



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

DATE: October 3, 2001

FROM: Terry Crowe
Manager, Policy Planning

FILE: 0155-20-DELT1

**RE: CITY COMMENTS ON PROPOSED AMENDMENTS TO THE DELTA OFFICIAL
COMMUNITY PLAN AND ZONING BYLAW**

STAFF RECOMMENDATION

That the Corporation of Delta be advised that the City of Richmond has no objections to Official Community Plan Amendment Bylaw No. 5950, 2001 and Zoning Amendment Bylaw No. 5951, 2001, which make housekeeping amendments to agricultural land use designations and agricultural zoning provisions in Delta.

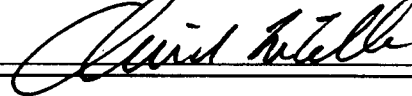

Terry Crowe
Manager, Policy Planning

TC:jl

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



STAFF REPORT

ORIGIN

The Corporation of Delta referred a proposed Official Community Plan (OCP) Amendment Bylaw and Zoning Amendment Bylaw to the City of Richmond for review and comments (see **Attachment 1**) in accordance with the *Local Government Act*.

ANALYSIS

City Staff reviewed the amendment bylaws to determine whether there are any conflicts with the OCP or impacts on Richmond's interests (i.e. land use, services, environment).

The purpose of Official Community Plan Amendment Bylaw No. 5950 is to amend the land use designations for selected properties within Delta and add policies pertaining to the management of agricultural lands and environmentally sensitive areas.

The purpose of Zoning Amendment Bylaw No. 5951 is to make regulatory amendments to several of Delta's zones that have agricultural zoning provisions, add new zoning definitions and rezone selected properties.

The two bylaws propose housekeeping amendments which only affect lands within the Municipality of Delta. Upon review, staff are satisfied that there will be no negative impacts on Richmond's interests.

FINANCIAL IMPACT

None.

OPTIONS

1. Advise that the City of Richmond has no objections to the proposed amendment bylaws (**Recommended**).
2. Express objections to the Corporation of Delta.

CONCLUSION

1. Staff have determined that there are no negative impacts on the City of Richmond.
2. It is recommended that the Corporation of Delta be advised that the City of Richmond has no objections to the proposed Official Community Plan Amendment Bylaw No. 5950, 2001 and Zoning Amendment Bylaw No. 5951, 2001.


Janet Lee
Planner

JL:cas



**PHOTOCOPIED
& DISTRIBUTED**
DATE: 09/28/01

To: GM-UD
for appropriate response/action

	JM	
	DW	
	KY	
	AS	
	DB	
	WB	

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Municipal Council of The Corporation of Delta will meet and hold a PUBLIC HEARING on **TUESDAY, OCTOBER 9, 2001** at 7:00 P.M. at the Municipal Hall, 4500 Clarence Taylor Crescent, Delta, B.C., to consider the following:

**1. BYLAW NO. 5950
AGENDA ITEM E.02 - SEPTEMBER 18, 2001 COUNCIL MEETING**

FILE NO. P95-06

0155-20-DE

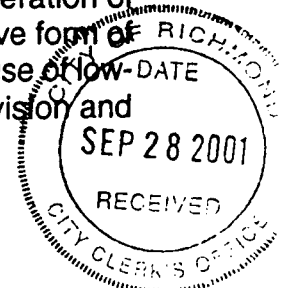
APPLICANT: THE CORPORATION OF DELTA
4500 Clarence Taylor Crescent
DELTA, BC V4K 3E2 Telephone: 604-946-3380

LOCATION: All lands designated in the Official Community Plan as Agricultural, and Agricultural-Residential Study Area (ARSA), two Industrial designated areas generally located south of the River Road industrial area, John Oliver Park and Alaksen National Wildlife Area, and a portion of the Resource Study Area (RSA) generally located on the west boundary of Burns Bog. See maps 1 to 6 Bylaw 5950 attached to this notice.

PURPOSE: To amend Schedule A of "THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW No. 3950, 1985" to:

- (a) delete the text, maps, charts and sketches in Section 6 "Agricultural Lands" and replace it with a revised Section 6 "Agricultural Lands" including a map of the Agricultural Land Reserve;
- (b) add wording to Section 14 "Ecology" recognizing the Environmentally Sensitive Areas of North Delta, Riverside and Ladner and the need for further biological analysis when considering development applications within or adjacent to environmentally sensitive areas;
- (c) delete the policies in Schedule A "6-Agricultural Lands" and insert new policies pertaining to agriculture and co-operative management of the Fraser River delta ecosystem, the support of soil-based agriculture, recognizing existing greenhouses and allowing expansion to 60% site coverage for some greenhouses built before October 31, 2001, and the consideration of rezoning applications to permit a more intensive form of agriculture subject to limiting light emissions, use of low emission heating fuels and the retention, provision and

CITY OF RICHMOND
DATE
OCT - 1 2001
RECEIVED
URBAN DEVELOPMENT

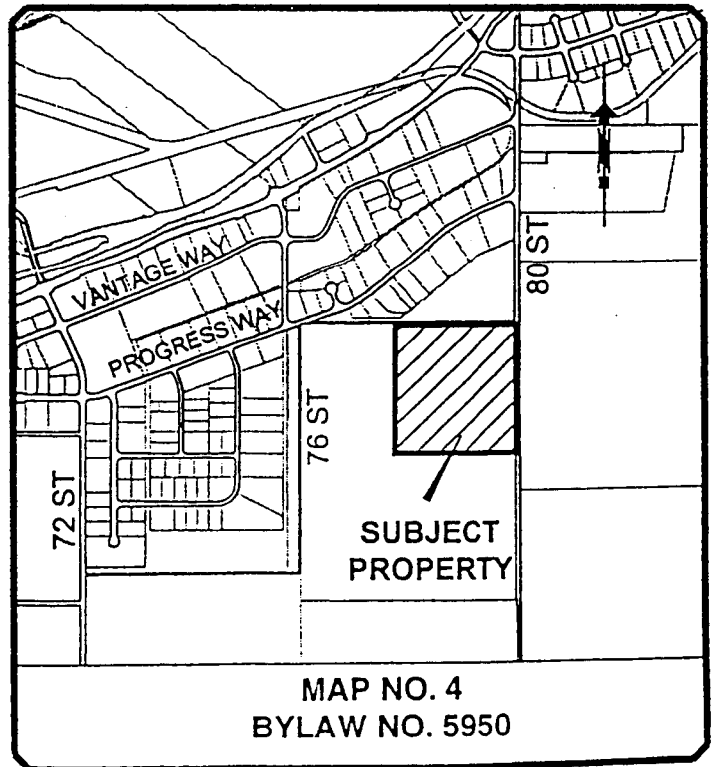
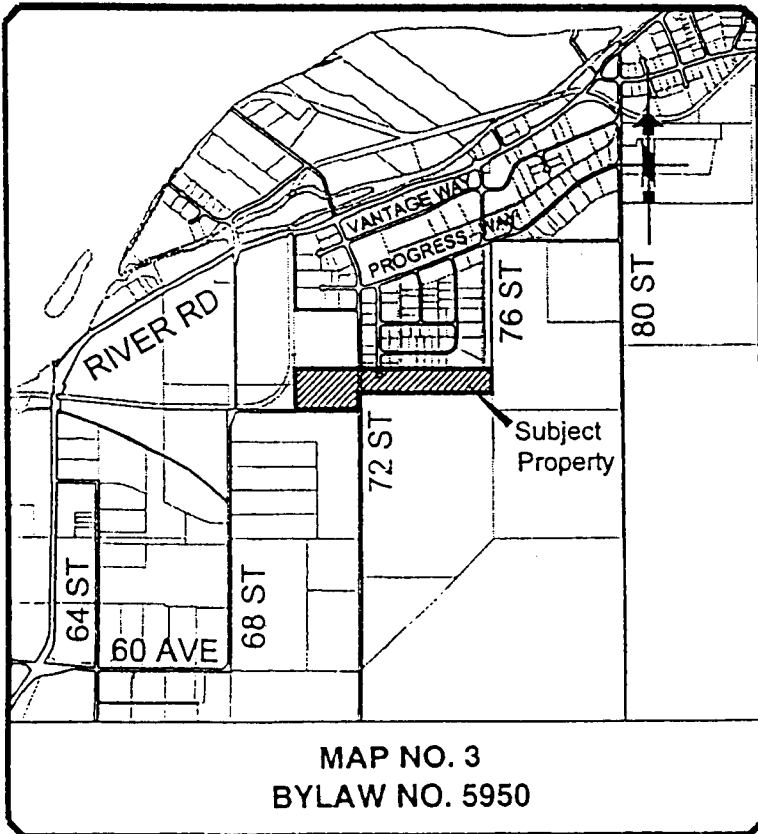
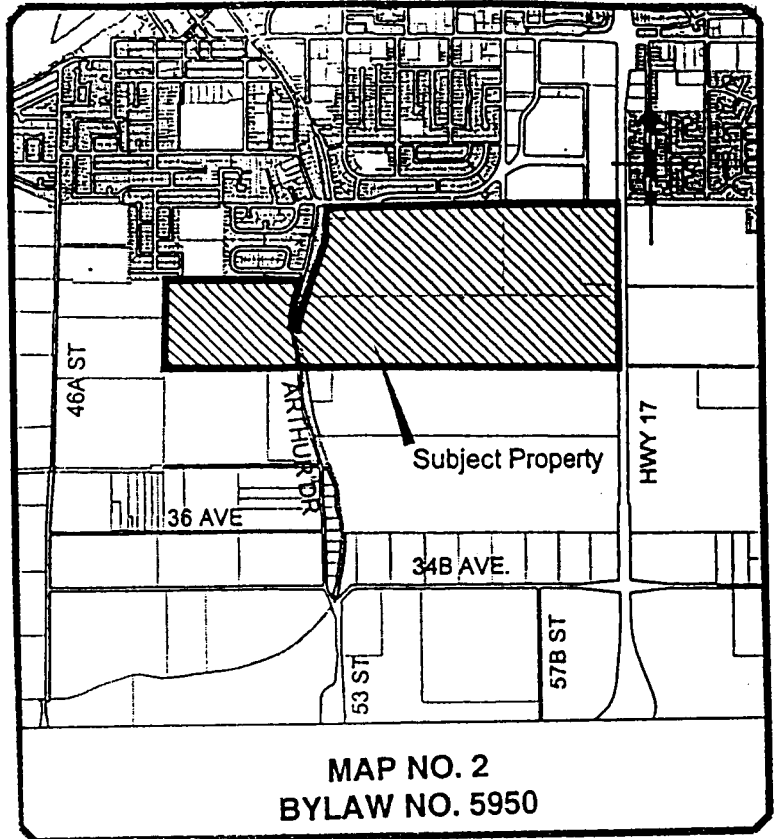
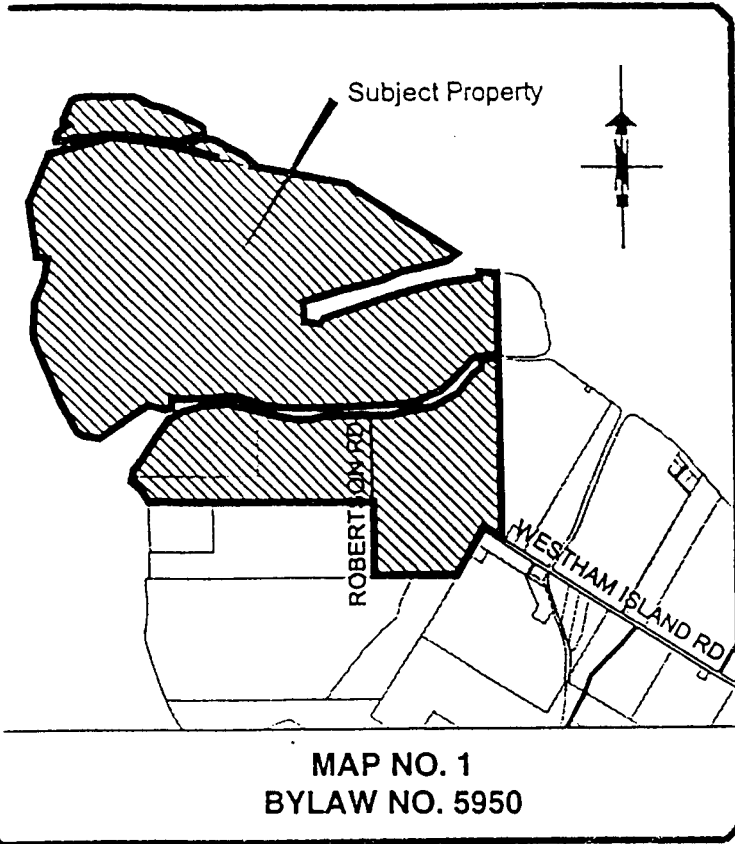


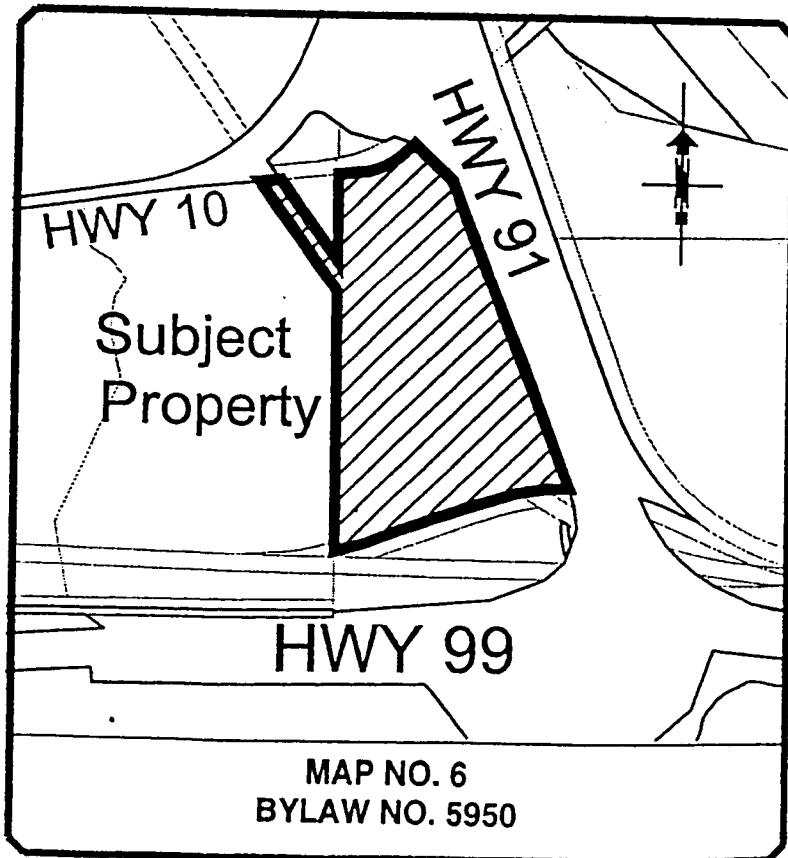
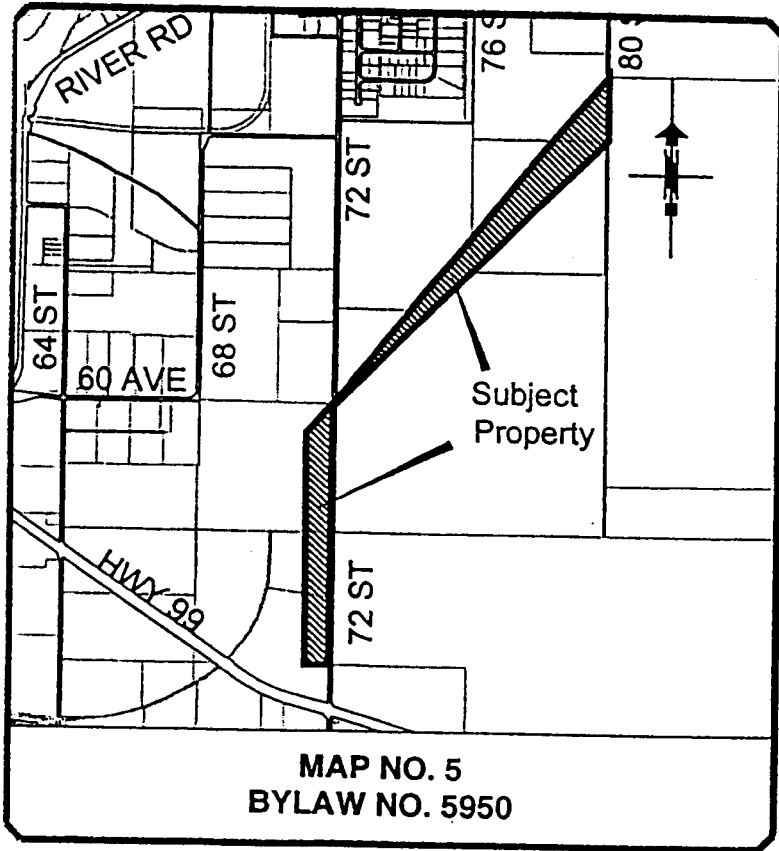
maintenance of landscaping;

- (d) delete the policies in Schedule A "14-Ecology" and insert new policies relating to co-operative management of the Fraser River delta ecosystem, maintaining the overall habitat capability throughout Delta, development of municipal programs that assist in the reduction of air emissions and ensuring that development projects that may affect Burns Bog, or the undeveloped areas adjacent to the Fraser River, Georgia Strait, or Boundary Bay and within or adjacent to Environmentally Sensitive Areas have regard to their impacts on the environment;
- (e) add a new Land Use Designation - "Agricultural - Environmental Reserve" and redesignate the lands shown on Map No. 1 from Agricultural and Major Parks and Recreational Areas to Agricultural-Environmental Reserve;
- (f) delete references to the Agricultural- Residential Study Area in the text of the plan and the Future Land Use Plan and designate the lands shown on Map No. 2 as Agricultural;
- (g) redesignate from Agricultural to Industrial the lands shown on Map No. 3;
- (h) redesignate from Industrial to Agricultural the lands shown on Map No. 4;
- (i) redesignate from Resource Study Area to Agricultural the lands shown on Map No. 5;
- (j) redesignate from Agricultural to Major Parks and Recreational Areas the lands shown on Map No. 6;
- (k) replace the words "Reifel Wildfowl Refuge" with "Alaksen National Wildlife Area (George C. Reifel Migratory Bird Sanctuary)" on the Future Land Use Plan; and
- (l) delete on the Future Land Use Plan, the words:

"See Note No. 1." and "Notes:

1. Existing Light Industrial zoning to remain in this area from Hwy. 99 to Tilbury Industrial Park."





2. BYLAW NO. 5951

FILE NO. P95-06

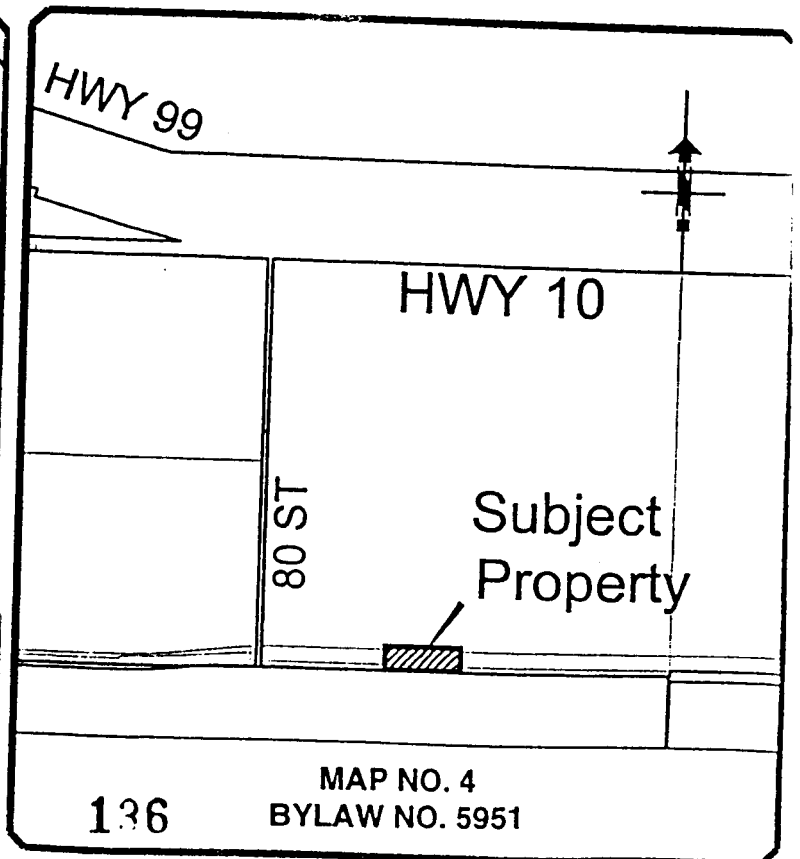
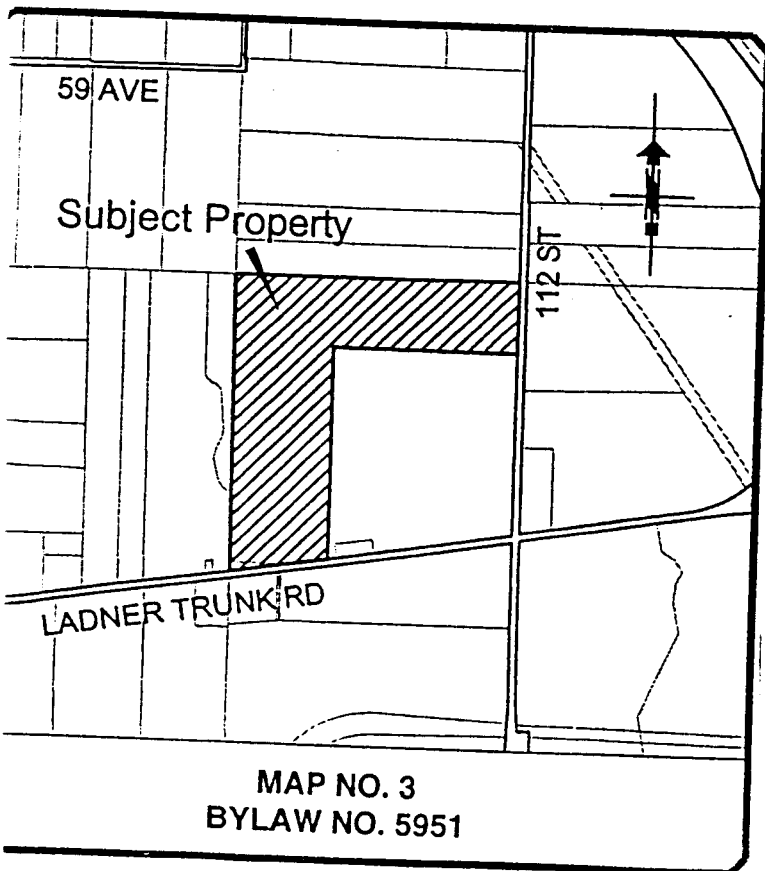
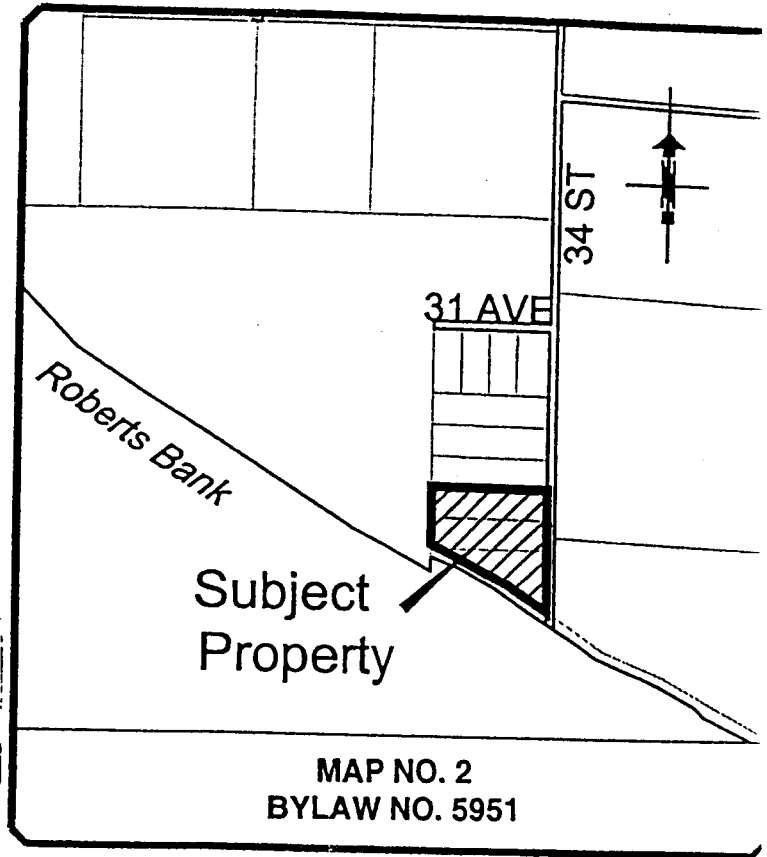
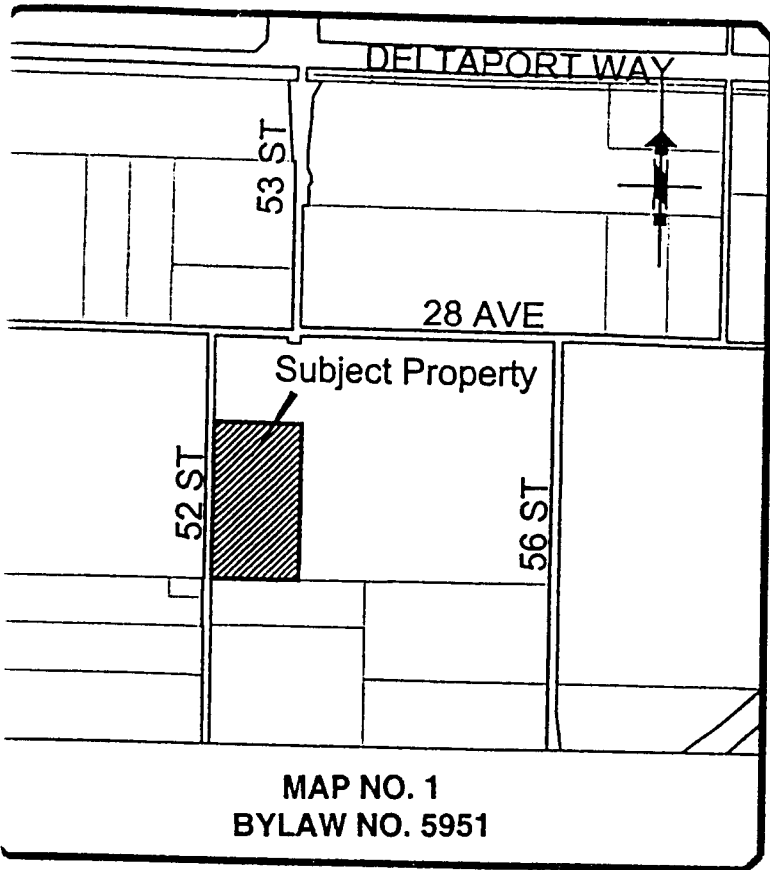
AGENDA ITEM E.02 - SEPTEMBER 18, 2001 COUNCIL MEETING

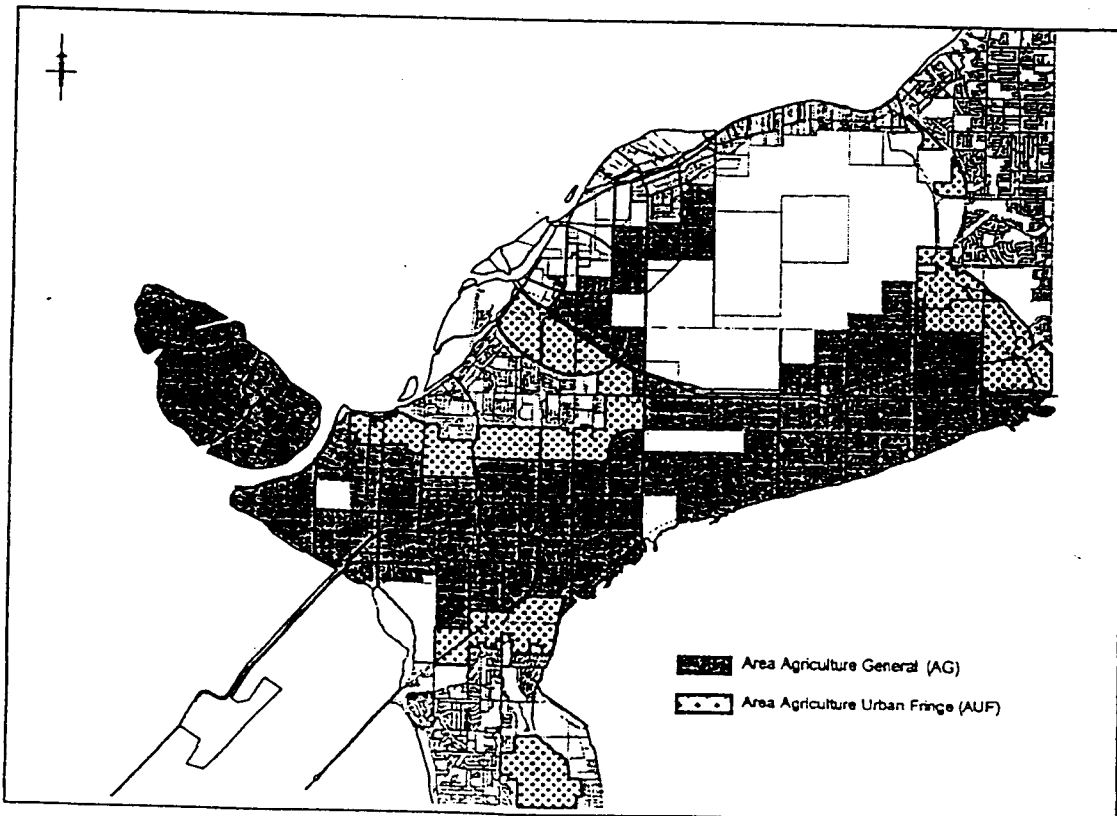
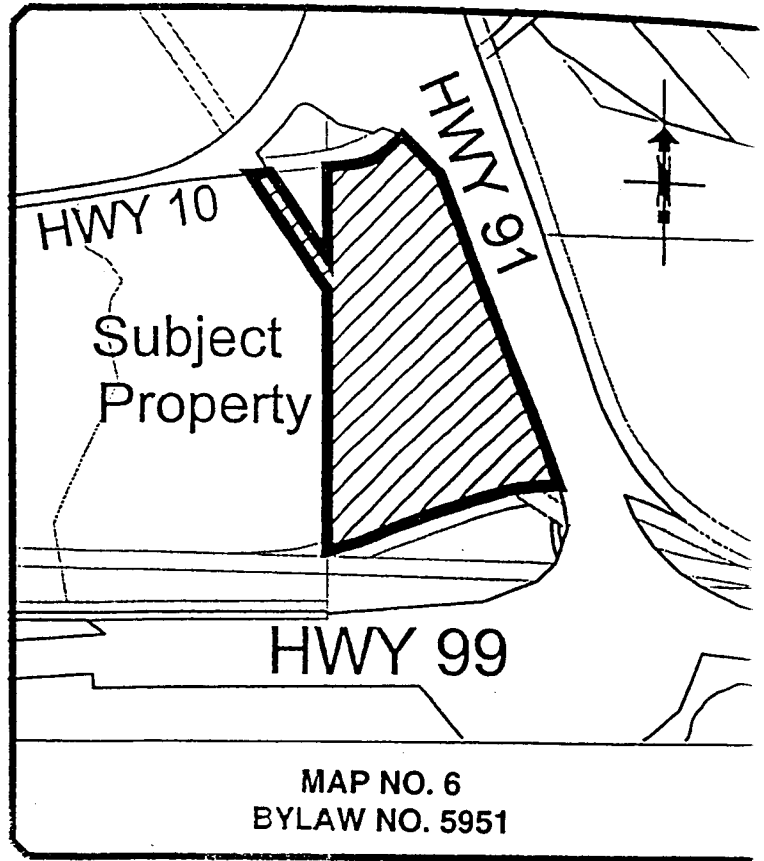
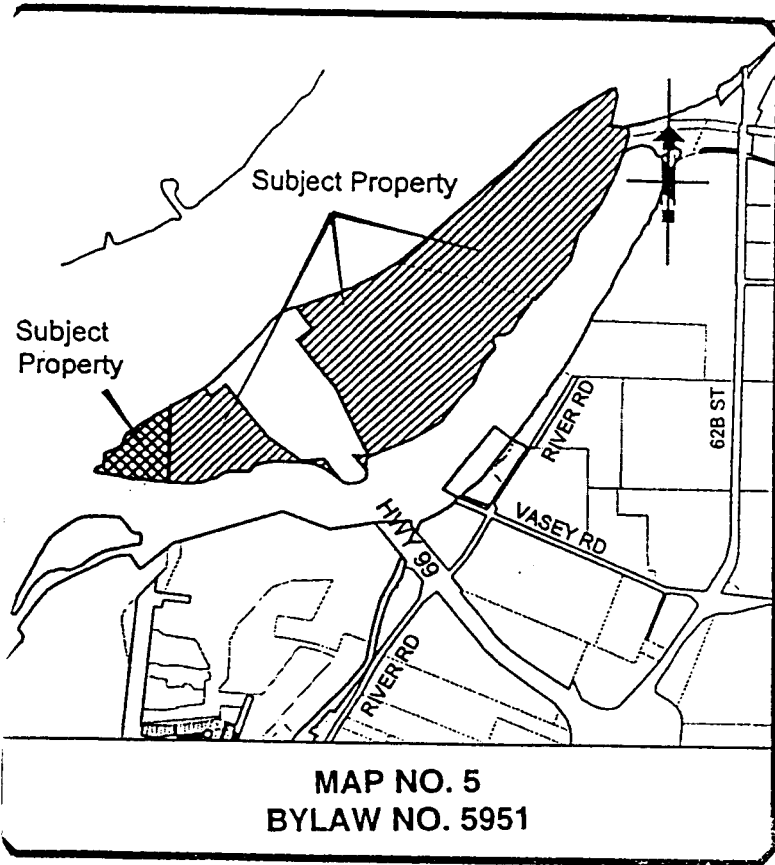
- APPLICANT:** THE CORPORATION OF DELTA
4500 Clarence Taylor Crescent
Delta B.C. V4K 3E2 Telephone No. 604-946-3380
- LOCATION:** All lands zoned A1, A2, A3, I1, I1-S, I2, I2-A, I2-S, and I3 by Delta Zoning Bylaw No. 2750, 1977 and lands shown on maps 1 (2680 - 52nd Street) and 5 (Deas Island Regional Park) Bylaw 5951 attached to this notice.
- PURPOSE:** To amend "DELTA ZONING BYLAW NO. 2750 1977" as amended to:
- (a) delete the definitions of "Farm House Additional Accommodation" and "Farming" and inserting the following definitions:
"Accessory Farm Residential Facilities", "Additional Farm House", "Agricultural Products" "Agricultural Site Area", "Agricultural Site Coverage", "Agricultural Waste", "Agri-tourism", "Confined Livestock Area", "Detention Pond", "Farming", "Farm Home Plate", "Farm Retail Area", "Greenhouse", "Habitat Conservation and Enhancement Areas", "Non-Soil Based Farming", "On-farm Composting", "On-farm Processing", "On-farm Product Preparation", and "Separation Distance";
 - (b) delete A1 Agricultural and A2 Intensive Agricultural zones Sections 501 to 515 of Delta Zoning Bylaw and substitute the revised A1 Agriculture zone, including regulations for permitted uses, permitted accessory uses including additional separation distance, maximum building area and farm building location, agricultural site coverage, agricultural product storage, processing and preparation, maximum height of structures, farm home plate, additional farm house, home occupations, minimum lot size at subdivision, parking, pond landscaping and signage, agricultural waste management, on-farm composting, noisemakers, retail sales regulations and provisions for the expansion of some greenhouses to 60% site coverage and rezone lands presently zoned A1 Agricultural and A2 Intensive Agricultural to A1 Agriculture;
 - (c) provide for two areas within the revised A1 Agriculture zone, Agriculture General AG and Agriculture Urban

Page 6

Fringe AUF, which have different setbacks and additional separation distances, and regulations pertaining to noisemakers, outdoor storage of swine manure, spent mushroom material and outdoor mushroom composting;

- (d) amend the A3 Golf Course Agricultural Zone by deleting the farming uses, accessory uses and regulations and inserting revised farming uses, accessory uses and regulations;
- (e) amend the I1 Light Industrial, I1-S Special Light Industrial, I2 Heavy Industrial, I2-A Heavy Industrial-A, I2-S Special Heavy Industrial, and I3 Extractive Industrial zones by deleting the farming uses, accessory uses and regulations and inserting revised farming uses, accessory uses and regulations;
- (f) rezone the lands shown on Map No. 1 from C5 Private Recreational to A1 Agriculture;
- (g) rezone the lands shown on Map Nos. 2, 3, and 4 from A2 Intensive Agricultural to A1 Agriculture;
- (h) rezone the lands shown on Map No. 5 from I4 Marine Terminal and I1 Light Industrial to P Public Use;
- (i) rezone the lands shown on Map No. 6 from A1 Agricultural to P Public Use; and
- (j) incorporating Map No. 7 areas illustrated as Agriculture General and Agriculture Urban Fringe AUF into the Zoning Bylaw.





AT THE HEARING, all persons who believe their interest in property is affected by the proposed bylaws will be afforded an opportunity to be heard or to present written submissions regarding matters contained in the proposed bylaws.

AND TAKE FURTHER NOTICE that the bylaws, detailed maps and any other reports, studies or other documents that may be considered by Council can be inspected and obtained at the office of the Community Planning and Development Department, 4500 Clarence Taylor Crescent, Delta, B.C. (Telephone: 604-946-3380) from **SEPTEMBER 27, 2001** to **OCTOBER 9, 2001** exclusive of Saturdays, Sundays and statutory holidays, between the hours of 8:30 A.M. to 4:30 P.M.

Please contact the following Community Planning and Development Department staff for information regarding specific applications: Janice Richmond regarding Bylaw Nos. 5950 & 5951.

See Delta's Web Page at www.corp.delta.bc.ca. Click on Minutes and Agendas and then click on the agenda number to view the Council report for that item.

It is anticipated that this will be the first of at least two Public Hearing sessions regarding these bylaws.

Please note that Council may not receive further submissions concerning a rezoning application after the Public Hearing has concluded.

By the Municipal Council of
The Corporation of Delta