



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: July 4, 2002
File: AG 02-207846
Re: **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY JATINDER
BHANGAV FOR NON-FARM USE AT 7471 NO. 6 ROAD**

Staff Recommendation

That authorization for Jatinder Bhangav to apply to the Land Reserve Commission for Non-Farm Use, to expand the capacity of the current child care facility at 7471 No. 6 Road from 10 children to 30 children, be approved.

Joe Erceg
Manager, Development Applications

JE:jl

Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p>

Staff Report

Origin

The Countrycare Out-of-School Daycare at 7471 No. 6 Road (**Attachment 1**) has made an Agricultural Land Reserve Appeal Application for Non-Farm Use to increase the number of children in care. The property is zoned “Agricultural District (AG1)” and is located within the Agricultural Land Reserve (ALR).

The property is occupied by a house and grassed lawn area in the west 50 m (164 ft.) of the site (closest to No. 6 Road), and blueberry fields for the remaining 375 m (1,230.3 ft.) of site depth (see **Attachment 2**). The facility operates as a home occupation and is currently licensed to care for 10 children who attend nearby area schools (Sidaway, Cambie, Tait). The applicant is seeking to increase the capacity of the facility to 30 children to accommodate demand for additional out-of-school care.

The Land Reserve Commission (LRC) requires an application for Non-Farm Use for any care facility (e.g. child care, health care facilities, etc.) providing care for more than 8 persons in the ALR.

Findings Of Fact

Item	Existing	Proposed
Owner	Jatinder and Sarbdeep Bhangav	No change
Applicant	Jatinder Bhangav	No change
Site Size	1.97 hectares (4.87 acres)	No change
Land Uses	Agricultural, residential, and out-of-school child care facility (licensed for 10 children in care)	Agricultural, residential, and out-of-school child care facility (licensed for 30 children in care)
OCP Designation	Agricultural	No change
ALR Designation	In the ALR	No change
Zoning	AG1 (Agricultural District)	No change

Staff Comments

Staff have not expressed any concerns with this proposal. No additions to the existing dwelling unit are proposed to accommodate the increase in number of children. The existing blueberry farm operations on the site are not affected by this proposal.

The Agricultural District (AG1) zone permits child care as a home occupation. Under the Zoning Bylaw definition of “Home Occupation”, a child care facility is limited to a maximum capacity of 10 children. Therefore, if the LRC approves this application, a rezoning application will be processed in order to accommodate the proposed increase at this facility.

Community Care Facilities Licensing

The application was referred to Provincial Community Care Facilities Licensing officials for preliminary comments. They responded that they would not have any particular issues or concerns with an increase in the licensed capacity of the subject child care facility. The operators currently comply with Provincial regulations and run a good program.

Community Care Facilities Licensing indicate that there is additional indoor and outdoor space in the existing facility to accommodate an increase in its current capacity. The final maximum number of children in care, however, would be determined based on:

1. Further discussions with the applicant on the actual program(s) they propose to offer (e.g. family day care, out-of-school care, etc.);
2. Inspection and measurement of the proposed interior floorspace; and
3. The number of users that the on-site sewage system could accommodate.

Licensing officials stated that the preliminary results of a child care needs assessment conducted earlier this year indicated that the East Richmond corridor from Hamilton to Bridgeport is underserved while the projection for growth is still strong. The location of the Countrycare facility is well positioned to serve children who attend Sidaway School and schools in the East Cambie area. It is also close to employment areas along No. 6 Road (north of Westminster Highway) for people who require child care close to their place of employment.

Analysis

The proposed expansion of the existing facility would help to better serve community needs in East Richmond. There are currently only eight (8) child care facilities within the ALR, listed as follows:

Name	Location	Type of Child Care	Licensed Capacity
Little Friends Preschool	11051 No. 3 Road	Preschool	35
Richmond Montessori Children's House	12151 Shell Road	Preschool	40
Cornerstone Christian Academy Preschool	7890 No. 5 Road	Preschool	20
Our Saviour Group Day Care Centre	6340 No. 4 Road	Group Daycare	35
City Farm Daycare	13651 Blundell Road	Group Daycare	10
Countrycare Out-of-School	7471 No. 6 Road	Out-of-School Care	10
Kidz on 6	3120 No. 6 Road	Family Daycare	7
Tina Family Daycare	7140 No. 4 Road	Family Daycare	7

The dwelling unit that accommodates the existing child care facility has adequate indoor and outdoor space to accommodate an increase in the number of children in care. A larger sized child care facility on this property, which is close to 5 acres in size, would not likely generate substantial noise or visual impacts on neighbouring properties.

The exact capacity increase can be determined at the time of rezoning when Community Care Facilities Licensing and Environmental Health officials have the opportunity to accurately measure the indoor space and septic field capacity.

Staff contacted the Ministry of Water, Land and Air Protection (MWLAP) to determine if the presence of a child care facility of this size would affect area farming operations from conducting ground or aerial spraying. Ministry staff indicate that under the Provincial *Right to Farm Act*, farmers are permitted to ground spray up to their property lines. MWLAP would only be involved with applications for aerial spraying, where there may be limitations near schools, hospitals, parks and playgrounds. However, MWLAP notes that there have been no applications for aerial spraying in Richmond for the past few years.

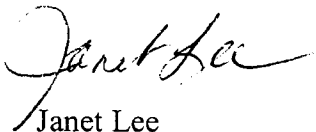
Financial Impact

None.

Conclusion

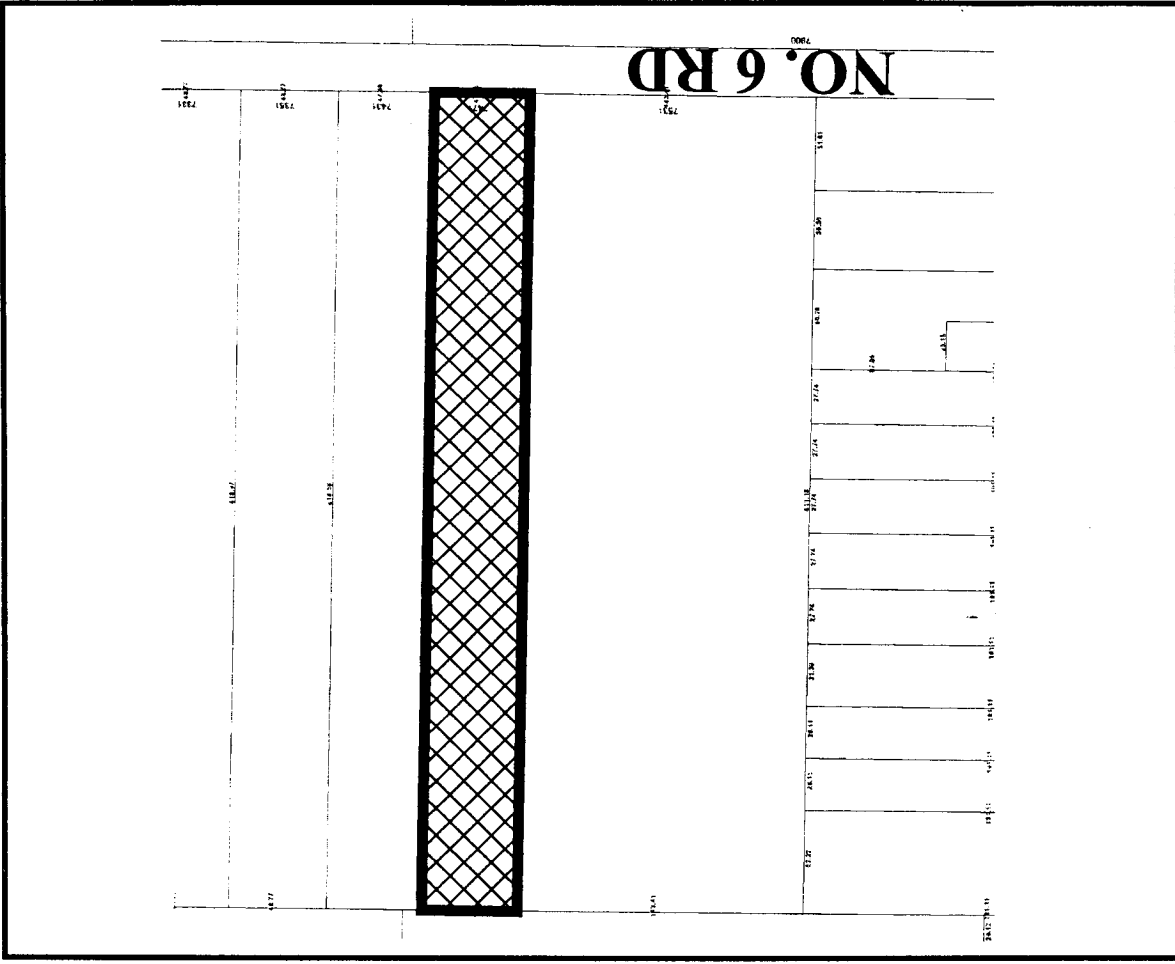
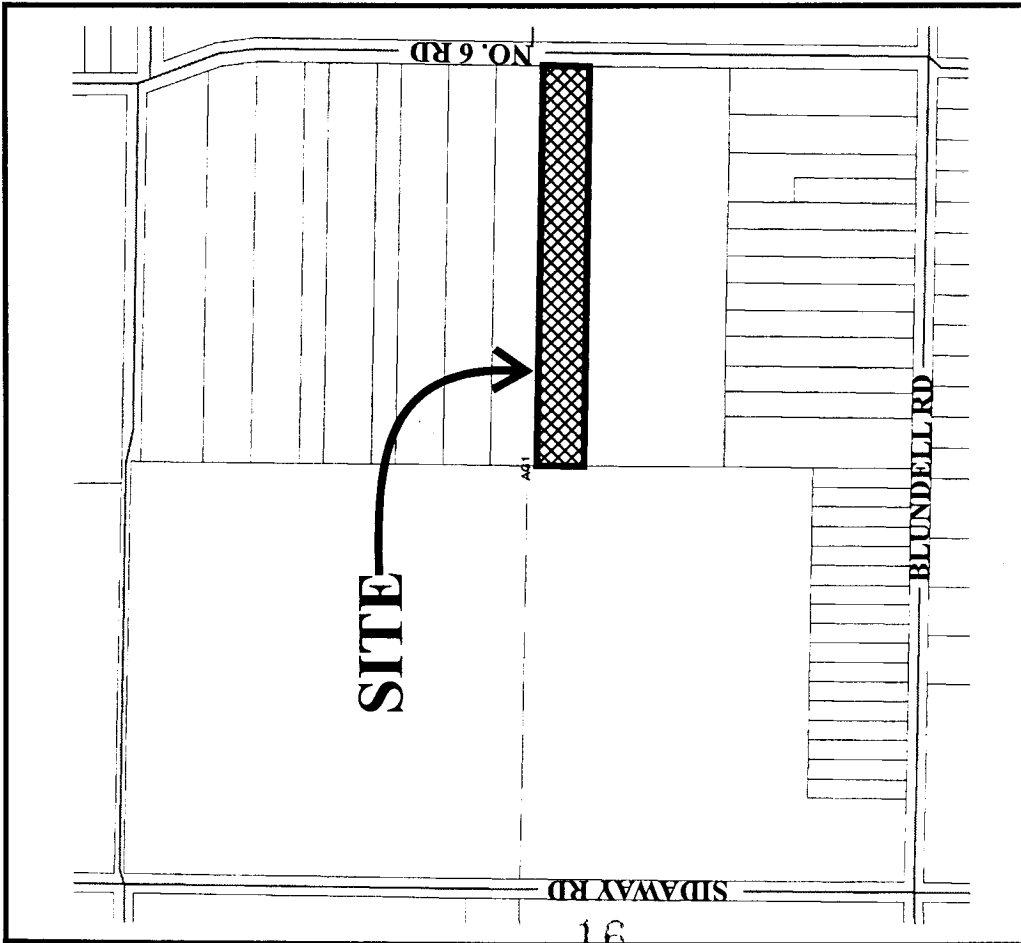
This application is for the expansion of an existing child care facility within the City's agricultural area. No changes to the building are proposed and there is adequate indoor and outdoor play area to accommodate an increase. The applicant proposes no disturbance of the existing blueberry farm operations that currently take place on the site.

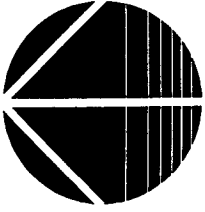
As this application will provide a community benefit by helping to meet child care needs in East Richmond, it is recommended that this application be forwarded to the Land Reserve Commission for review and comment prior to processing of the rezoning application.



Janet Lee
Planner 2

JL:cas





AG 02-207846

Original Date: 06/24/02

Revision Date:

Note: Dimensions are in METRES

R94-288

HARDEEP BHANGAV
272-7800/377-0954 (cell)
CONTACTED _____

IT IS THE CONTRACTOR'S RESPONSIBILITY
TO VERIFY THAT THE BUILDING LOCATION
AND ELEVATION COMPLY WITH ZONING BY-LAWS
AND RESTRICTIONS DUE TO STATUTORY RIGHTS
OF WAY AND EASEMENTS.

NOTE DIMENSION ERROR
ON FOUNDATION PLAN
(FRONT PORCH)

© COPYRIGHT

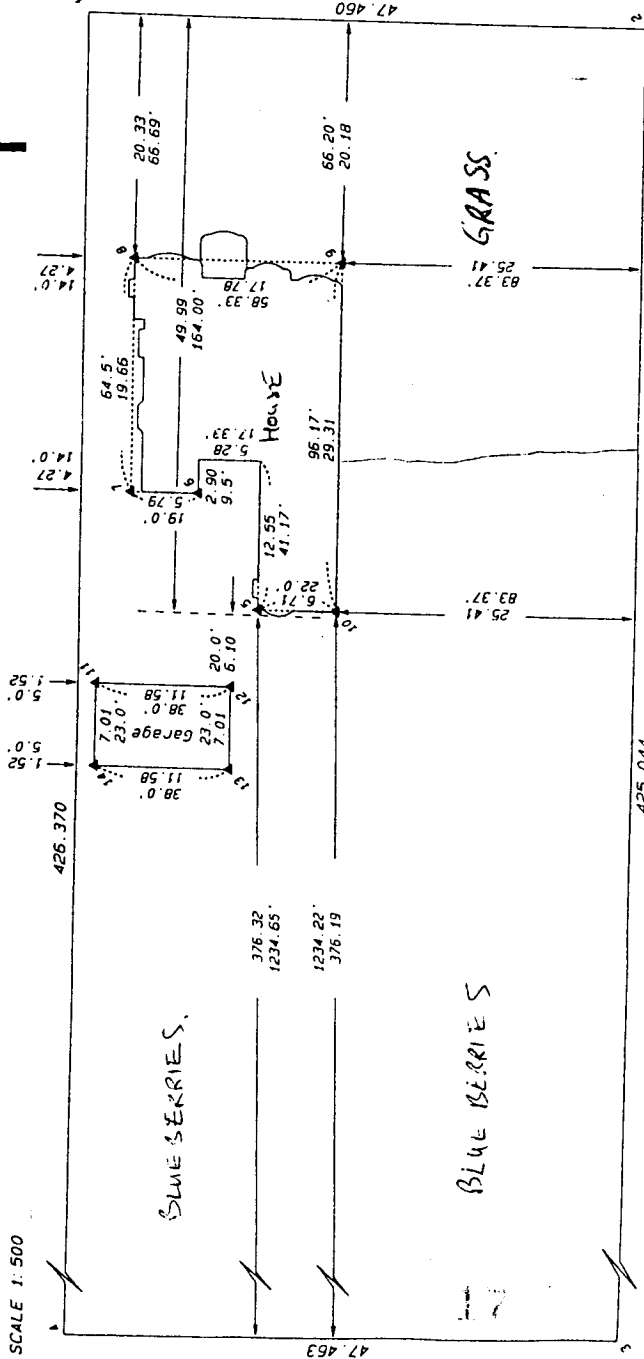
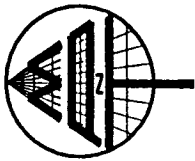
MATSON, PECK & TOPLISS
BRITISH COLUMBIA LAND SURVEYORS
PROFESSIONAL CIVIL ENGINEERS
210-8171 COOK ROAD, RICHMOND, B.C.
(ph) 270-9331
(fax) 270-4137

NOTE:
THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF
CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
NO OTHER INFORMATION IS IMPLIED.
IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION
OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS.
WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

PLAN SHOWING BUILDING LAYOUT ON PARCEL "2" (J21626E)
LOT "B" SECTION 17 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN 11667

CURRENT ADDRESS:
7471 NO. 6 ROAD
RICHMOND, B.C.

SCALE 1:500



BENCH MARK SET

DESCRIPTION: _____
BENCHMARK ELEVATION: _____
ROAD ELEVATION: _____
DERIVED FROM: _____

THIS PLAN IS FOR CONSTRUCTION
PURPOSES ONLY AND REPRESENTS
FIELD LAYOUT
▲ INDICATES HUB SET

THE LINE REPRESENTING THE FACE
OF THE FOUNDATION WALL SHOWN
HEREON DOES NOT INCLUDE EXTERNAL
BRICK WORK IF ANY

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