



City of Richmond

## Report to Committee

To: Planning Committee

From: Joe Erceg  
Manager, Development Applications

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**

To Planning - March 5, 2002

Date: February 15, 2002

File: (RZ 01-191961)  
8060-20-7331

### 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.



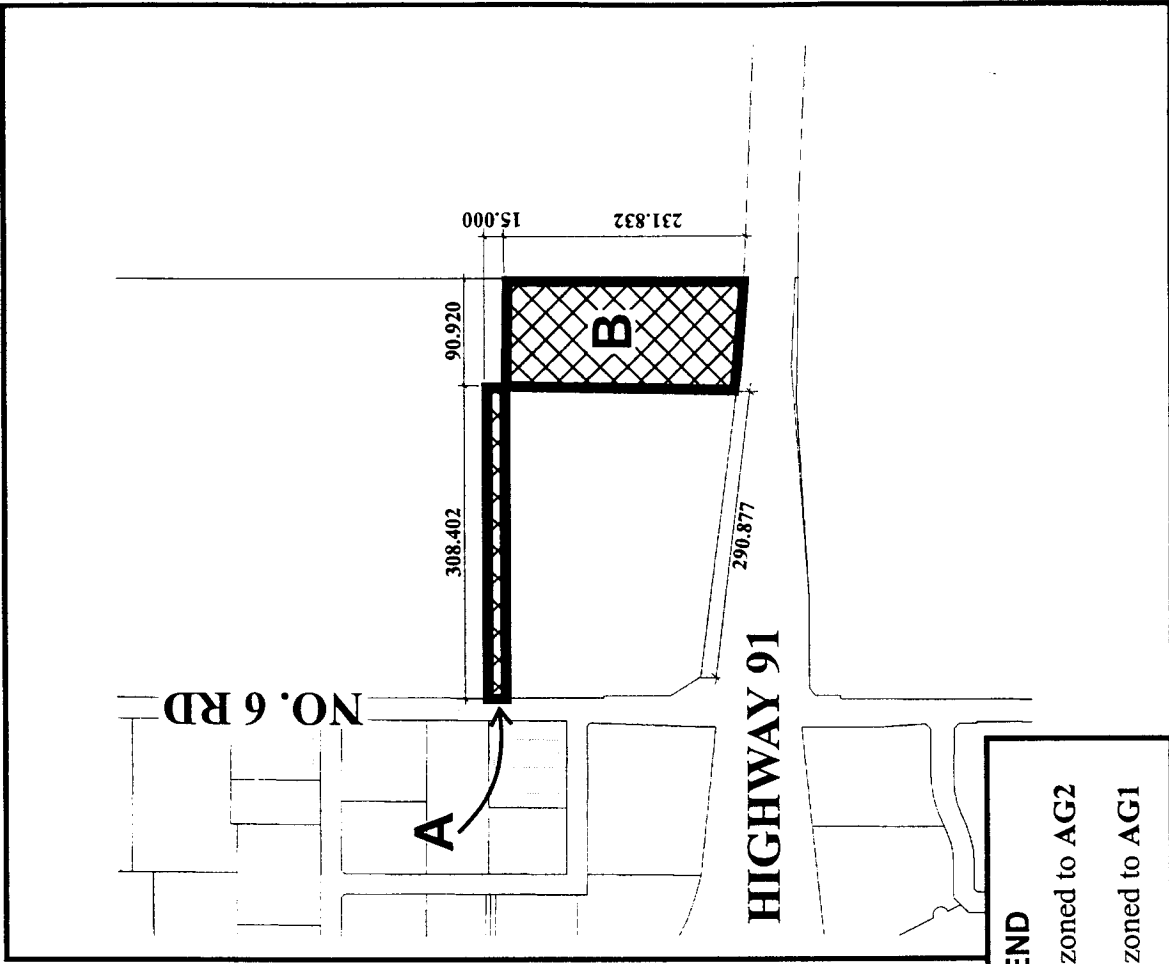
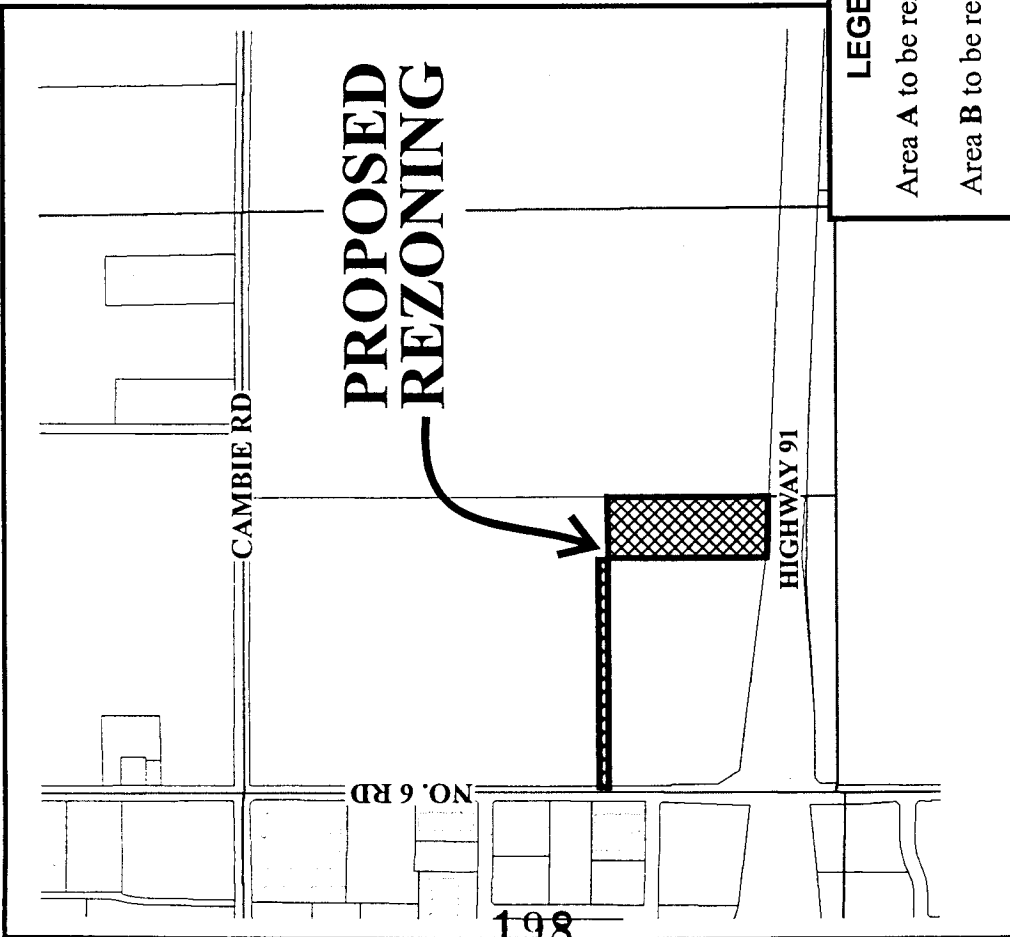
Janet Lee  
Planner 2

JL:cas

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



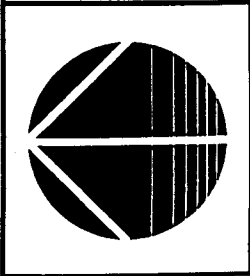
# City of Richmond



**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

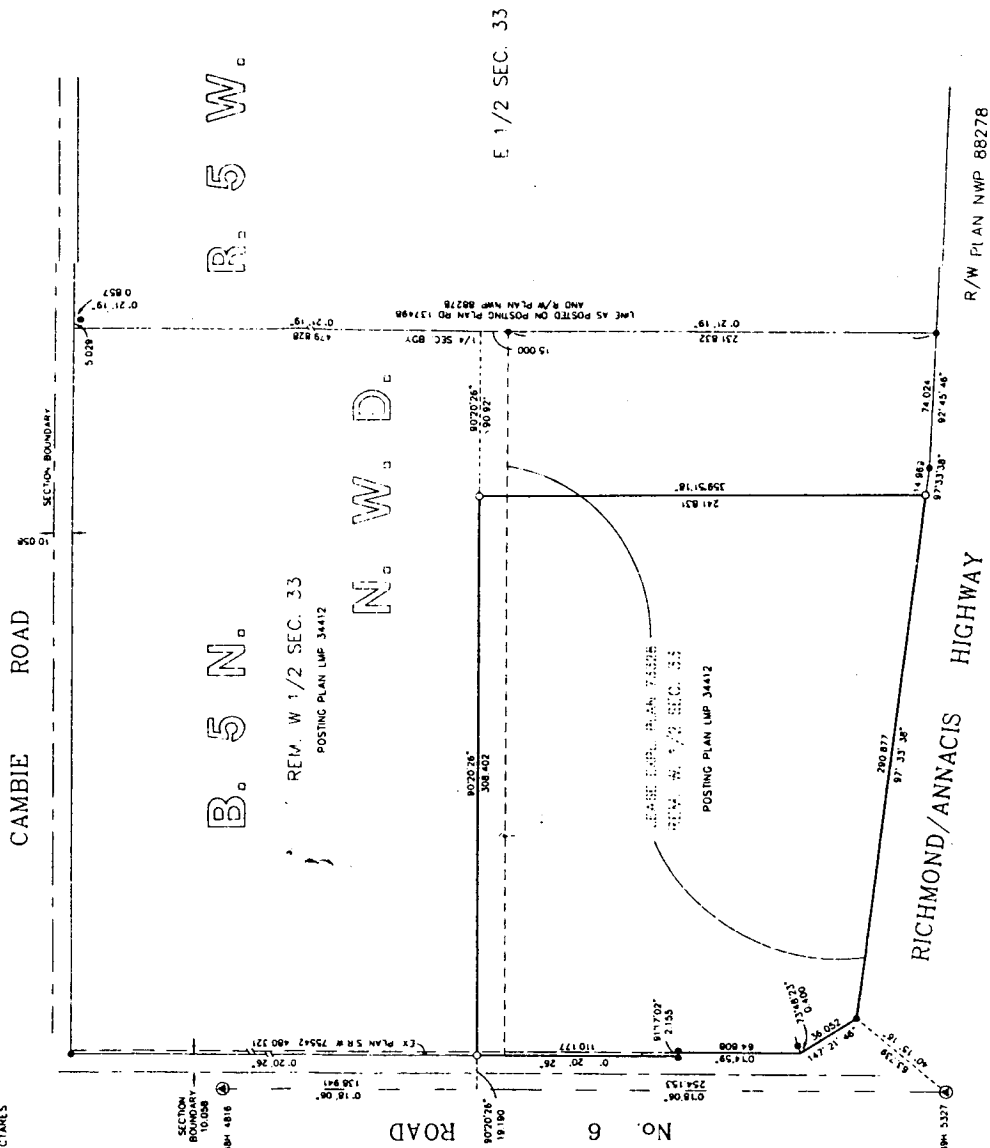
SCALE: 1:2000



LEGEND:

- ALL DISTANCES ARE SHOWN IN METRES
- THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO 18 "RICHMOND"
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM ODA'S 88H 4816 AND 88H 5327
- BEARINGS AND DISTANCES ARE CORRECTED FOR CURVATURE AND REFRACTION
- DISTANCE COORDINATES MULTIPLY BY A COMBINED FACTOR OF 0.999 6031 (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 FOR THE PURPOSE OF LEASING FOR PERIOD OF 25 YEARS FROM EARLINGS HB THE 31 DAY OF December 2000 2025

H. Sudeo  
 APPROVING OFFICER - CITY OF RICHMOND

APPROVED PURSUANT TO SECTION (80) OF THE LAND TITLE ACT THIS 20 DAY OF JUNE 2000

[Signature]  
 ASSISTANT REGISTRAR,  
 MINISTRY OF THE SOLICITOR GENERAL AND ATTORNEY GENERAL

REGISTERED OWNERS

[Signature]  
 DENISE MA [Signature]  
 WITNESS JAMES N. DOWNES  
 Barrister & Solicitor  
 41-43 Alberni St.  
 V6B 1A2

OCCUPATION

[Signature]  
 BRIAN W. [Signature]  
 WITNESS PHYLLIS SIMON  
 41 ROBERT ST.  
 ADDRESS 2700-481A/481B  
 OCCUPATION VERNON B.C. V1T 3K4

ATTACHMENT 2

[Signature]  
 MUREL CROSSMAN  
 WITNESS JANINE A. S. ROSE  
 BARRISTER & SOLICITOR  
 ADDRESS 203-1205-58 ST.  
 OCCUPATION DELTA B.C. V4L 2A8

I, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

[Signature]  
 WARREN E. BARNARD  
 B.C.L.S.(695)

FILE: 1047915  
 PLOT: 00/12/5  
 MAP: 33-5-5

WATSON & BARNARD  
 B.C. LAND SURVEYORS  
 1524-56th STREET  
 DELTA, B.C. V4L 2A8  
 TEL 943-9433 FAX 943-0421

MH 1-6-18695



**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

\_\_\_\_\_

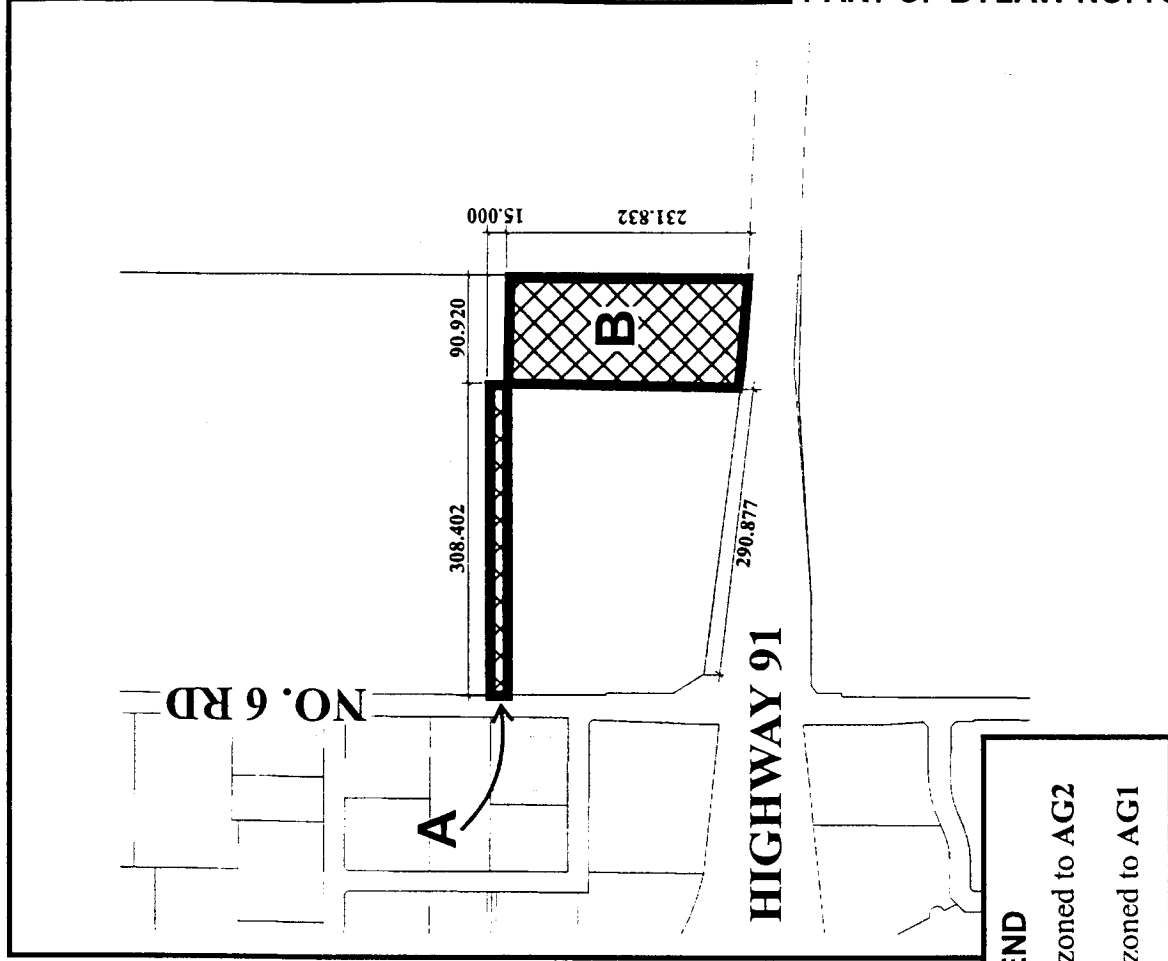
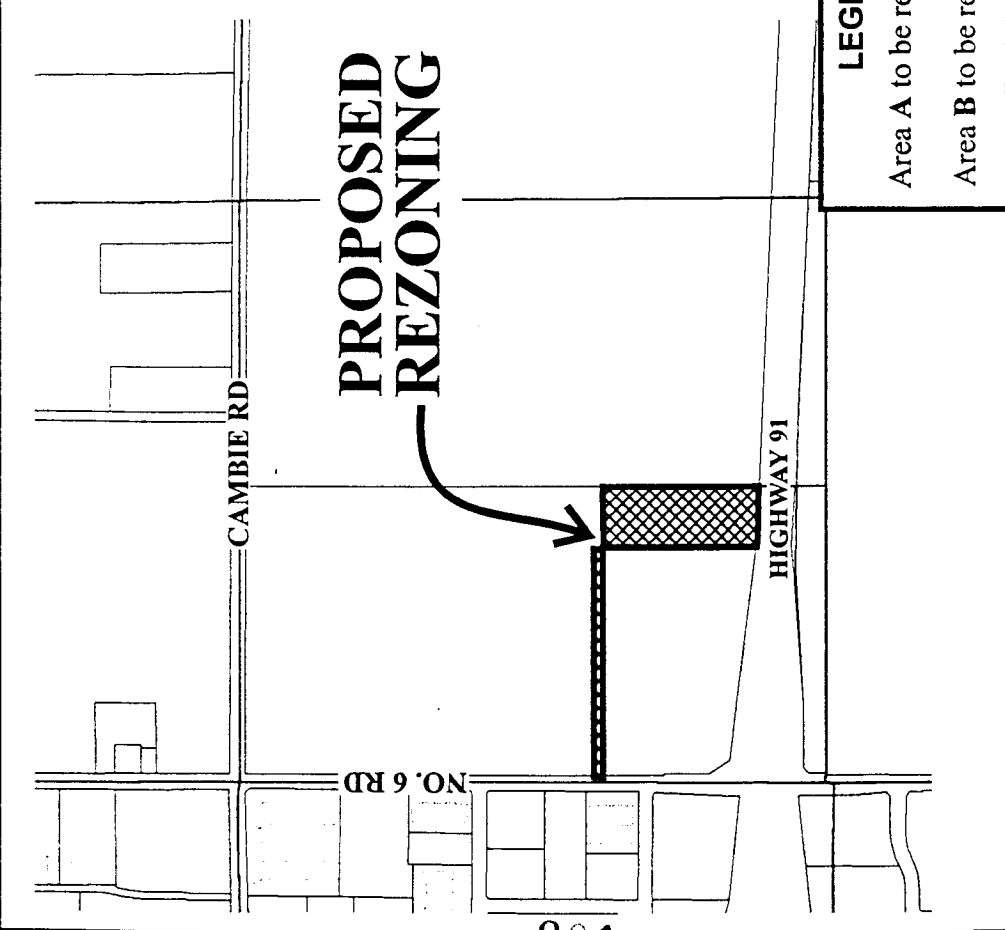
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

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



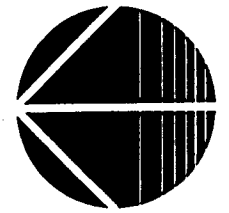
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