

To: Public Hearing, Feb 19, 2001

Item 1
(Bylaw 7190)



Land Reserve Commission

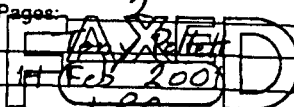
Working Farms, Working Forests

14 February 2001
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Reply to the

- FEED FAX THIS END

FAX

To: Terry Crowe
 Dept.: Policy Planning
 Fax No.: 276-4177
 No. of Pages: 2
 From: 
 Date: 14 Feb 2001
 Company: LRC
 Fax No.: 660-7033
 Comments: Discard previous FAX, with an error on p.1.

Post-Net fax pad 7903E

Attention: Mayor Greg Halsey-Brandt and members of Council

**RE: Official Community Plan Bylaw 7190 — Sub-Area Plans within or affecting the ALR
Our File: #50-O-RICH-1998-32237**

This is in response to the letter of 23 January 2001 from Policy Planning Manager Terry Crowe, referring the "First Reading" edition of the above-noted OCP bylaw.

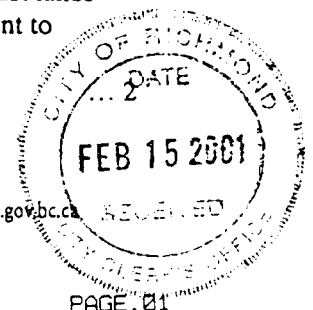
The following staff comments are for your general guidance. Regrettably, the timing of this referral does not allow for review of Bylaw 7190 by the members of the Land Reserve Commission prior to the 19 February public hearing, as the next regularly scheduled Commission meeting is not until two weeks later. [For ready reference, the regular schedule of Commission meetings for 2001 may be found on our website at www.lrc.gov.bc.ca.] We will forward formal Commission comment at the earliest opportunity.

1. Thompson Area Terra Nova Sub-Area Plan — Bylaw 7100 · Schedule 2.2B

This sub-area is partially within the ALR, the ALR portion being all of *Lot 1...Plan LMP22937* except the panhandle lying between *Lot 2* and *Lot 3* of that plan. The subject parcel is entirely owned and occupied by Quilchena Golf & Country Club, the operation of which in this location predates the 21 December 1972 inception of the Province's agricultural land preservation program.

When lands adjacent to the present Quilchena Golf & Country Club site were excluded from the ALR (by the Environment & Land Use Committee of Cabinet in 1985 in the case of lands owned by the Club and by Cabinet in 1987 in the case of the Terra Nova block application submitted by the Corporation of the Township of Richmond), the exclusions were unconditional. As a result, Quilchena Golf & Country Club was left as Richmond's only isolated block of ALR land, with no requirement for any form of buffering from adjacent urban development – the assumption being that if the golf use ever ceases, the land would be converted to urban uses. In 1986, the Commission concurred with a proposed *Public, Institutional and Open Space* designation for the golf course in the [former] Richmond OCP and more recently has not objected to the omission of this isolated ALR block from the Richmond Agricultural Viability Strategy.

Nevertheless, the northwest ± 7 ha of this ALR block has an agricultural capability of 7:1 3:2W and the balance of the ALR block has an agricultural capability rating of 6:2W 4:1. In the event the golf course use ceases, the land could be used for a very wide range of cropping opportunities – hence the Commission has never agreed with exclusion of this land from the ALR. The Commission concurred with the current Richmond OCP, which calls for protection of all ALR lands (specifically including this block) but which does not call for special landscape treatment to protect this particular urban/rural edge.



City of Richmond
14 February 2001 — page 2

Staff note that the proposed Sub-Area Plan proposes to

- maintain this ALR block as part of the agricultural land base of Richmond,
- permit open land recreational uses subject to the *Agricultural Land Commission Act* and
- establish buffers along the urban/rural boundary.

Given that these proposed policies propose a level of protection at least as great as what the Commission has already agreed in review of the Richmond OCP, it is not anticipated that the Commission will have any objection.

2. Broadview Area Ash Street Sub-Area Plan — Bylaw 7100 · Schedule 2.6A

Although no part of this Sub-Area is within the ALR, its eastern perimeter adjoins an ALR boundary where the Richmond OCP identifies the need for special landscape treatment to define the urban/rural edge between residential [uses] and farming. The Richmond OCP text calls for designating all parcels adjoining or reasonably adjacent (within 30 m) to the edge of the ALR as Development Permit Areas for the purpose of protecting farming. This requirement is modified by Section 2.1, which sets out Richmond's policy that development permits for the protection of farming are not required for construction of single family dwellings and by Section 9.1.2, which states (among other things) that development permits are not required for new buildings or building additions of 100 m² or less.

The proposed Sub-Area Plan quotes the Section 2.1 requirements and cross-references the Section 9.1.2 exemptions. Across the road from the ALR, it requires a minimum 5 m landscaped strip including large-scale trees, a combination of shrubs and ground cover, and where appropriate a sidewalk, all to reinforce the character of agricultural lands. Given that the road in question is the busy No. 4 Road, the character of the road is such as to form a sufficient buffer and setback for single family dwellings and a minimal (5 m) landscaped buffer should probably be sufficient for multiple family dwellings in this Sub-Area. Staff does not anticipate that the Commission will have any objection.

3. General Comment

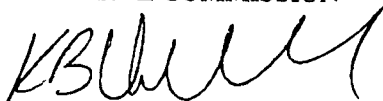
The Richmond OCP and at least one of the Sub-Area plans refer to the *Agricultural Land Commission Act* and the [Provincial] Agricultural Land Commission. **The Sub-Area Plans and the Richmond OCP should be amended to refer to the *Agricultural Land Reserve Act* and the Land Reserve Commission – names deriving from current Provincial statutes.**

If you or City staff have any questions concerning the matters raised in this correspondence please contact Tony Pellett, Planning Officer at 660-7019.

Yours truly:

LAND RESERVE COMMISSION

per:



K.B. Miller, Chief Executive Officer

cc: Dave Melnychuk, Regional Agrolgist
Ministry of Agriculture, Food & Fisheries, Abbotsford