the City's position that residential sites are not to be considered, staff are recommending that it would be appropriate to amend Zoning and Development Bylaw 5300, Schedule 222. Golf Course District (AG2) to add “ Cellular Radio and Telephone Transmission Facilities” as a permitted use.

January 11, 2002

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A handwritten signature in black ink, appearing to be the initials 'AC' or a similar stylized name.

Alan Clark
Manager, Zoning

AJC:ajc



Amendment Bylaw 7324

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300, is amended by adding to Division 200, 222 Golf Course District (AG2), 222.1 Permitted Uses:

"Cellular Radio and Telephone Transmission Facilities".
2. This Bylaw is cited as "**Richmond Zoning And Development Bylaw 5300, Amendment Bylaw 7324**".

FIRST READING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>AC</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK