



MINUTES

PLANNING COMMITTEE

Date: Tuesday, February 6, 2001

Place: Anderson Room
Richmond City Hall

Present: Councillor Malcolm Brodie, Chair
Councillor Bill McNulty, Vice-Chair
Councillor Linda Barnes
Councillor Lyn Greenhill
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was MOVED and SECONDED
That the minutes of the meeting of the Planning Committee held on Tuesday, January 16, 2001, be adopted as circulated.

CARRIED

2. The next Planning Committee meeting is scheduled for Tuesday, **February 20, 2001** at 4:00 p.m. in the Anderson Room.

The Chair determined at this time that the item order of the agenda would be varied to deal with Item No. 6 at this time.

URBAN DEVELOPMENT DIVISION

6. **REVISED GROUP HOME (RESIDENTIAL CARE HOME & FACILITIES) MANAGEMENT FRAMEWORK**
(Report: January 25/01, File No.: 4057-03) (REDMS No. 175365,271822,269153)

The Chair advised that a request had been received, from Mr. Wong, to defer this item for one month.

A brief discussion then took place which resulted in the following *referral* recommendation:

It was moved and seconded

That the report (dated January 25, 2001 from the Manager, Policy Planning, Terry Crowe) regarding the revised Group Home (Residential Care Home and Facilities) Management Framework be referred to staff to allow for further discussion with the delegations and for report to Committee on March 6, 2001.

CARRIED

At this point a concerned citizen requested that the matter be heard and the Chair assured him that the matter would be heard in its entirety at the March meeting after discussions between staff and the community had taken place.

Councillor McNulty requested that the Manager, Policy Planning, Terry Crowe contact Mr. Lau and Mr. Wong with a formal invitation to meet.

FINANCE AND CORPORATE SERVICES DIVISION

3. **AIRPORT NOISE COVENANT REQUIREMENTS**
(Report: December 6/00, File No.: 8060-20-7173) (REDMS No. 244456)

The City Solicitor, Paul Kendrick, reviewed the report.

It was moved and seconded

That the report (dated December 6, 2000, of the City Solicitor) on airport noise covenants be received for information, and that staff forward Zoning and Development Amendment Bylaw 7173 to the Council meeting scheduled for February 12, 2001, for second and third readings.

In response to a question from Councillor Greenhill, Mr. Kendrick stated that the restrictions in the agreement in question pertained to noise only. The question was then called and it was **CARRIED**.

URBAN DEVELOPMENT DIVISION

4. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY GERARD AND LYNDIA HOL FOR SUBDIVISION AT 12400 NO. 3 ROAD**
(Report: January 16/01, File No.: AG 00-084344) (REDMS No. 259542)

The Manager, Development Applications, Joe Erceg, reviewed the report.

The applicants, Mr. Gerry Hol and Mrs. Lynda Hol, 12400 No. 3 Road, were present. Mr. Hol read a written submission which is attached as Schedule 1 and forms a part of these minutes. Mrs. Hol then stated that she has lived on this property for all but ten years of her life and that they were trying to fulfill their obligations to Mrs. Hol's mother, who, at 91, is living in the second home on the property. As the larger home is unable to accommodate Mrs. Hol's mother, a new home replacing the smaller home on the property was desired.

Discussion then ensued on the possibility of the Hol's achieving their goal by way of land lease instead of fee simple subdivision. Mr. Hol said he did not think this was workable and was concerned about the inheritance aspect for his children.

It was moved and seconded

That authorization for Gerard and Lynda Hol to apply to the Land Reserve Commission for subdivision at 12400 No. 3 Road be granted.

Prior to the question being called further discussion took place during which it was clarified that if the application were submitted to the Land Reserve Commission without a City recommendation and the Commission were to give its approval, subdivision approval would be at the discretion of the Approving Officer and not Council.

The question was then called and it was **DEFEATED**, with Councillors Brodie, Barnes and Steves opposed.

It was moved and seconded

That authorization for Gerard and Lynda Hol to apply to the Land Reserve Commission for subdivision at 12400 No. 3 Road be forwarded to the Commission without a recommendation; and, that staff identify for the Commission any similar applications for a homesite severance in the past and which may come forward in the future.

CARRIED

5. **RICHMOND INDUSTRIAL STRATEGY: IMPLEMENTATION
PROGRESS**

(Report: January 23/01, File No.: 4050-12) (REDMS No. 268808,271528)

The Manager, Policy Planning, Terry Crowe, reviewed the report.

In response to a question from Councillor Greenhill, the Manager, Development Applications, Joe Erceg said that a rate review of the DCC Program was currently being undertaken by the Finance Department. The results should be complete in three months. The information provided in the staff report pertained to administration of the existing DCC Program. A short memo on administrative changes made to the existing DCC Program would be provided to members of Council.

It was also determined that the Business Watch Initiative had progressed as far as possible. In response to a question from Councillor Greenhill, Paul Lee, Manager, Engineering Planning, verified that the 2003 completion date to build and apply the Citywide master servicing model and plan was realistic.

It was moved and seconded

That the report (dated January 23, 2001, from the Manager, Policy Planning, Terry Crowe) regarding the status of the implementation of tasks identified under the Richmond Industrial Strategy be received for information.

CARRIED

7. MANAGER'S REPORT

The General Manager, Urban Development, David McLellan, reported that he had received a copy of a letter written by the General Manager of North Fraser Port Authority which stated that there was an "implied access" to the proposed barge facility on the north arm of the Fraser River, and that the North Fraser Port Authority would continue to pursue the barge proposal. This was deemed as being an aggressive action to achieve their goal of a new barge facility, an issue of which Council was not in favour.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 6, 2001.

Councillor Malcolm Brodie
Chair

Deborah MacLennan
Administrative Assistant

February 06, 2001

City of Richmond
Planning Committee Members

My name is Gerry Hol of 12400 No. 3 Road, co-applicant of the subdivision application at that address. I wish to thank the Council members that came out to look at our place, and we extend an invitation to all Council members and ALR staff, for a first hand look at our place.

I've addressed this Committee previously about this application and will try to be brief this time. The long awaited, recent staff report to this Committee seems to be quite good, however there are some significant items not addressed.

The parcel of land we are asking to subdivide and remove from the ALR has significant differences from the other application referred to in the report:

1. It has been a homestead for over 100 years.
2. There is an existing house and septic field on that parcel of land.
3. For over 100 years this parcel of land has not been farmed and as long as the existing house and septic field are there, has no potential of being farmed, therefore there is no reduction of viable farmland.
4. We meet the provisions of the ALR Homesite Severance Policy of the ALR. Although the property in question was not registered to us until 1974, it has been owned and occupied by us since early 1972, before the land freeze came into effect. I have produced several pieces of evidence confirming that ownership.
5. The lease for my in law's is a Lifetime Lease. The 5 year renewal was never done, basically because no one ever thought of it. Under the Terms of the Lease, sale of the property would be the only cause for registration of the Lease.
The important fact is that my mother in law can live there as long as she wants to.
6. The precedence for allowing subdivision under the Homesite Severance Policy has already been set by allowing the neighboring subdivisions. In all those cases there were no existing Pioneer Homesites, and arable farmland was removed out of the ALR.
7. Other subdivision requests under the Homesite Severance Policy are very unlikely, to the best of my knowledge there are no other Richmond Pioneer families to qualify.

Development Cost Charges should not be applicable. There is no sanitary sewer available, a road crossing for storm sewer was installed by the City and paid for by us last year. The city water connection is also already in place.

The parcel of land in question has had a good functioning septic tank and septic field since indoor plumbing was first installed about 70 years ago. Soil and percolation tests should not be required.

In conclusion:

We meet the provisions of the Land Reserve Commission's Homesite Severance Policy, which states that a *"once only" severance may be permitted where the applicant submits documentary evidence that he or she has continuously owned and occupied the property at his or her principle place of residence since December 21, 1972*). We have provided that evidence.

Furthermore our subdivision application is significantly different from the applications that were denied. Our subdivision will not reduce arable farmland and it has been a Pioneer Homestead for over 100 years.

We are seeking unanimous support for approval of this subdivision application from this Committee and Council, as well as a recommendation for approval from Richmond City Council to the ALR.

Gerry Hol