



City of Richmond

**Report to Committee**

*To Council - March 11, 2002*

**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications

*To Planning - March 5, 2002*

**Date:** February 15, 2002

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

**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*

Joe Erceg  
Manager, Development Applications

JE:jl  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

*[Signature]*

## 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.

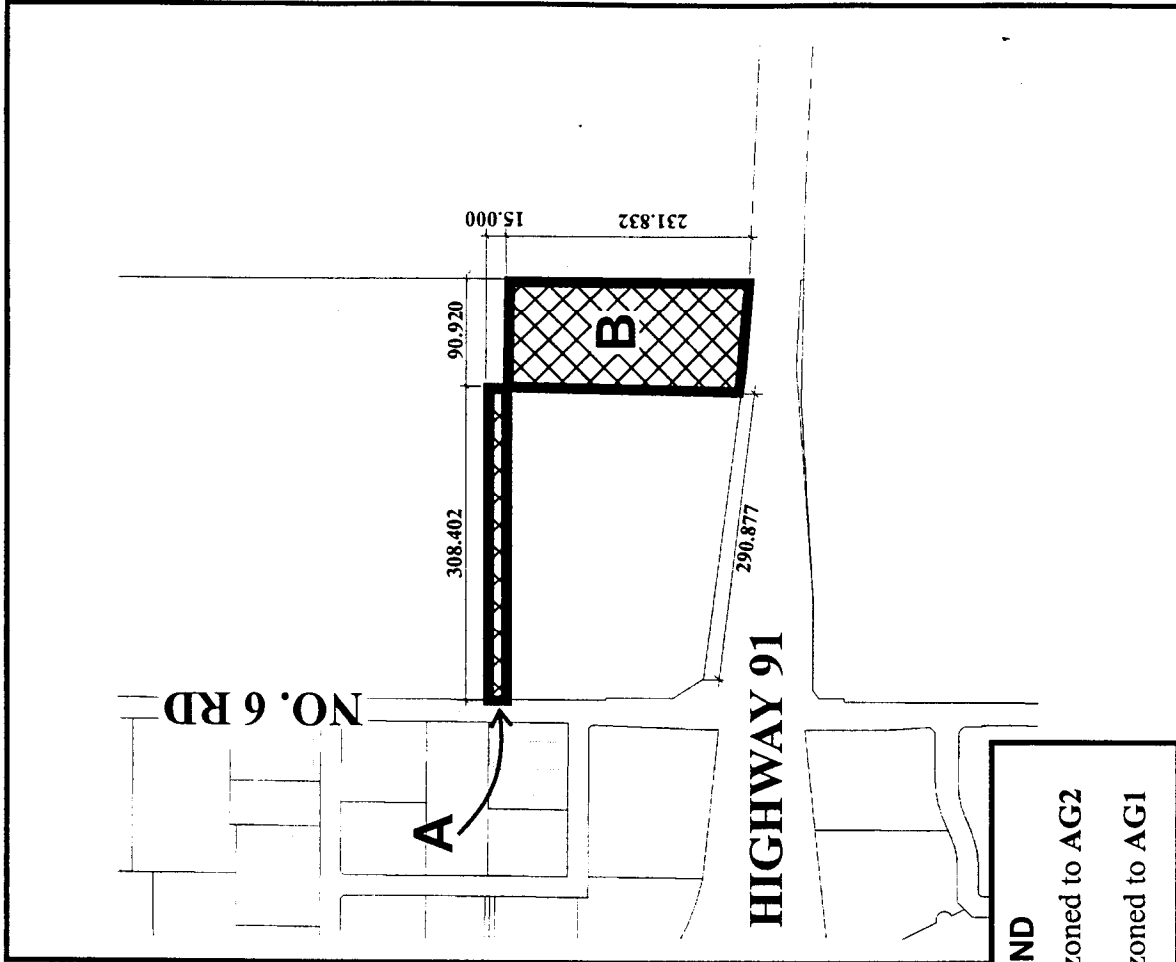
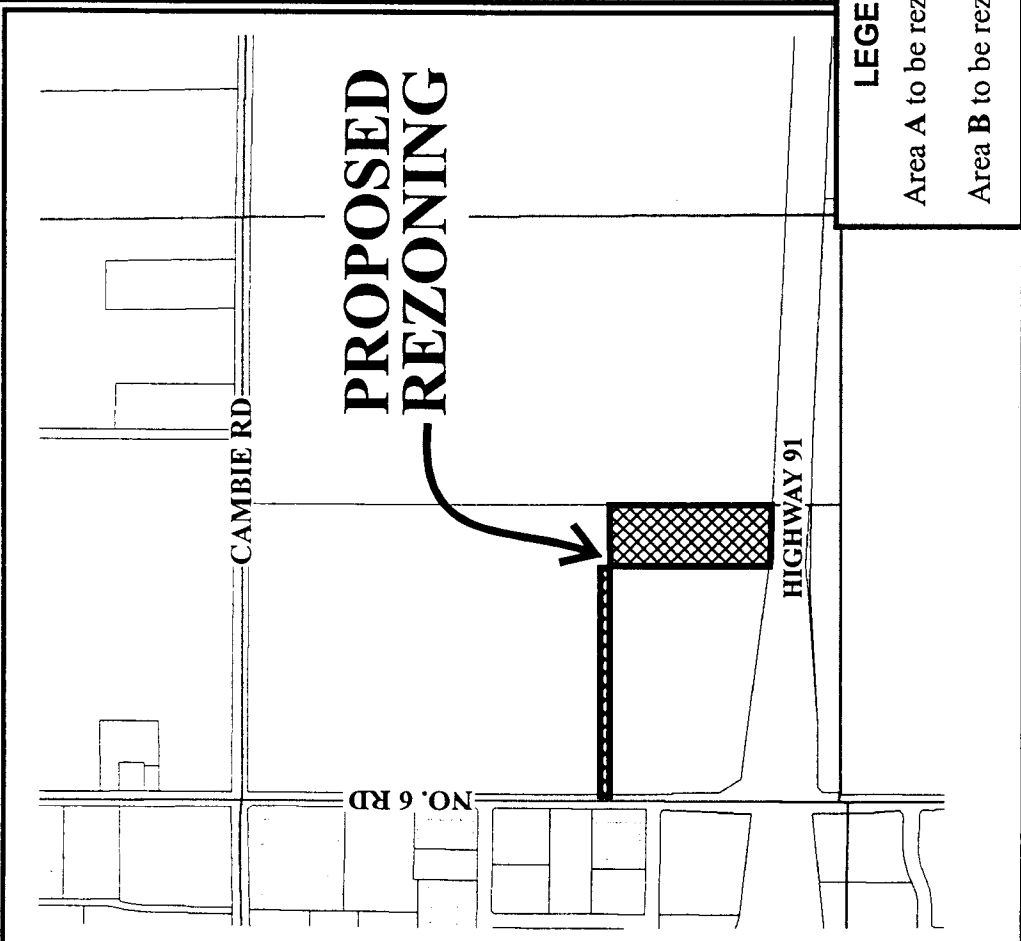


Janet Lee  
Planner 2

JL:cas

There are requirements to be dealt with prior to final adoption:

- Ministry of Transportation approval required.



**LEGEND**

Area A to be rezoned to AG2

Area B to be rezoned to AG1

	<p><b>RZ 01-191961</b></p>	<p>Original Date: 09/10/01</p> <p>Revision Date: 11/01/01</p> <p>Note: Dimensions are in METRES</p>
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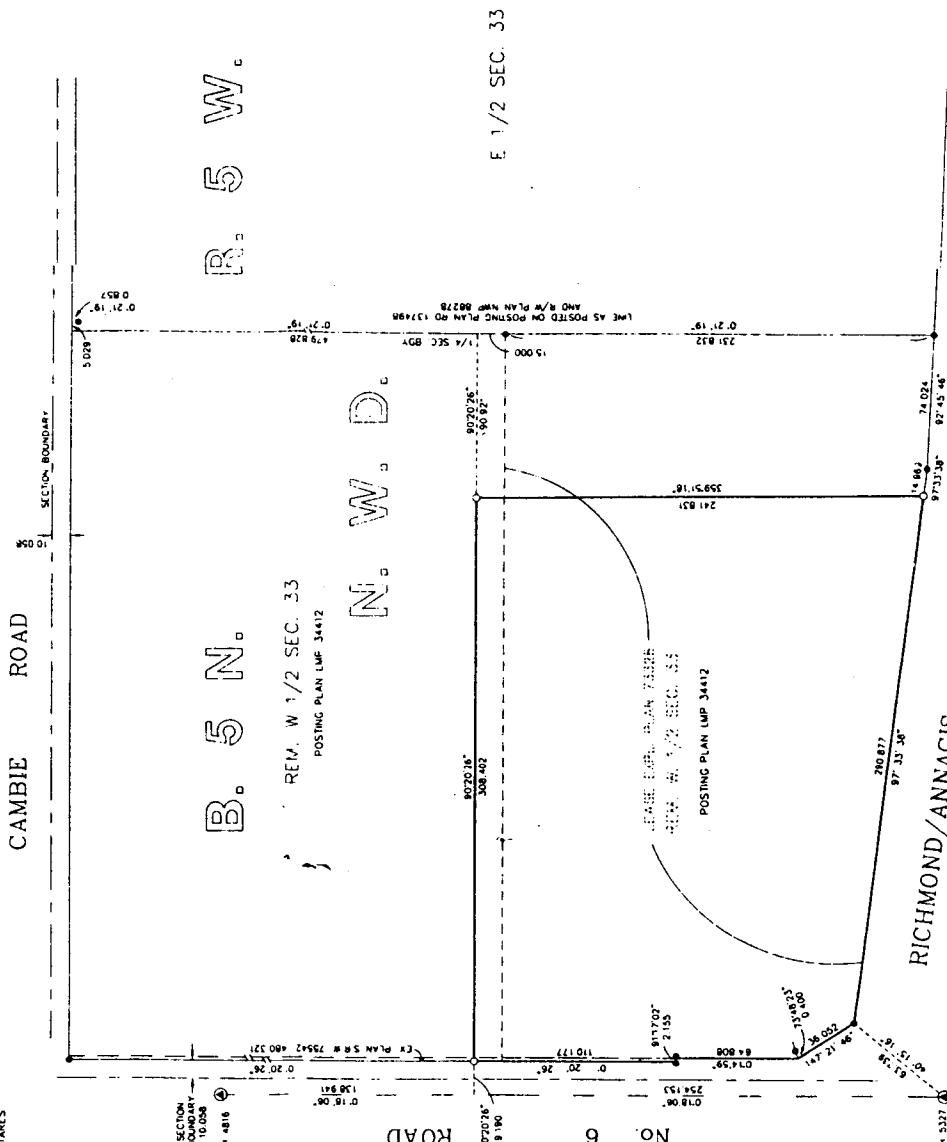
REFERENCE PLAN TO ACCOMPANY LEASE OF PART OF THE  
WEST HALF OF SECTION 33, BLOCK 5 NORTH, RANGE 5 WEST,  
NEW WESTMINSTER DISTRICT EXCEPT:  
FIRSTLY; PART SUBDIVIDED BY PLAN 84726,  
SECONDLY; PART ON STATUTORY RIGHT OF WAY PLAN NWP 88278

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 OCM'S 88P, 4018 AND 88P-5327  
- UTM COORDINATES, MULTIPLY BY A COMBINED FACTOR OF 0.999 6031 (NAD 83) (CSRS)  
- FOUND PLACED

○ DENOTES INTEGRATED CONTROL MONUMENT  
● DENOTES SURVEYED IRON POST  
■ DENOTES LEAD PLUG  
WT DENOTES WITNESS  
No DENOTES RECTANGLES



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 20 YEARS FROM 1981/16 HB  
THE 31 DAY OF December 2000 2025

H. Bule  
APPROVING OFFICER - CITY OF RICHMOND

APPROVED PURSUANT TO SECTION (80)  
OF THE LAND TITLE ACT  
THIS 12th DAY OF JUNE 2001

APPROVING OFFICER  
MINISTRY OF TRANSPORTATION  
AND HIGHWAYS

REGISTERED OWNERS

DEAN'S MAY 13  
WITNESS JAMES N. DOWNS  
Barrister & Solicitor  
ADDRESS: Box 87, Salmon Arm, B.C.  
V1E 4N2

OCCUPATION

Brian May  
WITNESS JAMES N. DOWNS  
Barrister & Solicitor  
ADDRESS: Box 87, Salmon Arm, B.C.  
V1E 4N2

OCCUPATION

PHYLLIS SIMON  
ADDRESS: The Providence  
2700-4504 VICTORIA  
VERNON, B.C. V1T 3K4

OCCUPATION

MURIEL DROSSMAN  
JANINE A. S. ROSE  
BARRISTER & SOLICITOR  
ADDRESS: 203-1205-58 ST.  
DELTA B.C. V4L 2A8

OCCUPATION

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 21st DAY OF SEPTEMBER, 2000

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

FILE: 10479LS  
PLOT: 00/12/6  
MAP: 33-5-5

R/W PLAN NWP 88278  
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
CITY OF RICHMOND

WATSON & BARNARD  
B.C. LAND SURVEYORS  
1524-56th STREET  
DELTA, B.C. V4L 2A8  
TEL 943-9433 FAX 943-0427

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

MAR 11 2002

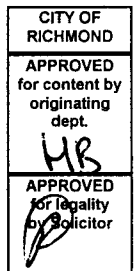
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED



\_\_\_\_\_  
MAYOR

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

