City of Richmond
Urban Development Division

Report to Committee

to Planning - August 19, 2003

To:	Planning Committee	**Date:**	July 7, 2003
From:	Joe Erceg Manager, Development Applications	**File:**	AG 03-236991
RE:	**AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY KABEL ATWALL FOR NON-FARM USE AT 8280 NO. 5 ROAD**		

Staff Recommendation

That authorization for Kabel Atwall to apply to the Land Reserve Commission for Non-Farm Use on the westerly 110 metres at 8280 No. 5 Road be approved.

Joe Erceg
Manager, Development Applications

JE:jl
Att. 1

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

An application has been submitted by Kabel Atwall for authorization to apply to the Provincial Agricultural Land Commission (ALC) to use the west 110 m (360.9 ft.) of 8280 No. 5 Road for non-farm use (**Attachment 1**). The Peace Evangelical Church wishes to build a place of worship on a portion of the subject property.

The property is located within the Agricultural Land Reserve (ALR), but is designated for "Community Institutional Use" in the Official Community Plan (OCP).

Findings Of Fact

Item	Existing	Proposed
Owner	Maria Ferreira	Peace Evangelical Church
Applicant	Kabel Atwall	No change
Site Size	1.05 ha (2.6 acres)	No change
Land Uses	Agricultural	Assembly and Agricultural
OCP Designation	Community Institutional and Agricultural	No change
Sub-Area Plan Designation (McLennan)	Agriculture, Institutional and Public	No change
ALR Designation	In the ALR	No change
Zoning	Land Use Contract 106	ASY and AG1

Project Description

The Peace Evangelical Church proposes to use the west 110 m of the site to build a 900 m^2 (9,688 sq.ft.) building with approximately 90 parking stalls. An existing house on the property is proposed to be retained as a pastor's residence.

The subject property has a site area of 1.05 ha (2.6 acres) and depth of 264 m (866 ft.). Under the proposed land use plan, approximately 0.43 ha (1.1 acres) would be occupied by institutional use and 0.61 ha (1.5 acres) would be retained for agricultural use.

Site Context

The site context is as follows:

North: Agricultural property that has been rezoned ASY and AG1, but no institutional uses have been developed yet.
South: Agricultural property that has been rezoned ASY and AG1, but no institutional uses have been developed yet.
West: Agricultural lands (zoned AG1)
East: Shia Muslim School (zoned ASY)

Related Policies & Studies

Official Community Plan

In 1992, the OCP was amended to create a 110 m (360.9 ft.) wide strip along the east side of No. 5 Road between Blundell Road and Steveston Highway to allow for institutional uses. This change responded to an increased demand by institutions seeking land in the ALR for places of worship, cultural centres, private schools, etc.

The City and ALC agreed to the land use amendment on the condition that institutional uses undertook active farming in the remaining backlands that would still be zoned for agricultural use.

Council Policy

Council policies to govern institutional development along No. 5 Road have been in place since 1990. Policy No. 5037, which was adopted on March 27, 2000, outlines a number of conditions for considering non-farm use in this area, including preparation of a farm plan, farm consolidation, infrastructure improvements, etc.

Previous Applications

An Agricultural Land Reserve Appeal Application and Rezoning Application was submitted for the subject property by different applicants in 1995. The ALR application (LCA 95-034) received authorization by Council on September 11, 1995 to apply to the ALC to use the west 110 m for church use. The application was subsequently withdrawn by the applicants because they found a different site for their church.

Staff Comments

No objections to the proposed ALR application were expressed by Staff. The subject property is currently regulated by a Land Use Contract that was registered in 1978. If this application is approved by the ALC, a rezoning application will still have to be submitted for review and approval by Staff and City Council.

Analysis

In accordance with the No. 5 Road policy, the applicant has submitted a farm plan with the application. The farm plan, which would be sent to the Agricultural Land Commission for review if this application is supported, outlines a program to plant approximately 70 fruit trees in the backlands with proper spacing, irrigation and drainage.

The Church's congregation would manage the proposed fruit tree orchard (i.e. planting, maintenance and harvesting). While most of the crops would be utilized by church members, any excess produce would be donated to local charities.

The use of the backlands for fruit trees is not new to the No. 5 Road institutional area. The Lingyen Mountain Temple, further to the south at 10060 No. 5 Road, has successfully used its agricultural backlands for a fruit tree orchard.

The proposal conforms to the City's OCP land use designations and to the policy developed for institutional uses along No. 5 Road. Neighbouring properties to the north and south have already had the west 110 m of their sites rezoned to ASY for institutional uses, even though they have not yet been developed.

The proposed use is consistent with the pattern of new development in the area.

Financial Impact

None.

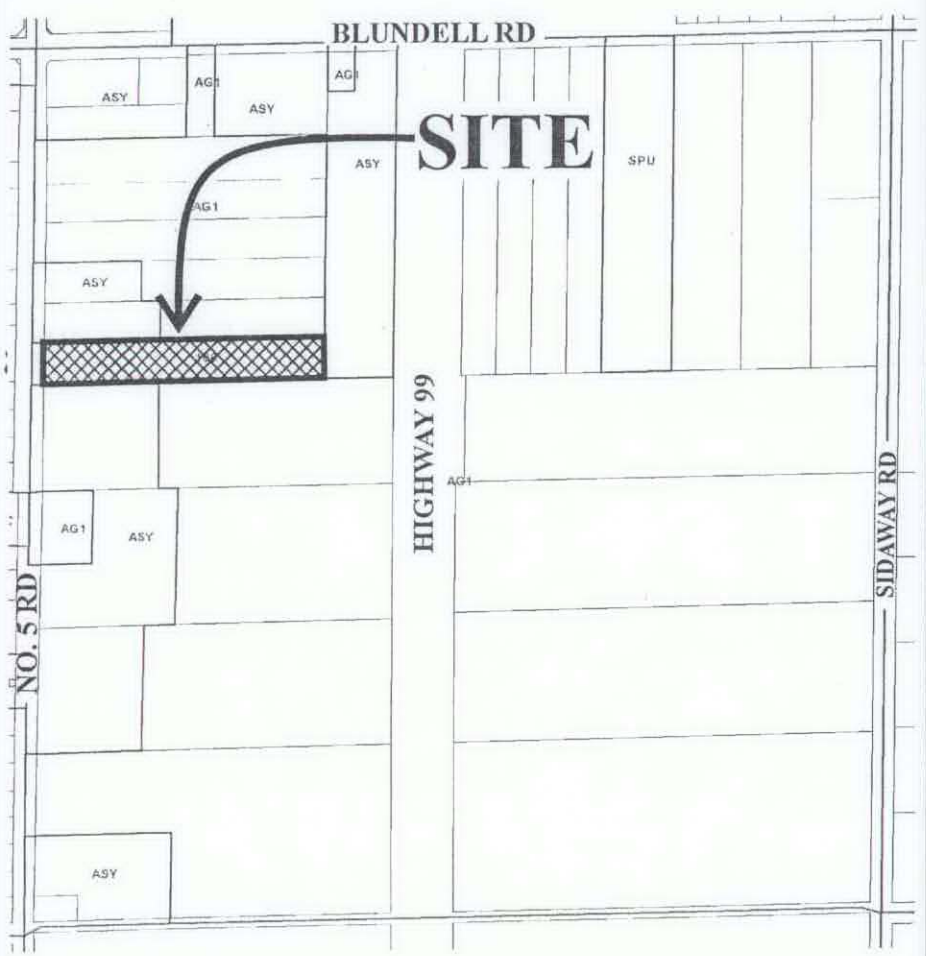
Conclusion

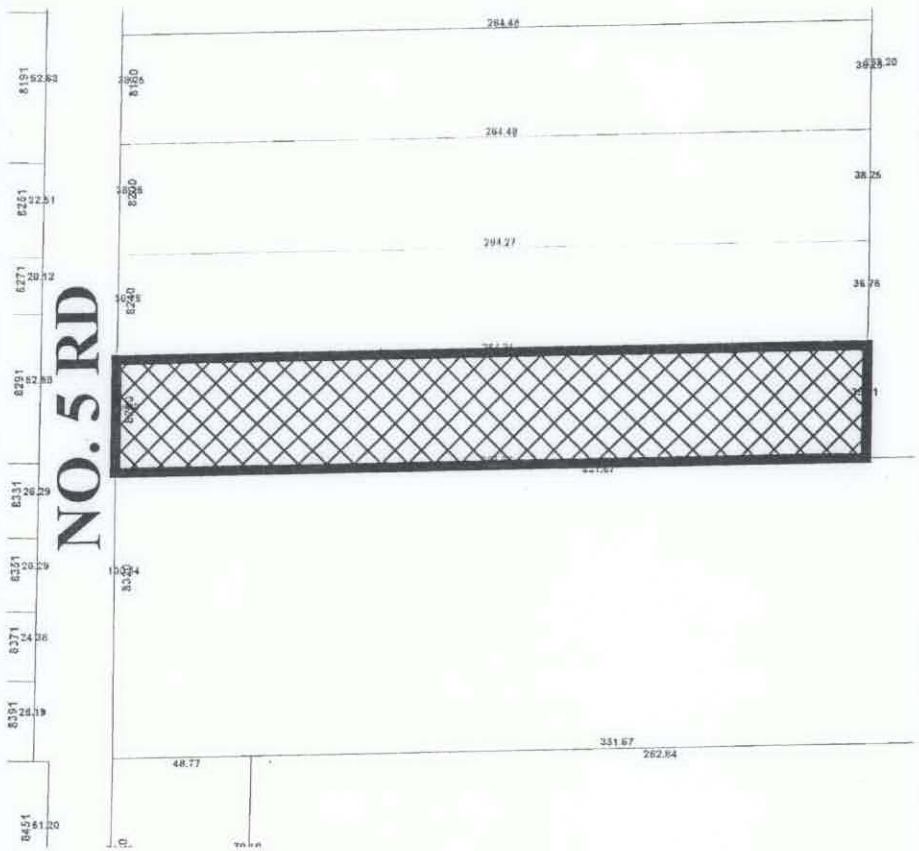
It is recommended that the applicant be authorized to apply to the Agricultural Land Commission for permission to use the west 110 m of the subject site for non-farm use.

Janet Lee
Planner 2
(4108)

JL:cas

City of Richmond





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Original Date: 07/14/03

Revision Date:

Note: Dimensions are in METRES

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ATTACHMENT 1