



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: January 31, 2000
FILE: RZ 99-165224
AG 00-084994
RE: **Application by Viridi Pacific Holdings Ltd. for Rezoning at 16540 River Road from Agricultural District (AG1) to Light Industrial District (I2)**
Application by City of Richmond for Block Agricultural Land Reserve Exclusion of 16360 River Road to 17360 River Road
Request by Property Owners to Consider the Agricultural Land Reserve Exclusion of 17340 River Road to 17740 River Road

STAFF RECOMMENDATION

That Bylaw No. 7085, for the rezoning of a portion of 16540 River Road from "Agricultural District (AG1)" to "Light Industrial District (I2)", be introduced and given first reading.

That authorization for the City of Richmond to apply to the Agricultural Land Commission for the block exclusion of 16360 River Road to 17360 River Road be approved.

That the request to exclude 17340 River Road to 17740 River Road from the Agricultural Land Reserve (ALR) be received and that the property owners of these properties and unaddressed Lot 17, Plan 65002 and Lot 3, Plan 4212 be advised that such an exclusion application would not be initiated or supported by the City of Richmond because it is contrary to the Official Community Plan (OCP) and the Agricultural Land Commission's position with regard to this area.

Joe Erceg
Manager, Development Applications

HB:blg
Att.

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

STAFF REPORT**ORIGIN**

After discussions with City staff, Viridi Pacific Holdings Ltd. applied to rezone 16540 River Road from Agricultural District (AG1) to Light Industrial District (I2) in June, 1999. Attachment 1 shows the location of this property (which is east No. 7 Road).

The purpose of the rezoning application is to facilitate the move of the applicant's cabinet-making shop (Dominion Woodworking) from 2720 Smith Street to 16540 River Road (a property which they already own). Attachment 2 shows the approximate siting of the proposed 1858 m² (20,000 ft²) custom workshop or manufacturing facility proposed by Viridi Pacific Holdings Ltd..

Prior to being able to rezone the subject property, the approval of the Agricultural Land Commission would be required since this area is in the Agricultural Land Reserve (ALR). In 1988, the Commission agreed to exclude 16360 River Road to 17360 River Road from the ALR. Attachment 3 is a copy of the March 22, 1988 letter from the Commission to this affect.

Rather than having Viridi Pacific Holdings Ltd. and each other individual property owner apply to exclude their land from the ALR (which would involve advertising in the newspaper, posting a sign on the property and an application fee of \$750), staff agreed that the City of Richmond would consider initiating a block ALR exclusion application. Attachment 4 illustrates the area in question.

On October 7, 1999, staff wrote to all of the property owners from 16360 River Road to 17360 River Road to see if they were in favour of the City applying on their behalf to exclude their property from the ALR. Twelve of the property owners replied to the affirmative, while three said they were not in favour of a City-initiated block ALR exclusion application. Responses were not received from four of the property owners.

Since two of these property owners also owned a foreshore lot on the north side of River Road, staff asked them if they would be willing to give this area to the City as continuation of a possible waterfront trail in exchange for the City applying on their behalf to exclude their property from the ALR. One of the property owners replied to the negative and the other did not respond.

Furthermore, five of the property owners were asked if they were willing to enter into a covenant to protect the Environmentally Sensitive Area (ESA) (trees and bog) bordering the Canadian National Railway (CNR) along the rear of 16780 River Road to 16880 River Road and an unaddressed property on the Kartner Road right-of-way in exchange for the City applying on their behalf to exclude their property from the ALR. Three of these property owners replied "no" and the other two "yes" (with one saying, "possibly, but subject to a legal review of the specific covenant terms").

In October, 1999, the City also received a written request from the property owners of 17340 River Road to 17740 River Road to exclude the area to the east from the ALR. Attachment 5 is a copy of their written submissions and Attachment 6 shows the area in question. It should be noted that the Agricultural Land Commission recommended in 1988 that this area (described as Area B in Attachment 3) should be retained in the ALR for agri-industrial and service uses. Staff would also note that three of the eleven property owners in this area have not been heard from with regard to this request.

FINDINGS OF FACT

RZ 99-165224	EXISTING	PROPOSED
Owner	Viridi Pacific Holdings Ltd.	No Change
Applicant	Viridi Pacific Holdings Ltd.	No Change
Site Size	1.96 ha (4.84 ac.)	1.0 ha (2.47 ac.) Industrial 0.96 ha (2.37 ac.) Residual
Land Uses	One-Family Dwelling	1858 m ² (20,000 ft ²) Cabinet-Making Shop
OCP Designation	Business and Industry	No Change
ALR Designation	Within the ALR	Exclude from the ALR
Zoning	Agricultural District (AG1)	Light Industrial District (I2) Agricultural District (AG1)

AG 00-084994	EXISTING	PROPOSED
Owner	Various	No Change
Applicant	City of Richmond	No Change
Site Size	Nineteen parcels ranging in size from 0.026 ha (0.064 ac.) to 3.353 ha (8.838 ac.)	No Change
Total Area	13.141 ha (32.471 ac.)	No Change
Land Uses	One-Family Dwellings, Storage Areas, Vacant Land	No Change
OCP Designation	Business and Industry	No Change
ESA Designation	Five parcels are subject to an ESA designation along the CNR (protection of trees and bog)	No Change
ALR Designation	Although within the ALR, sixteen of these parcels are less than 0.8 ha (2 ac.) prior to December 21, 1972 and thus exempt from the ALR regulations	Exclude from the ALR
Zoning	Agricultural District (AG1) Golf Course District (AG2)	No Change

ADDITIONAL REQUEST

The area to the east, which some of the property owners have also requested to be excluded from the ALR, is designated for Agriculture in the Official Community Plan (OCP) and has an Environmentally Sensitive Area (ESA) designation on a portion of the properties along the CNR. Furthermore, only three of these eleven properties are less than 0.8 ha (2 ac.) and were created prior to December 21, 1972 (the date of the agricultural land freeze). The other eight properties range in size from .082 ha (2.02 ac.) to 3.045 ha (7.525 ac.) and are subject to the ALR regulations. This area, which neither the Commission nor City have said should be excluded from the ALR, totals 13.109 ha (32.39 ac.).

STAFF COMMENTSLand Use

16540 River Road is in an area which the Agricultural Land Commission has approved for exclusion from the ALR if the City applies. The City should make a block exclusion application. Recommend approval of both the block exclusion and the rezoning.

The property abuts a designated ESA along the northern property line (i.e. adjacent to River Road). The applicant should be encouraged to preserve and enhance a 6 m (20 ft.) wide buffer strip along this northern property line except where vehicle access is required. An ESA Development Permit will not be required.

Development Applications

Sanitary sewer is unavailable, therefore septic tank and field will be required. In lieu of providing off-site improvements along River Road as a condition of rezoning, the applicant will be required to dedicate a 20 m (66 ft.) road allowance (east-west) approximately mid site, which in the future will provide alternate access in order to downplay the use of River Road between No. 7 Road and Kartner Road. This proposed new road should be added to the Development Cost Charge (DCC) Program in place of the portion of River Road being downplayed. DCC credits would then be available to the applicant should they be required to construct the new road in the future. No other servicing concerns. If the foreshore on the north side River Road is owned by the same owner, the City of Richmond may be interested in the foreshore for public access.

Health

Prior to issuance of Building Permits, an application to construct an on-site sewage disposal system must be submitted and approved by the Health Department. This proposal has the potential to cause noise complaints with adjacent residential uses. Industrial uses along River Road have also generated noise complaints from Vancouver residents. Noise control provisions must be considered in building design, construction activities and business operational activities.

Public Works

The subject property proposed for rezoning and area recommended for a block ALR exclusion application is located quite a distance from the nearest available sanitary sewer system with the capacity to handle additional sewage (i.e. forcemain on Bridgeport Road, not the sewer at Savage Road and River Road). This connection would be a significant cost which may also involve upgrading the existing sanitary sewer system. Furthermore, the subject area is currently outside the Greater Vancouver Sewage and Drainage District. The possible servicing of this area will be included in a City-wide sanitary sewer plan. This plan is to be completed in approximately 2003. In the meantime, it is agreed to proceed with the ALR block exclusion and rezoning application on the understanding that the Viridi Pacific Holding Ltd.'s cabinet-making shop has a proper on-site sewage disposal system. Any other future industrial rezoning applications in this area should be subject to the sanitary sewer plan and should wait to see what happens at 16540 River Road.

Transportation

No objections to this rezoning application. No land dedication along River Road will be required. According to the latest OCP, part of the area north of the CNR, east of Savage Road and west of No. 8 Road, is designated for Business and Industry. Therefore, it is important to make provision for the extension of Knox Way east of No. 7 Road as an alternate access to River Road. As a result, the applicant will require dedicating a 20 m (66 ft.) strip of right-of-way (east-west) across the middle of the development site for this future road extension. Attachment 7 shows the tentative location of this future road.

ANALYSIS

Rezoning Application (RZ 99-165224)

The application by Viridi Pacific Holdings Ltd. to rezone 16540 River Road from Agricultural District (AG1) to Light Industrial District (I2) appears reasonable.

For one thing, the applicant's existing cabinet-making shop (Dominion Woodworking) at 2720 Smith Street is surrounded by small residential lots and the Costco Store. Although zoned Light Industrial District (I2), staff can understand why the applicants would like to relocate their business to a larger property which they already own.

In order to restrict the size of the proposed development, it has been agreed to only rezone the northern portion (1.0 ha or 2.47 ac.) of the subject property. The remainder of the site will remain zoned Agricultural District (AG1). Thus, any other future industrial use will require rezoning (and preferably a sanitary sewer connection).

Furthermore, the applicant has agreed to dedicate a 20 m (66 ft.) right-of-way through the middle of his property for the future extension of Knox Way east of No. 7 Road. Since this is a long-term project, no money or work would be provided at this time for construction of the road.

Viridi Pacific Holdings Ltd. has agreed to maintain a 6 m (20 ft.) wide natural setback along the northern property line (which abuts the ESA) except where vehicle access is required. This will help reduce the potential for noise complaints from residents across the river. The City of Richmond already owns the foreshore north of River Road.

The applicant has utilized the services of an architect to locate the proposed cabinet-making shop away from the existing residences on the two adjacent properties in order to alleviate the potential for noise complaints. Furthermore, they have committed to address the Health Department's comment that noise control provisions be considered in the building design, construction activities and business operation (especially in light of their experience at 2720 Smith Street).

Prior to the issuance of a Building Permit the applicant will be required to obtain the necessary approval for an on-site sewage disposal system. This may entail the registration of a covenant restricting the nature of the waste discharge to domestic sewage and ensuring that all maintenance is the responsibility of the owner. Staff will utilize 16540 River Road as a test case to see if there are any problems with servicing industrial development in this area.

Finally, the subject property is designated for Business and Industry in the new OCP. However, prior to the adoption of the rezoning bylaw, the subject property and surrounding area should be excluded from the ALR. The Commission has previously indicated they would support such a City-initiated application.

Options

1. Give the rezoning bylaw first reading and take it to Public Hearing along with the ALR block exclusion application. **(Recommended Option)**
2. Table the rezoning bylaw until after the ALR block exclusion application has been approved by the Agricultural Land Commission.
3. Deny the rezoning bylaw pending the completion of the City's sanitary sewer plan in approximately 2003.

Agricultural Land Reserve Application AG 00-084994

The Agricultural Land Commission agreed to exclude 16360 River Road to 17360 River Road from the ALR in 1988. To date, staff have not initiated a block ALR exclusion application because of the lack of sanitary sewer and since there was no demand for industrial development in the area.

The Viridi Pacific Holdings Ltd. rezoning application is the first and only formal industrial proposal to be submitted since 1988. An ALR application, rezoning and Development Permit for a golf driving range were approved on the vacant property to the west (16360 River Road - AG 92-272; RZ 93-378; DP 95-037).

Since this rezoning proposal appears reasonable, and would be serviced by an appropriate on-site sewage disposal system, staff agreed that the City would consider initiating a block ALR exclusion application rather than have Viridi Pacific Holdings Ltd. and each other property owner apply to exclude their land.

63% of the property owners from 16360 River Road to 17360 River Road have responded that they would support such an application. 16% were not in favour of being excluded from the ALR. 21% of the property owners did not respond to the City's survey.

Although staff would have liked to obtain the foreshore from two of these property owners as a condition of the block ALR exclusion application, support for this proposal was not forthcoming. However, should these property owners apply to rezone or subdivide their properties in the future, the City could then seek the dedication of the area on the north side of River Road as a continuation of a possible waterfront trail.

Similarly, there was not clear support from the five property owners who have an ESA at the rear of their properties to protect the trees and bog in this area as a condition of the block ALR exclusion application. However, by raising the question, staff believe these owners are now aware of the City's interests -- which can be obtained in the future as a condition of development approval.

It is noted that 16 of the 19 parcels in this area are less than 0.8 ha (2 ac.) and were created prior to December 21, 1972 (the date of the agricultural land freeze). Thus, although within the ALR, these parcels are exempt from the provisions of the Agricultural Land Commission Act. In effect, the only properties being excluded from the ALR by the block exclusion application are 16540, 16360 and 16700 River Road. All three owners of these properties have agreed to this proposal.

Options

1. Apply to the Agricultural Land Commission for the block ALR exclusion of 16360 River Road to 17360 River Road and take it to Public Hearing along with RZ 99-165224. **(Recommended Option)**
2. Table the block ALR exclusion application for further consultation with the property owners of the adjacent 17340 River Road to 17740 River Road and unaddressed Lot 17, Plan 65002 and Lot 3, Plan 4212.
3. Deny the block ALR exclusion application pending the completion of a sanitary sewer plan in approximately 2003.

Request to Exclude the Adjacent Area from the ALR

Staff cannot support the request from the property owners of 17340 River Road to 17740 River Road to exclude the area to the east from the ALR for a number of reasons.

Firstly, this area is designated for Agriculture in the OCP. To exclude it from the ALR would be contrary to the objectives and policies of the OCP and would set an undesirable precedent. The area which the City is applying to exclude from the ALR (16360 River Road to 17360 River Road) is designated Business and Industry and is already shown as being out of the ALR in the OCP.

Secondly, the Agricultural Land Commission has indicated that 17340 River Road to 17740 River Road and unaddressed Lot 17, Plan 65002 and Lot 3, Plan 4212 should be retained in the ALR and that consideration be given by Richmond to designate the area for agri-industrial and service uses thus taking pressure off other ALR lands for this form of use. A good example of the type of use that would be appropriate for this location is the temporary storage area Maybog Farms has had at 2620 No. 6 Road (TU 97-117631).

Thirdly, only three of the 11 properties in this area between No. 8 Road and the area proposed for exclusion in AG 00-084994 are less than 0.8 ha (2 ac.). The other eight are all subject to the Agricultural Land Commission Act. This is the reverse of the case with 16360 River Road to 17360 River Road where only three of the nineteen properties are over 0.8 ha (2 ac.) and subject to the ALR regulations.

Fourthly, this area is even further from the nearest available sanitary sewer with the capacity to handle additional sewage (i.e. forcemain on Bridgeport Road) and also is outside the Greater Vancouver Sewage and Drainage District. Because the parcels tend to be larger, staff would be concerned about allowing potential light industrial developments with on-site sewage disposal systems. In other words, by excluding an even larger area from the ALR, the need for sanitary sewer would be heightened.

Finally, the City has not heard from three of the property owners in this area. To leave these properties out of the discussion would be inappropriate and could lead to a patchwork of ALR boundaries.

Options

1. Advise the property owners of 17340 River Road to 17740 River Road and unaddressed Lot 17, Plan 65002 and Lot 3, Plan 4212 that the City would not support or initiate an application to exclude their properties from the ALR. **(Recommended Option)**
2. Table the request from these property owners pending the outcome of AG 00-084994 and the sanitary sewer plan in approximately 2003.
3. Support the request to exclude the subject area and refer it to the Agricultural Land Commission for preliminary comment.

FINANCIAL IMPACT

The cost of advertising the Public Hearing for AG 00-084994 is estimated to be \$400 and the ALR application fee is \$750. Endeavouring to recover this cost from the property owners of 16360 River Road to 17360 River Road was deemed to be too cumbersome. Therefore, Viridi Pacific Holdings Ltd. has agreed to pay these costs if the applications proceed to Public Hearing and the Agricultural Land Commission.

CONCLUSION

Viridi Pacific Holdings Ltd. has applied to rezone 16540 River Road from Agricultural District (AG1) to Light Industrial District (I2) to accommodate the move of their cabinet-making shop from 2720 Smith Street. Staff is supportive of this application provided that only the north portion of the property be rezoned. The applicant has agreed to dedicate a 20 m (66 ft.) right-of-way for the future extension of Knox Way through his property and to maintain a 6 m (20 ft.) natural setback along the ESA as a condition of rezoning.

Prior to adopting this rezoning application, the subject property must be excluded from the ALR. The Agricultural Land Commission has indicated that they would support a City-initiated block ALR exclusion application of 16360 River Road to 17360 River Road. All of the property owners in this area have been contacted and the majority (63%) is in favour of being excluded from the ALR. Furthermore, 16 of the 19 parcels in this area are less than 0.8 ha (2 ac.) and thus already exempt from the provisions of the Agricultural Land Commission Act.

If the exclusion from the ALR is approved, and 16540 River Road is rezoned and developed, the proposed new road through the area should be added to the DCC Program. Prior to permitting any further industrial development, the use of an on-site sewage disposal system on the subject property should be monitored and the City's sanitary sewer plan should be completed. Area developers also will be required to address ESA concerns in the future, the dedication of foreshore lots to the City as a continuation of a possible waterfront trail, and noise control provisions in their building design, construction activities and business operation.

The City has also received a written request from the property owners of 17340 River Road to 17740 River Road to exclude the area to the east from the ALR. Staff cannot support this request because it is contrary to the OCP and the Agricultural Land Commission's position with regard to the area. It is also noted that the City does not want to remove another 13 ha (32 ac.) from the ALR for potential industrial development without a sanitary sewer system.

Holger Burke, MCIP
Development Coordinator

HB:blg

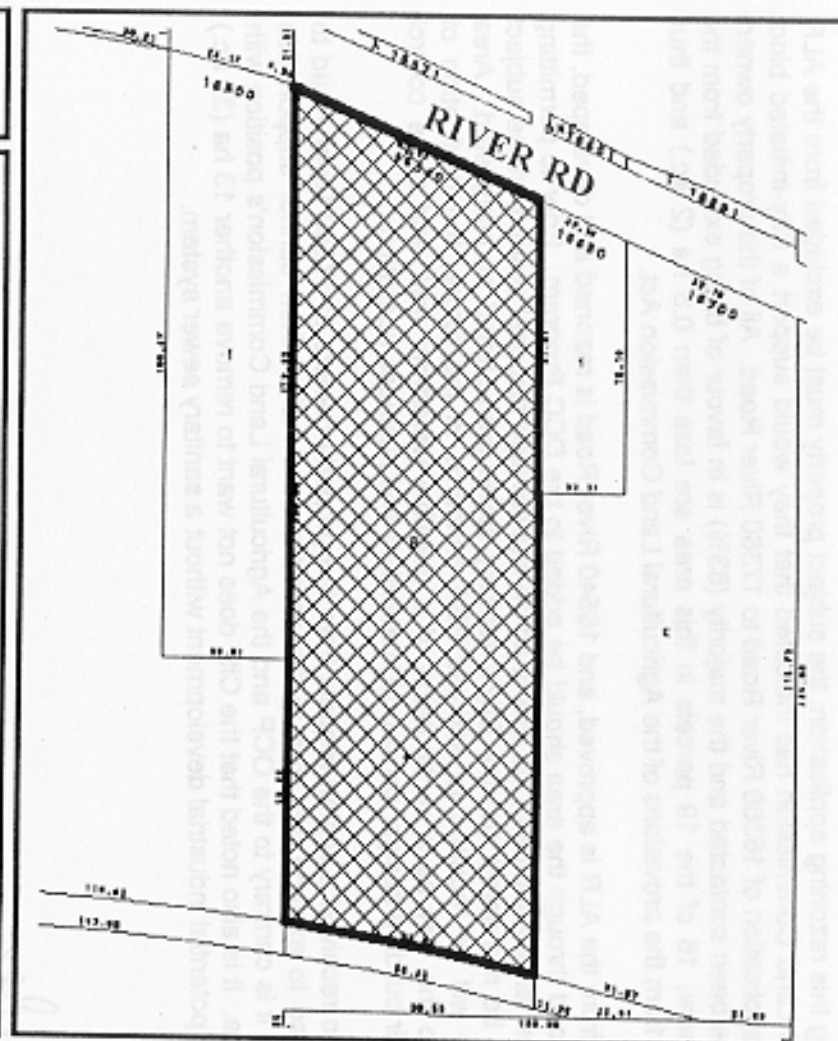
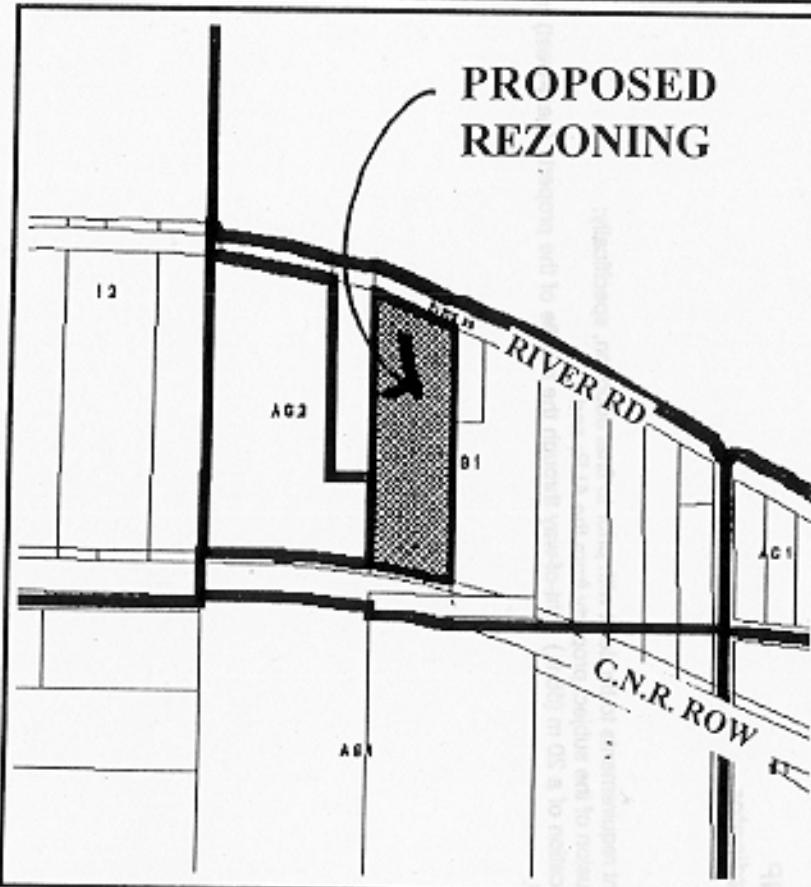
There are Development requirements to be dealt with prior to final adoption, specifically:

- exclusion of the subject property from the ALR; and
- dedication of a 20 m (66 ft.) right-of-way through the middle of the property (east-west) for a future road.



City of Richmond

PROPOSED
REZONING

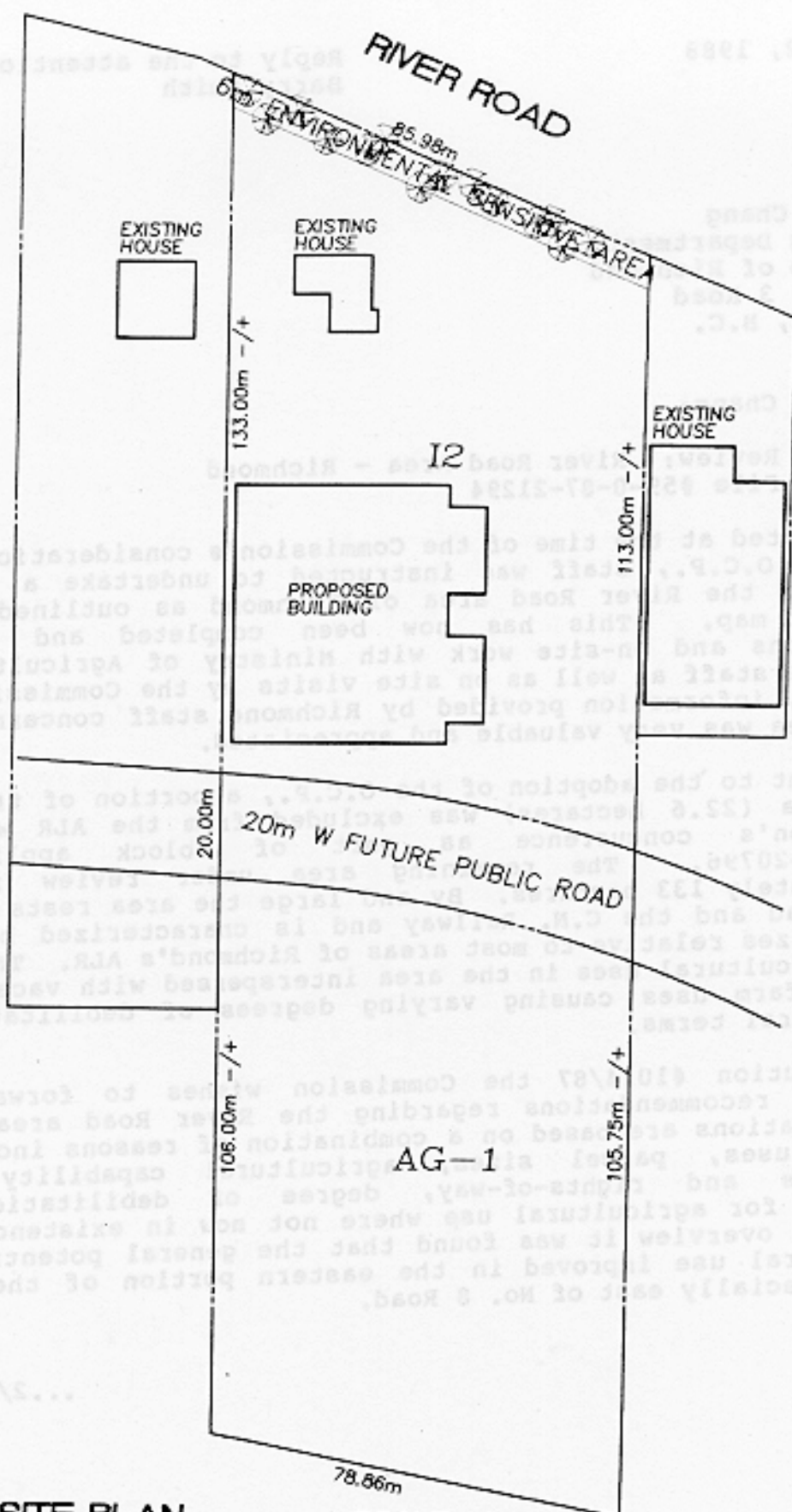


RZ 99-165224

Original Date: 12/07/99

Revision Date:

Note: Dimensions are in METRES



PROPOSED SITE PLAN
 PROPOSED SUBDIVISION and REZONING AT
 16450 RIVER ROAD, RICHMOND, B.C.

SCALE = 1:1200

79



7 FEBRUARY 2000

March 22, 1988

Reply to the attention of
Barry Smith

Mr. Ian Chang
Planning Department
Township of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Mr. Chang:

Re: ALR Review: River Road Area - Richmond
Our File #59-0-87-21294

As indicated at the time of the Commission's consideration of the Richmond O.C.P., staff was instructed to undertake a detailed review of the River Road area of Richmond as outlined on the attached map. This has now been completed and involved discussions and on-site work with Ministry of Agriculture and Fisheries staff as well as on site visits by the Commission. In addition, information provided by Richmond staff concerning the study area was very valuable and appreciated.

Subsequent to the adoption of the O.C.P., a portion of the River Road area (22.6 hectares) was excluded from the ALR with the Commission's concurrence as part of "block application" #01-0-87-20796. The remaining area under review includes approximately 133 hectares. By and large the area rests between River Road and the C.N. Railway and is characterized by small parcel sizes relative to most areas of Richmond's ALR. There are some agricultural uses in the area interspersed with vacant land and non-farm uses causing varying degrees of debilitation in agricultural terms.

By Resolution #1014/87 the Commission wishes to forward the following recommendations regarding the River Road area. The recommendations are based on a combination of reasons including; current uses, parcel sizes, agricultural capability, road alignments and rights-of-way, degree of debilitation and potential for agricultural use where not now in existence. By way of an overview it was found that the general potential for agricultural use improved in the eastern portion of the study area; especially east of No. 8 Road.

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Commission Recommendations (See attached map)

Area A: That an area directly east of the lands subject to application 01-0-87-20796 be considered for exclusion from the ALR.


Area B: That the lands between Area A and No. 8 Road be retained in the ALR at this time and that consideration be given by Richmond to designate the area for Agri-industrial and service uses thus taking pressure off other ALR lands for this form of use. Given locational circumstances it is felt that uses of this nature will be compatible with industrial lands developing to the west while also being a benefit to the agricultural community. Examples of uses the Commission has in mind would include: facilities similar to the existing B.C. Coast Vegetable Co-operative and B.C. Blueberry Co-op, other cold storage and agricultural warehousing, the sale and repair of farm equipment and, given the location of the railway, trans-shipment facilities for agricultural products.

Area C: That lands east of No. 8 Road be retained in the ALR for agricultural purposes.

If there are any questions regarding the above recommendations do not hesitate to contact the Commission accordingly.

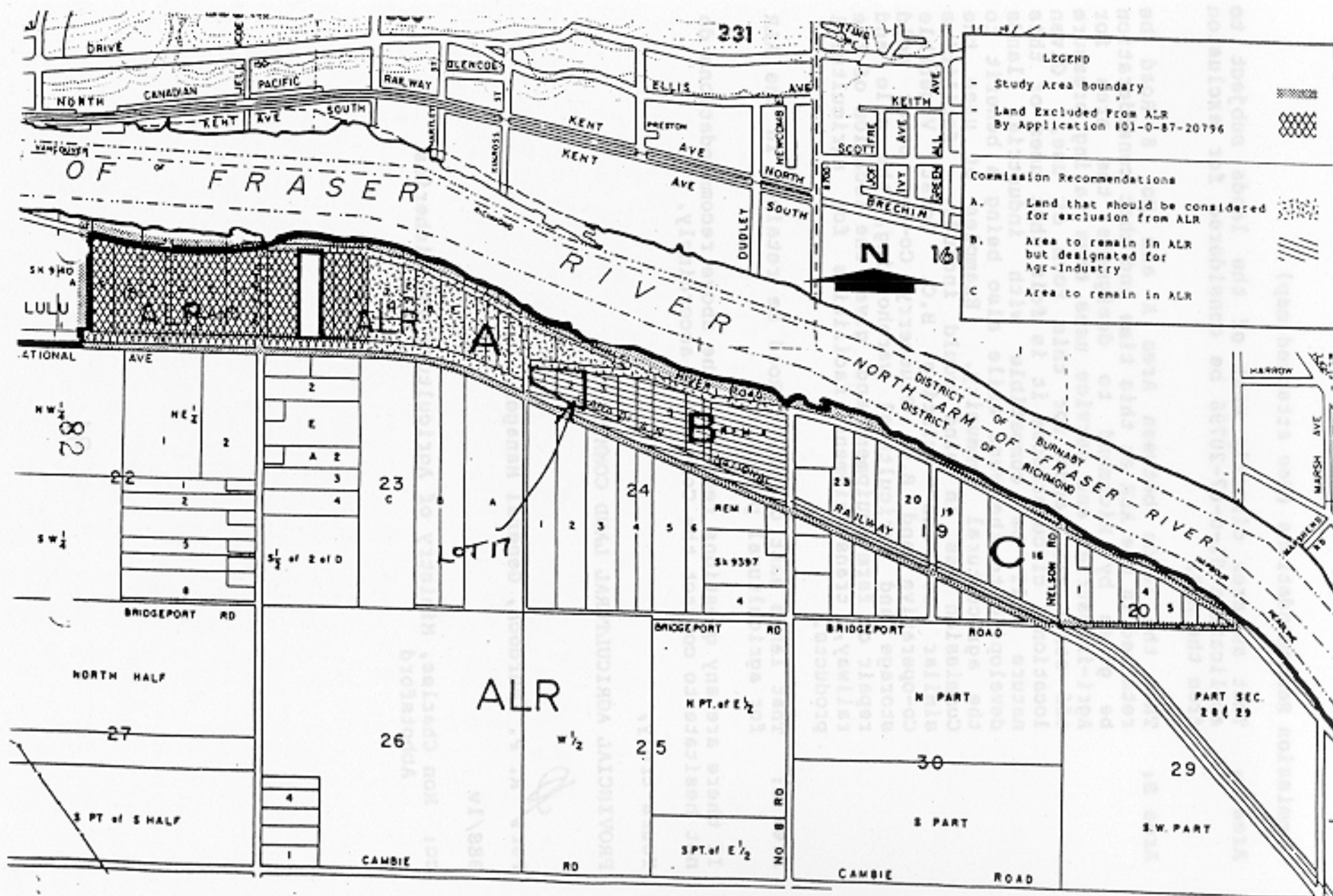
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per  R. P. Murdoch, General Manager

BES/lv

cc: Ron Charles, Ministry of Agriculture and Fisheries
Abbotsford



Proposed Block Agricultural Land Reserve Exclusion Application by the City of Richmond

Original Date: 12/07/99

Revision Date: 10/04/99

Note: Dimensions are in METRES

**PROPOSED
REZONING
(RZ 99-165224)**

NORTH ARM FRASER RIVER

RIVER R

KATNER RD.

Lot 6
Plan
504

C.N.R. R/W

PORT
NORTH FRASER

2020 Airport Road North
Richmond, British Columbia
Canada V7B 1C6



PORT
NORTH-FRASER

2020 Airport Road North
Richmond (Colombie-Britannique)
Canada V7B 1C6

Canada

Tel/Tel: (604) 273-1866
Fax: (604) 273-3772

Mr. Holger Burke
Development Coordinator
Urban Development Division
CITY OF RICHMOND
7577 Elmbridge Way
Richmond, B.C.
V6X 2ZB

Dear Mr. Burke:

Re: **Block Agricultural Land Reserve Exclusion Application by the City of Richmond for 16360 to 17360 River Road**

It has recently come to our attention that the City of Richmond is considering initiating a block Agricultural Land Reserve (ALR) exclusion and a rezoning of the aforementioned River Road properties from Agricultural District (AG1) to Light Industrial District (I2). The registered property owners affected in this block of land, Block A, recently received a survey from the City to determine the level of support for such an exclusion and rezoning.

We understand that the subject parcel of land, Block A, has been under study for some time now and that the ALR exclusion and rezoning process was precipitated by a recent rezoning application made by the Viridi Pacific Holdings company. We also understand from the City that the decision to proceed with the exclusion and rezoning of Block A is based on the Agricultural Land Commission's 1980 ruling that it would be prepared to release, at the request of the City, these properties.

As the registered owners of the properties located adjacent to Block A, our properties fall into what was termed Block B by the ALR. According to the ALR ruling our properties were to form a buffer between Block A and Block C. Block C properties still contain viable agricultural land under use. According to Richmond's Official Community Plan our lands are to remain in the ALR and are to be used for agro-related industries. The market for such industries in Richmond is, however, very limited given the surrounding agricultural uses and land base in Richmond. Consequently our lands are underutilized and are either lying dormant or being used for vehicle storage and non-conforming uses.

We, the registered property holders in Block B, are therefore interested in applying to the City of Richmond and the Agricultural Land Reserve to also exclude our properties from the ALR and to have them rezoned to I2. While we understand that the City would have to review and support

such an application before proceeding to the ALR and that the Block A properties are to be dealt with at this time in a separate manner, we would like to enter into discussions with the City of Richmond as soon as possible.

Indeed with regards to our land, we fail to see why such an extensive land buffer such as Block B is required between high tech industrial applications and cultivated land, given the nature of agro-industrial uses and the variety of appropriate landscaping treatments that are now available. We also understand that a potential rezoning of our subject properties will require the appropriate servicing and transportation infrastructure improvements and we are prepared to share these costs proportionally. Further we point out that two of Richmond's new Industrial Land Strategy's goals are to preserve land for industrial purposes and to promote high tech industries for jobs. In this sense the conversion of Block B to I2 zoning appears to be a logical extension of Block A.

Thank you for your attention to this matter,

Sincerely,

Registered Property Owners:

17340 River Road Mr. Jason Wong

17480 River Road Mr. Duncan McKenzie

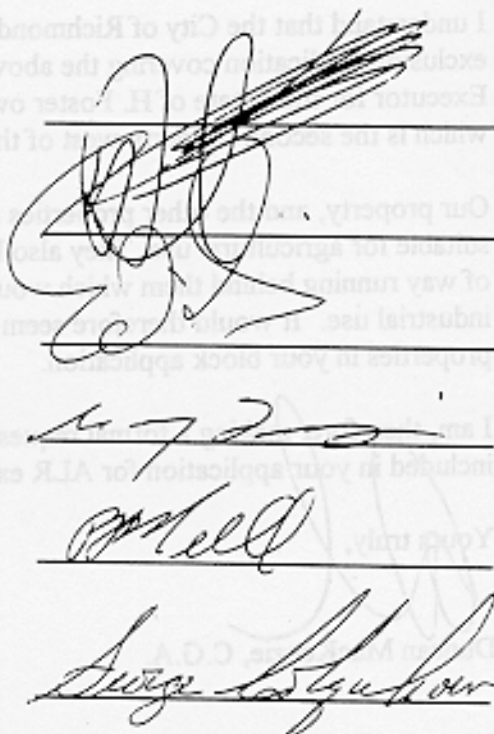
17600 River Road Mr. Ed Milligan

17640 River Road Mr. Gary Tonks

17660
17700 River Road Mr. Peter Tull
17720

17740 River Road North Fraser Port Authority

cc: David McClelland, Urban Development Administrator
Ian Chang, Senior Planner



MACKENZIE, GEORGE & COMPANY
CERTIFIED GENERAL ACCOUNTANTS

Duncan MacKenzie, C.G.A./Wicki George, C.G.A.

October 21, 1999

City of Richmond
7577 Elmbridge Way
Richmond BC V6X 2Z8

Attention: Holger Burke, MCIP
Development Co-ordinator
Urban Development Division

Dear Sir:

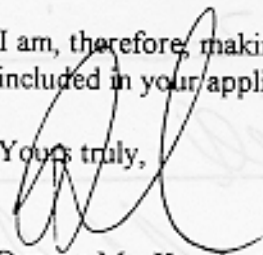
re: Block Agricultural Land Reserve Exclusion Application
by the City of Richmond for 16360 to 17360 River Road

I understand that the City of Richmond is considering making a block ALR exclusion application covering the above properties on River Road. I am the Executor for the Estate of H. Foster owner of the property at 17480 River Road which is the second property west of those listed in your proposed application.

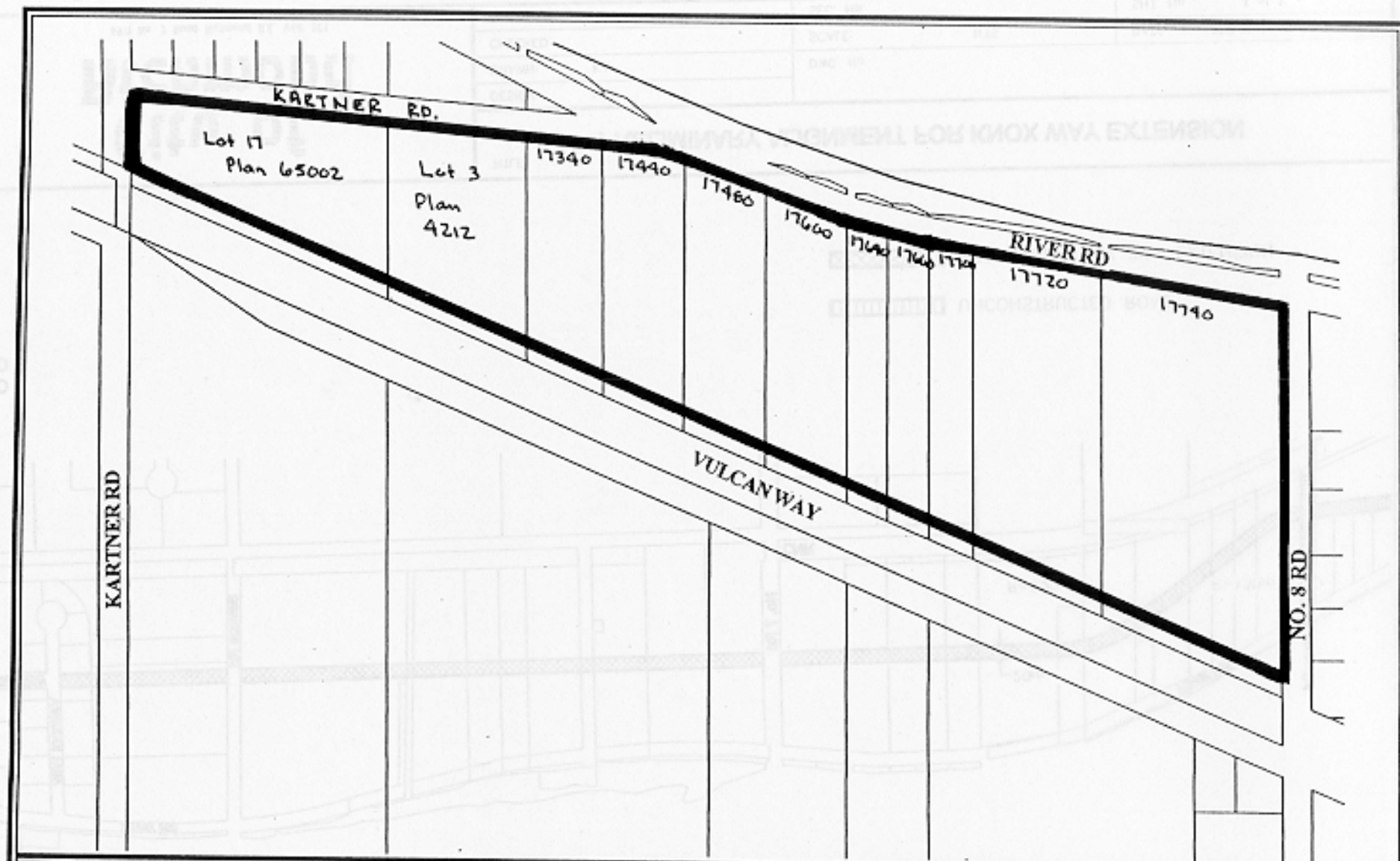
Our property, and the other properties along River Road up to #8 Road, are not suitable for agricultural use. They also have the railway and the Vulcan Road right of way running behind them which would make them more suitable for light industrial use. It would therefore seem more sensible to include all these properties in your block application.

I am, therefore, making a formal request to have my property at 17480 River Road included in your application for ALR exclusion.

Yours truly,

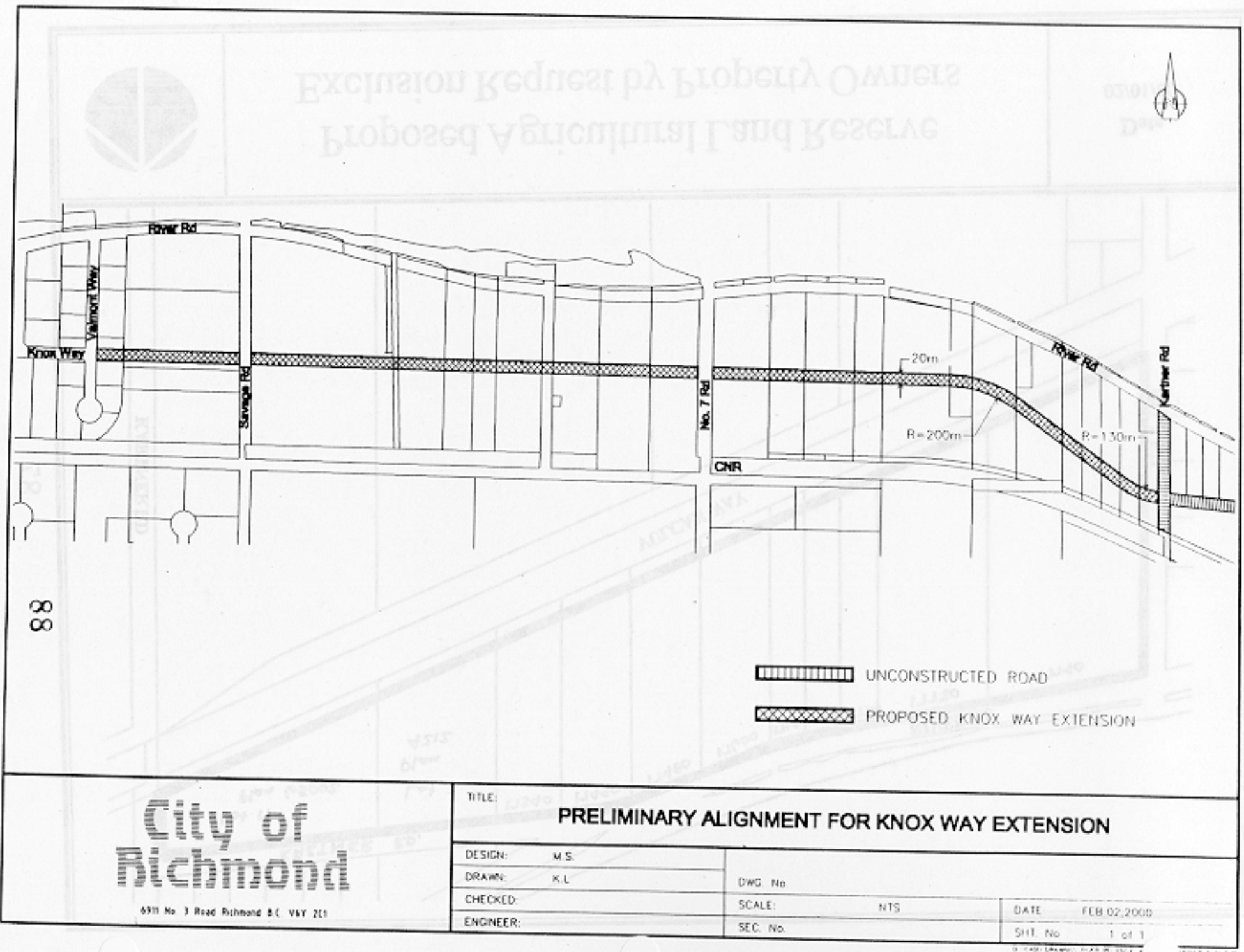

Duncan MacKenzie, C.G.A.

cc The Mayor and Council



Proposed Agricultural Land Reserve Exclusion Request by Property Owners

Date
02/01/00



CITY OF RICHMOND
BYLAW 7085
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7085 (RZ 99-165224)
16540 RIVER ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **LIGHT INDUSTRIAL DISTRICT (I2)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 7085".

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7085"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

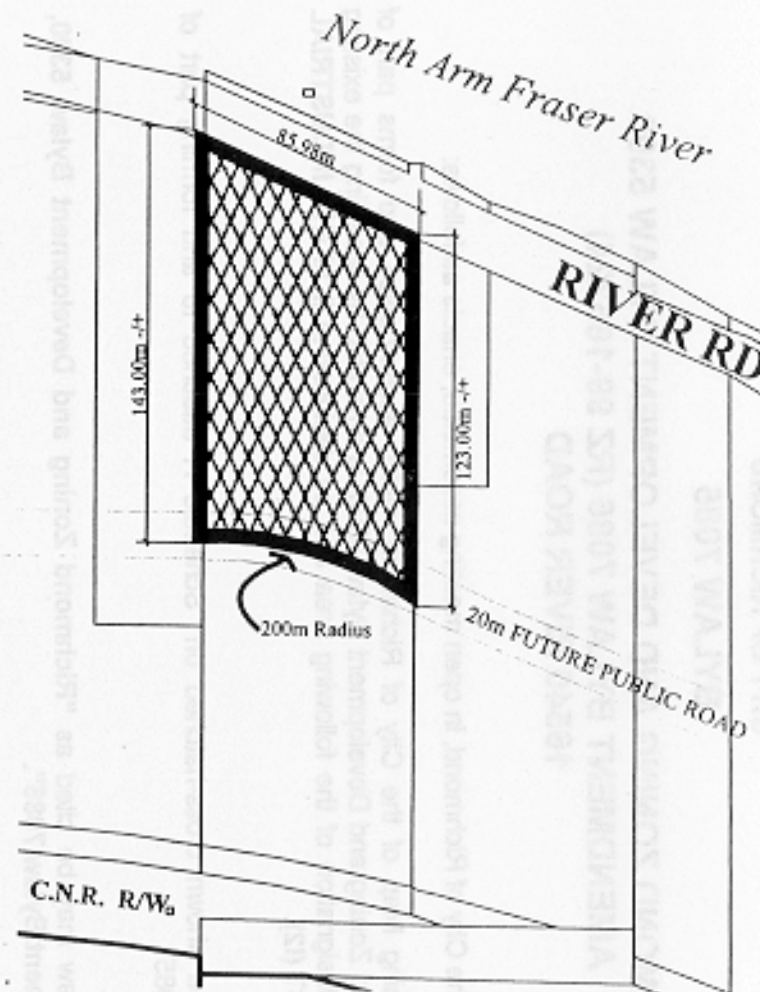
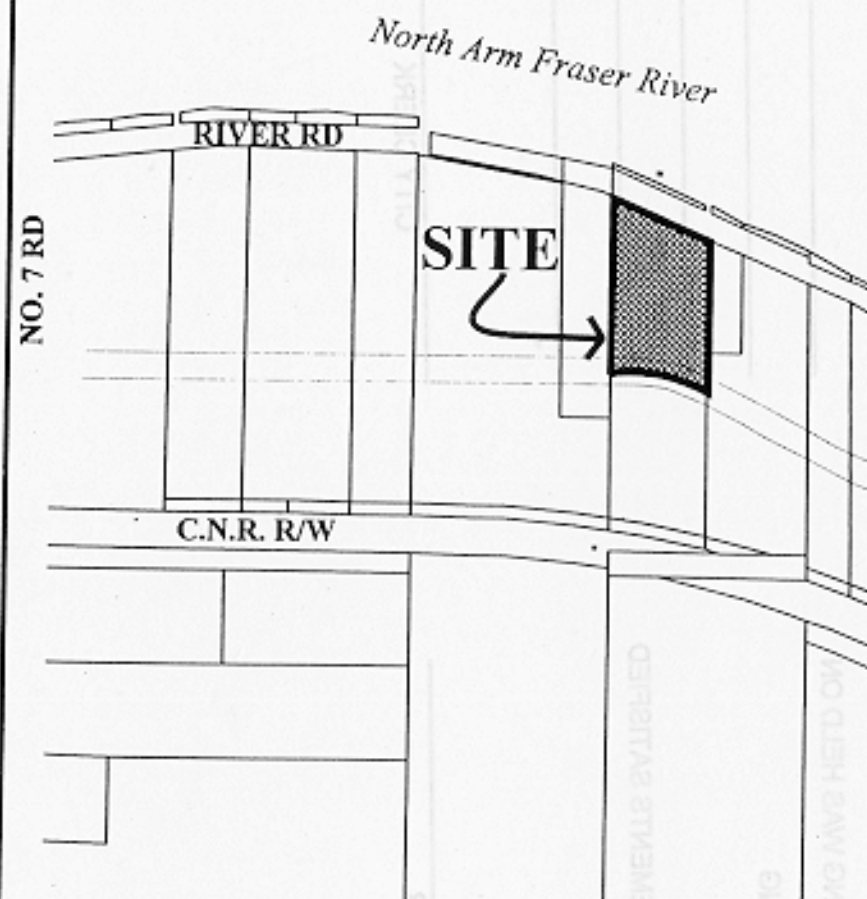
MAYOR

CITY CLERK

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor



City of Richmond



Original Date: 12/07/99

Revision Date: 02/07/00

Note: Dimensions are in METRES