



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: February 15, 2002
File: RZ 01-191961
Re: APPLICATION BY RALPH MAY FOR REZONING AT 4880 NO. 6 ROAD TO ALTER THE ZONING BOUNDARIES OF THE AG1 (AGRICULTURAL DISTRICT) ZONE AND THE AG2 (GOLF COURSE DISTRICT) ZONE

Staff Recommendation

That Bylaw No. 7331, to rezone portions of 4880 No. 6 Road to alter the zoning boundaries of the "AG1 (Agricultural District)" zone and the "AG2 (Golf Course District)" zone, be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jl
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Ralph May has submitted an application on behalf of Mikasa Golf Centre to rezone portions of 4880 No. 6 Road from AG1 (Agricultural District) to AG2 (Golf Course District) and vice versa.

The golf centre currently occupies an 8.4 ha (20.8 acres) leasehold lot at 4880 No. 6 Road that is zoned AG2. This application is to realign the zoning boundary so that it corresponds to the actual boundary of the driving range. Under the current zoning boundary, the supporting structures for the northerly fence of the driving range encroach onto lands that were not originally approved for non-farm use.

Findings of Fact

Item	Existing	Proposed
Owner	Kepland Homes Ltd.	No change
Applicant	Ralph May	No change
Site Size	28.2 ha (69.7 acres)	No change
Land Uses	Golf driving range and agriculture	No change
OCP Designation	Agriculture	No change
ALR Designation	In the ALR	No change
Zoning	19.8 ha (48.9 acres) zoned AG1; 8.4 ha (20.8 acres) zoned AG2	21.4 ha (52.9 acres) zoned AG1; 6.8 ha (16.8 acres) zoned AG2

Project Description

The applicant proposes to extend the AG2 zoning boundary 15 m (49.2 feet) north of its current boundary so that approximately 0.5 ha (1.2 acres) of land is incorporated in the lease area boundary of the driving range. This will enable all structures associated with the driving range to be located entirely within the leased area that has been approved for non-farm use.

Approximately 2.2 ha (5.4 acres) of land immediately east of the driving range that is now zoned AG2 will be rezoned to AG1 and used for farm purposes (See **Attachment 1**).

Related Applications

A previous owner and applicant applied to the Land Reserve Commission (LRC) for expansion of the leased area for non-farm use and for subdivision (Application #AG 98-142417). The LRC did not approve subdivision of the golf driving range from the parent parcel.

It did, however, approve expansion of the leased area for the golf driving range by 15 m (49.2 feet) to the north (about 0.5 ha (1.2 acres)) subject to:

- (i) submission of a detailed survey of the lease area boundaries; and
- (ii) rehabilitation and lease of 2.2 ha (5.4 acres) of land immediately east of the driving range for agricultural uses.

Staff Comments

No comments were expressed by City Staff.

Analysis

This application does not alter any of the buildings, structures or fencing that is now in place. It is essentially a housekeeping amendment to ensure that the boundary of the leased area conforms to the actual fenced boundaries of the golf driving range.

With respect to the LRC conditions associated with the previous application:

1. A detailed survey of the lease area boundaries has been submitted and approved by the Approving Officer (see **Attachment 2**);
2. The 2.2 ha (5.4 acres) located east of the driving range has been rehabilitated and enhanced for agricultural use by:
 - Creating a ditch around the new lease area boundaries of the driving range to improve drainage of the farmlands;
 - Filling in an old ditch that was aligned with the old eastern boundary of the lease area in order to facilitate farming;
3. The property owners have indicated that the farmer who leases the north portions of the site will be farming the 2.2 ha (5.4 acres) portion east of the driving range which is being rezoned to AG1.


Staff support this application as the minor changes result in a net gain of 1.7 ha (4.2 acres) of farmland.

Financial Impact

None.

Conclusion

This application is generally of a housekeeping nature and will result in a net gain of farmland. Therefore, it is recommended that this application be approved.



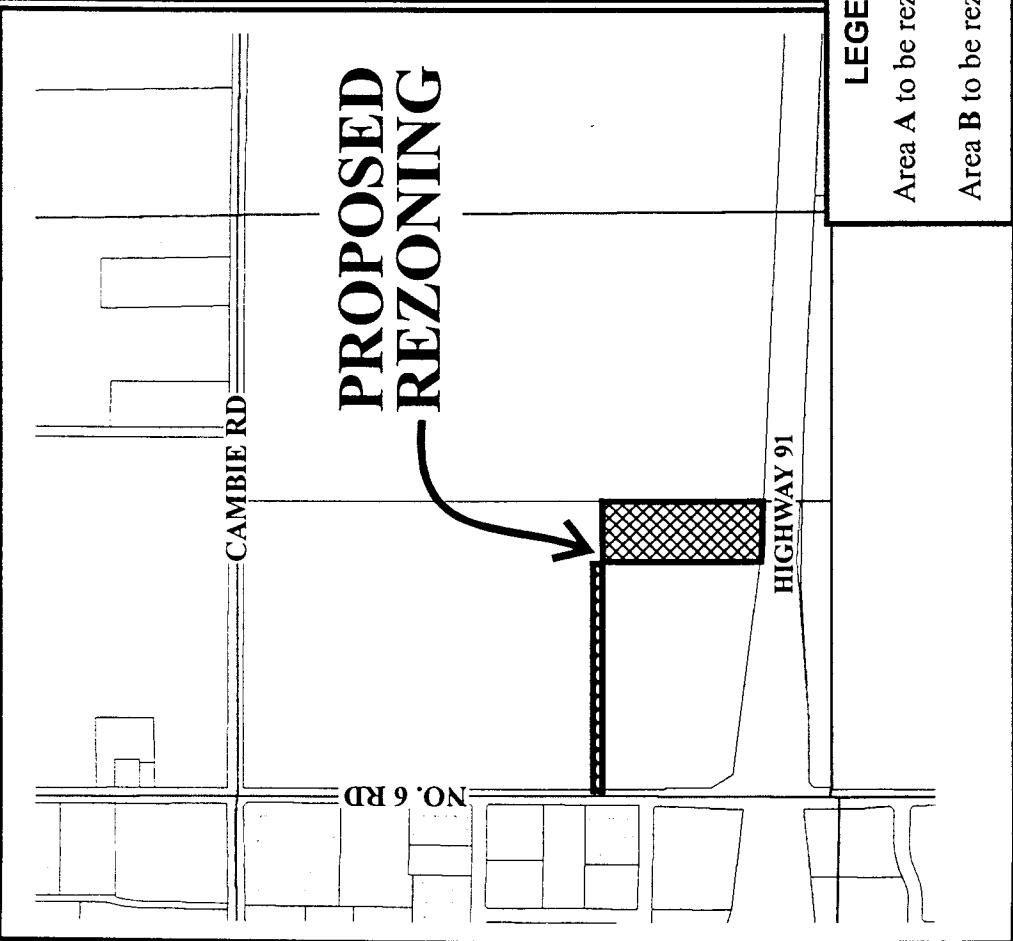
Janet Lee
Planner 2

JL:cas

There are requirements to be dealt with prior to final adoption:
– Ministry of Transportation approval required.



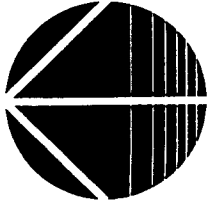
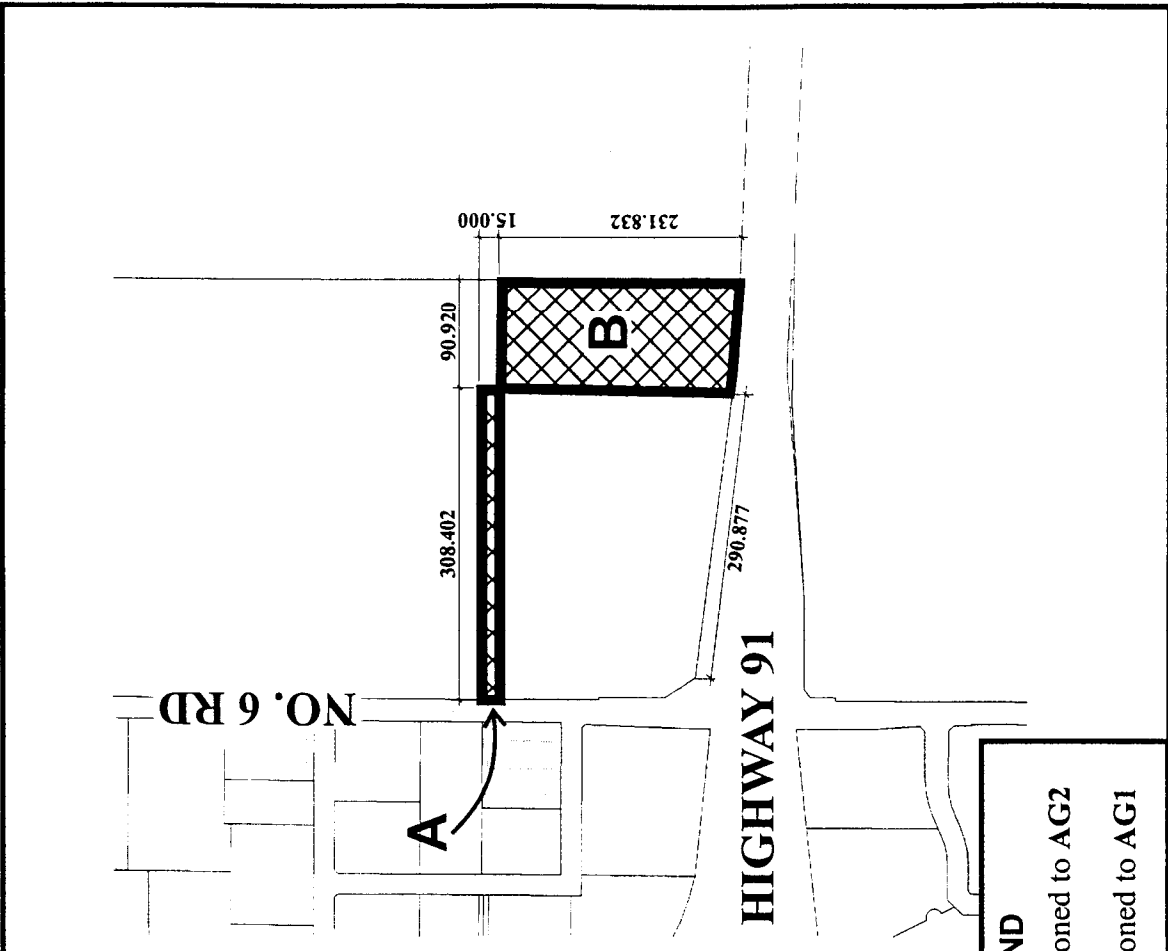
City of Richmond



LEGEND

Area A to be rezoned to AG2

Area B to be rezoned to AG1



RZ 01-191961

Original Date: 09/10/01

Revision Date: 11/01/01

Note: Dimensions are in METRES

REFERENCE PLAN TO ACCOMPANY LEASE OF PART OF THE WEST HALF OF SECTION 33, BLOCK 5 NORTH, RANGE 5 WEST, NEW WESTMINSTER DISTRICT EXCEPT:
 FIRSTLY, PART SUBDIVIDED BY PLAN 84726,
 SECONDLY, PART ON STATUTORY RIGHT OF WAY PLAN NWP 88278

B.C.G.S. 92G.015

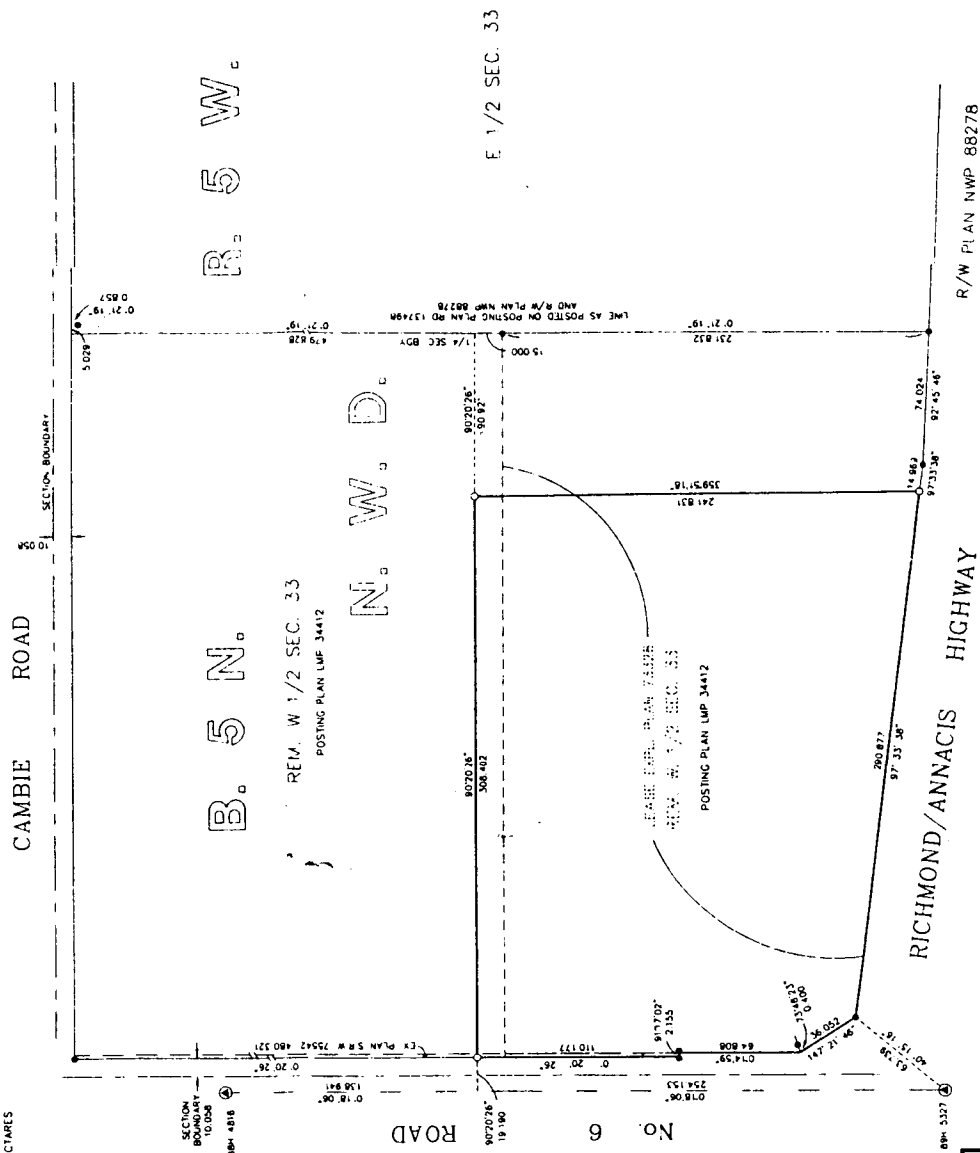
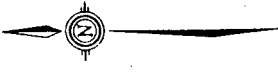
SCALE: 1:2000

LEGEND:

- ALL DISTANCES ARE SHOWN IN METRES
- BEARINGS ARE DERIVED FROM THE SURVEY AREA NO. 18 "RICHMOND"
- BEARINGS ARE DERIVED FROM OCM # BHM 4816 AND BHM 5327
- THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. COORDINATES. MULTIPLY BY A COMBINED FACTOR OF 0.999 6037 (NAD 83) (CSRS)

FOUND PLACED

- DENOTES INTEGRATED CONTROL MONUMENT
- DENOTES STANDARD IRON POST
- DENOTES LEAD PLUG
- WT DENOTES WITNESS
- HA DENOTES HECTARES



PLAN LMP
 REF. NO. _____
 DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C.
 THIS _____ DAY OF _____, 2000.
 REGISTRAR _____

APPROVED UNDER THE LAND TITLE ACT
 OF THE PURPOSE OF LENDING FOR
 PERIOD OF 30 YEARS FROM EXPIRING
 THE 31 DAY OF December 2000 Z035 HB

H. Sudo
 APPROVING OFFICER - CITY OF RICHMOND

APPROVED PURSUANT TO SECTION (80)
 OF THE LAND TITLE ACT
 THIS 15th DAY OF JUNE 2000

APPROVING OFFICER,
 MINISTRY OF TRANSPORTATION
 AND HIGHWAYS

REGISTERED OWNERS

DEWIS WA
 WITNESS JAMES W. COVINGS (SON & PRINT NAME CLEARLY)
 JAMES W. COVINGS
 41-3rd Street, N.E.
 ADDRESS Box 87, Salmon Arm, B.C.
 V1E 4N2

OCCUPATION
 BRIAN W. WILSON
 WITNESS (AS TO ABOVE SIGNATURES SIGN & PRINT NAME CLEARLY)
 PHYLLIS J. SIMON
 ADDRESS The Village Centre
 200-85A, 1000
 VERNON, B.C. V1T 3K4

MUREL CROSSMAN
 WITNESS (AS TO ABOVE SIGNATURES SIGN & PRINT NAME CLEARLY)
 JAMINE A. S. ROSE
 ADDRESS 203-1205-56 ST.,
 BELTA B.C. VAL 2A8

OCCUPATION
 MUREL CROSSMAN
 WITNESS (AS TO ABOVE SIGNATURES SIGN & PRINT NAME CLEARLY)
 JAMINE A. S. ROSE
 ADDRESS 203-1205-56 ST.,
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 JAMINE A. S. ROSE
 ADDRESS 203-1205-56 ST.,
 BELTA B.C. VAL 2A8

ATTACHMENT 2

WARREN E. BARNARD, A BRITISH COLUMBIA LAND SURVEYOR OF DELTA,
 IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY
 SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE
 SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON
 THE 21st DAY OF SEPTEMBER, 2000

WARREN E. BARNARD
 B.C.S.(695)

R/W PLAN NWP 88278

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 CITY OF RICHMOND

WATSON & BARNARD
 615-1524-56th STREET
 DELTA, B.C. VAL 2A8
 TEL 943-9433 FAX 943-0421

MH 1-6-18695

FILE 1047915
 PLOT 00/12/6
 MAP 33-5-53



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7331 (RZ 01-191961)
4880 NO. 6 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 **GOLF COURSE DISTRICT (AG2)**.

That area identified as "Area A" shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7331".

- 2. 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 **AGRICULTURAL DISTRICT (AG1)**.

That area identified as "Area B" shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7331"

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7331**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

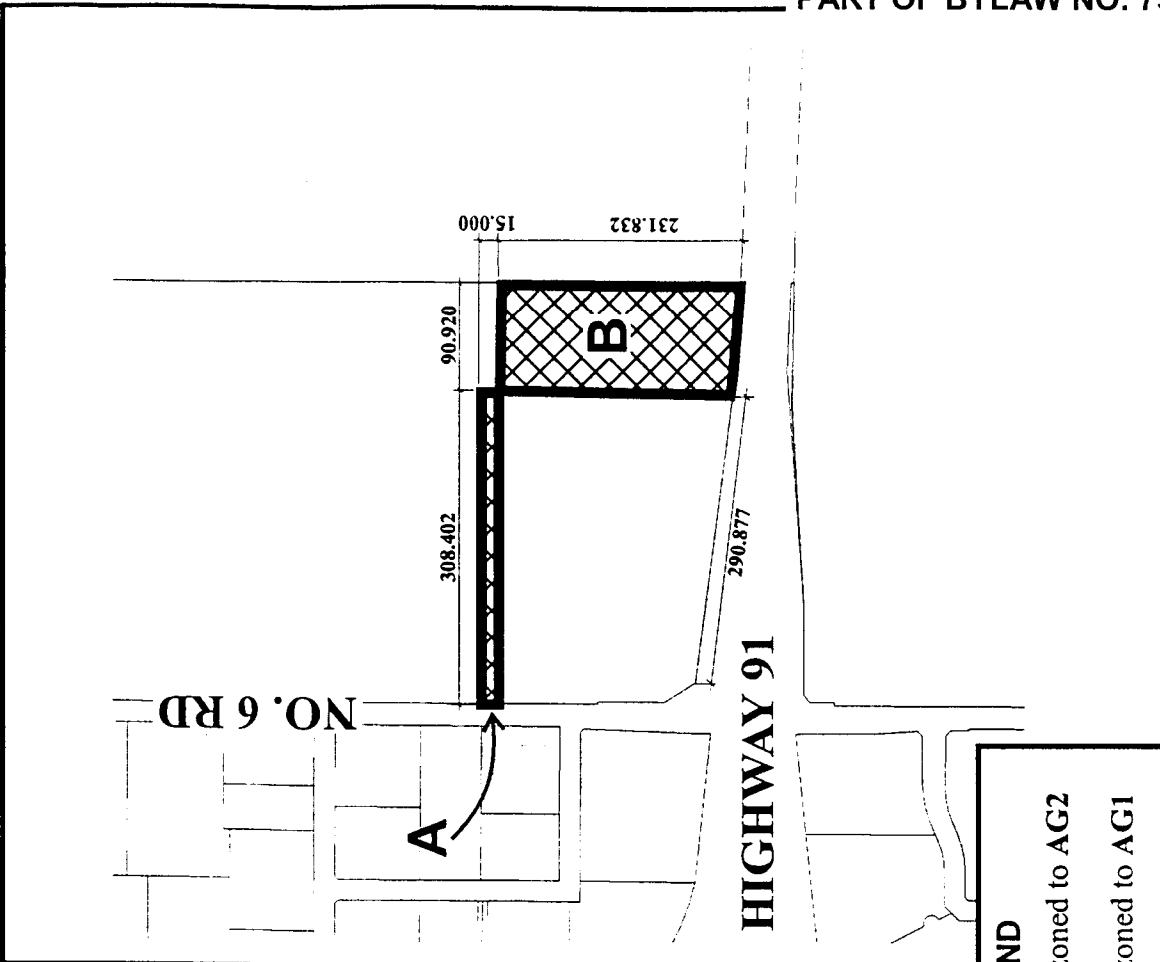
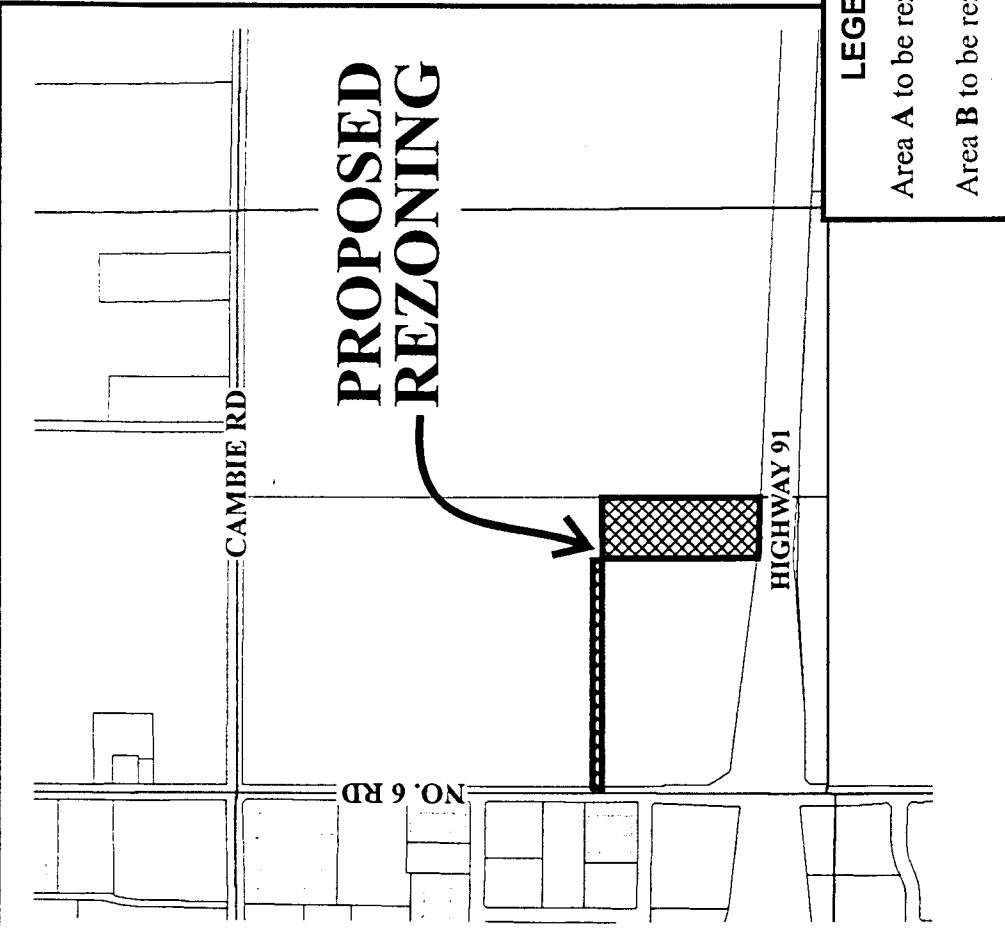
MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

MAYOR

CITY CLERK

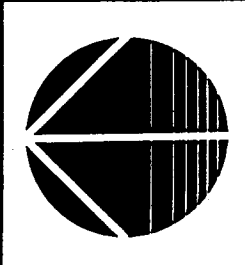
CITY OF RICHMOND
APPROVED for content by originating dept. <i>HB</i>
APPROVED for legality by Solicitor <i>[Signature]</i>



LEGEND

Area A to be rezoned to AG2

Area B to be rezoned to AG1



RZ 01-191961

Original Date: 09/10/01

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