



To: Development Permit Panel

Date: June 3, 2020

From: Wayne Craig
Director, Development

File: DP 19-876647

Re: **Application by Easterbrook Milling Co. Ltd. for a Development Permit at
17720 River Road
(Revised re: Referral from May 27, 2020 Development Permit Panel Meeting)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a single detached house at 17720 River Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers and immediate family.

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:sds
Att. 3

Staff Report

Origin

Easterbrook Milling Co. Ltd. has applied to the City of Richmond for permission to develop a single detached house at 17720 River Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA), and vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers and immediate family.

The application was initially reviewed by the Development Permit Panel at the meeting on May 27, 2020 (original staff report provided in Attachment A), but was deferred to the following meeting of June 10, 2020 under the following referral motion:

That Development Permit Application 19-876647 be referred back to staff and brought forward for consideration at the Panel’s June 10, 2020 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to consider:

- i. negotiating a restrictive covenant limiting the use of the secondary suite on the ground floor exclusively for farm workers; and*
- ii. redesigning the proposed single detached housing in order to comply with the Richmond Zoning Bylaw’s maximum height requirement and not require a height variance.*

This supplementary report provides a response to the referral, a summary of the revisions made to the proposal, and presents the revised Development Permit for Development Permit Panel consideration.

Development Information

Please refer to the original staff report dated May 6, 2020 (Attachment A) for more information regarding development information, background, staff comments, and additional analysis, including the Environmentally Sensitive Area (ESA).

Please refer to this staff report and the revised Development Permit plans (Plan #1-3) that accompany this report for information regarding the revisions made to the proposal to address the referral motion.

A revised Development Application Data Sheet is provided in Attachment B for a comparison of the proposed development data with the relevant bylaw requirements. Revised Development Permit Considerations is also provided in Attachment C.

Staff Comments

The applicant has provided revised development plans (Plan #1-3) in response to the Development Permit Panel’s referral motion. Staff comments are provided in ***bold italics*** describing the response to each component of the referral motion.

Panel Comment: *negotiating a restrictive covenant limiting the use of the secondary suite on the ground floor exclusively for farm workers.*

Response:

- *The applicant has agreed to register a legal agreement restricting the tenants of the secondary suite to either farm labourers working on a farm operation associated with the subject site or immediate family of the property owner. The revised Development Permit Considerations include this commitment (Attachment C).*
- *As noted in the original staff report, the requested variance to increase the maximum farm house footprint is solely to accommodate the secondary suite for farm workers. The remaining portion of the proposed single-family dwelling complies with the maximum 60% footprint in the “Agriculture (AG1)” zone.*
- *The applicant has indicated that the location of the secondary suite on the ground floor is important to provide the farm workers with direct access to the farm and a covered patio area for cleanup.*
- *The applicant intends to live in the proposed single-family dwelling and has indicated that the proposed layout of the ground floor for the principal dwelling and the inclusion of a bedroom and living space on the ground floor is important due to the following:*
 - *As the farm operator, both the property owner and the farm workers need living space on the ground floor to provide direct access to the farm.*
 - *The farm operation necessitates people on the property 24/7 and direct surveillance for security purposes.*
 - *The applicant intends the proposed single-family dwelling to be his retirement home and the provision of living space on the ground floor will assist with aging in place.*
- *The applicant has indicated that two farm workers will reside full-time in the secondary suite, with up to three farm workers during peak season.*
- *The restrictive covenant also allows immediate family to reside in the secondary suite in order to support aging in place for the property owner, farm succession planning for the next generation of farmers, and inter-generational family needs.*

Panel Comment: *redesigning the proposed single detached housing in order to comply with the Richmond Zoning Bylaw’s maximum height requirement and not require a height variance.*

Response:

- *The proposed single detached house has been redesigned in order to comply with the maximum height of the “Agriculture (AG1)” zone in the Richmond Zoning Bylaw (maximum 9.0 m). The applicant has provided revised development plans (Plan #1-3) demonstrating compliance to the maximum height.*

Conclusions

The applicant has applied to the City of Richmond for permission to develop a single detached house at 17720 River Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA), and vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum farm house footprint from 60% to 72% of the maximum

floor area to accommodate a secondary suite on the ground floor for farm workers and immediate family.

The applicant has made modifications to the development proposal in order to address the issues identified by the Development Permit Panel at the meeting of May 27, 2020. Staff recommend that the revised Development Permit be endorsed, and issuance by Council be recommended.

A handwritten signature in black ink, appearing to read 'Steven De Sousa', with a stylized, cursive script.

Steven De Sousa
Planner 1
(605-204-8529)

SDS:blg

- Attachment A: Original Staff Report to Development Permit Panel (dated May 6, 2020)
- Attachment B: Revised Development Application Data Sheet
- Attachment C: Revised Development Permit Considerations



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 6, 2020

From: Wayne Craig
Director, Development

File: DP 19-876647

Re: **Application by Easterbrook Milling Co. Ltd. for a Development Permit at
17720 River Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a single detached house at 17720 River Road on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers; and
 - b) Increase the maximum height for single detached housing from 9.0 m to 11.5 m.

Wayne Craig
Director, Development
(604-247-4625)

WC:sds
Att. 4

Staff Report

Origin

Easterbrook Milling Co. Ltd. has applied to the City of Richmond for permission to develop a single detached house at 17720 River Road on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA), and vary the provisions of Richmond Zoning Bylaw 8500 to:

- Increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers.
- Increase the maximum height for single detached housing from 9.0 m to 11.5 m.

The site currently contains a single detached house in the northwest corner of the property, which will be demolished. The site also contains active agricultural uses and is associated with the farming operation on the adjacent property (17740 River Road), which is also operated by the applicant.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- North: Across River Road, a lot zoned “Agriculture (AG1)” and the foreshore and north arm of the Fraser River.
- East: Agricultural operation on an approximately 7.5 acre (3.0 ha) property zoned “Agriculture (AG1)” associated with the subject property and operated by the applicant. The property is owned by Port Metro Vancouver (federal jurisdiction) and leased to the applicant for farming purposes.
- South: Across a railyard, properties zoned “Agriculture (AG1)” with active agricultural uses.
- West: Properties zoned “Agriculture (AG1)”, fronting River Road. There is an ESA Development Permit application (DP 19-862460) at 17600 River Road for the construction of a new single-family dwelling, which is currently being reviewed by staff.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Environmentally Sensitive Area Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Agriculture (AG1)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold italics*)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers;
 - *The proposed single-family dwelling includes a secondary suite to accommodate farm workers currently living in the existing single-family dwelling on the subject property, which will be demolished.*
 - *The requested variance to increase the maximum farm house footprint is solely to accommodate the secondary suite for farm workers. The remaining portion of the proposed single-family dwelling complies with the maximum 60% footprint in the "Agriculture (AG1)" zone.*
 - *The applicant has indicated that the location of the secondary suite on the ground floor is important to provide the farm workers with direct access to the farm and a covered patio area for cleanup.*
 - *Both the subject property and the associated farm operation on the adjacent property (17740 River Road) contain active agricultural uses (egg farm and berries/vegetables) and are classified as farm as per BC Assessment.*
 - *Despite the increased farm house footprint, the farm home plate area complies with the maximum 1,000 m² (10,764 ft²) in the "Agriculture (AG1)" zone, including the septic field.*
- 2) Increase the maximum height for single detached housing from 9.0 m to 11.5 m.
 - *The proposed single-family dwelling is two-storeys, but includes steeply pitched roofs in order for the applicant to pursue a farmhouse aesthetic.*
 - *The purpose of the requested variance to increase the maximum height to 11.5 m is to accommodate a small portion of the roof and a chimney, the remaining portion of the proposed single-family dwelling complies with the maximum 9.0 m height in the "Agriculture (AG1)" zone.*
 - *The size of the proposed single-family dwelling complies with the maximum floor area of 400 m² (4,306 ft²) in the "Agriculture (AG1)" zone.*
 - *The applicant has also provided letters of support from adjacent neighbours (Attachment 2).*

Analysis

Site Planning

The proposed single-family dwelling complies with the maximum floor area of 400 m² (4,306 ft²) in the "Agriculture (AG1)" zone and is proposed to be located in the northeast portion of the property. Vehicle access is provided from an existing driveway from River Road, which also serves as a farm access road to the subject property and the associated agricultural operation on the adjacent property (17740 River Road). The proposed single-family dwelling also includes a secondary suite for the existing farm workers, with a total floor area of approximately 88.9 m² (957 ft²) and total footprint of 44.6 m² (480 ft²).

The farm home plate is required to be contiguous and rectangular in shape, comprising of one side being in the front property line or the delineation of a Riparian Management Area (RMA) and on one side property line. The proposal includes an alternative location for the farm home plate along the farm access road, located directly adjacent to the 15 m RMA boundary. The farm

access road is currently used to connect the subject property to the associated agricultural operation on the adjacent property to the east, which is also operated by the applicant, allowing farm vehicles to travel between the two properties rather than on River Road. The alternative farm home plate location was presented to the Food Security and Agricultural Advisory Committee (FSAAC) on February 20, 2020 and received unanimous support (Attachment 3).

The existing single-family dwelling on the property currently houses the associated farm workers. The applicant is proposing to retain the existing single-family dwelling until the new single-family dwelling is complete. Prior to issuance of the Development Permit, the applicant will be required to register a legal agreement on title to ensure the existing single-family dwelling is demolished prior to receiving final occupancy for the new single-family dwelling.

Environmentally Sensitive Area and Riparian Management Area

The property is partially designated Environmentally Sensitive Area (ESA), specifically “Upland Forest (UPFO)”, which typically includes forested areas comprised of native and non-native trees. The property also contains a 15 m wide Riparian Management Area (RMA) along the north property line associated with a drainage canal along River Road. There is an existing farm crop patch within the RMA, which is proposed to be retained. No development is proposed within the RMA.

An Environmental Impact Assessment (the “Report”) was submitted by AquaTerra Environmental Ltd. The Report characterized the site as primarily developed and disturbed (existing residence, active farming areas and gravel parking areas), with some areas undisturbed (southern portion of the property). Trees within the ESA include Black Cottonwood, Western Redcedar and Red Alder. The large majority of the site is dominated by low-growing vegetation, including invasive species (primarily Reed Canarygrass and Himalayan Blackberry). No sensitive habitats, mammals, birds, amphibians/reptiles or invertebrates were observed during the field assessment. The area proposed to be developed for the new single-family dwelling is not forested habitat and currently consists of primarily low lying grasses and shrubs, dominated by invasive species, and active farming areas.

The total area of the ESA designation on the property is approximately 15,404 m² (165,807 ft²). As per the ESA Development Permit exemption criteria specified in the OCP, agricultural activities are not subject to the ESA Development Permit requirements. The applicant is a bonafide farmer and is actively farming the subject property and the associated agricultural operation on the adjacent property to the east (egg farm and berries/vegetables). The applicant intends to continue farming both properties and live in the proposed single-family dwelling on the subject property. Both properties are classified as farm as per BC Assessment. For the portion of the property proposed to be developed for residential uses (including the single-family dwelling, parking and septic field), approximately a total area of 1,000 m² (10,764 ft²), an ESA Development Permit is required to be issued prior to construction.

To compensate for removal of 1,000 m² (10,764 ft²) of ESA to develop the proposed residential uses, the applicant proposes to add 990 m² (10,656 ft²) of new ESA on site, and complete landscape restoration and enhancement as follows:

- Removal and maintenance of invasive species within the entire property (19,263 m² (207,345 ft²)).
- Native planting within the RMA, adjacent to the existing farm crop patch, with a total planting area of 450 m² (4,844 ft²), providing better quality habitat (Plan #3.A), including:
 - 23 trees, including 5 Paper Birch, 8 Red-osier Dogwood and 10 Western Hemlock; and
 - 420 shrubs, including 50 Dull Oregon-grape, 195 Hardhack, 100 Salmonberry and 75 Ocean Spray.
- Native tree planting along the eastern boundary of the property (180 m length with 3 m of tree spacing) for a total of 60 Western Redcedar trees and a total planting area of 540 m² (5,812 ft²) (Plan #3.B).
- Enhancement of the functional upland forest habitat, invasive species management and native planting that will increase foraging opportunities and wildlife utilization.

Proposed tree species to be planted in the ESA were recommended by a Qualified Environmental Professional (QEP) and are consistent with the “Upland Forest (UPFO)” ESA designation and the “Suitable Trees for Replanting in the City of Richmond” list.

Table 1: Balance Sheet

ESA Existing (Subject to a Development Permit)	ESA Loss	ESA Gain	Final ESA
1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	990 m ² (10,656 ft ²)	990 m ² (10,656 ft ²)

The proposal represents a ~1:1 ratio in habitat area, with a net gain in function by replacing relatively low quality habitat (including a significant amount of invasive species) and replacing with a new densely planted natural area to be protected as ESA. Enhancement will support the utilization by a variety of terrestrial species, including small mammals, birds and invertebrates. Improvements are anticipated to provide habitat through hedgerows, perches and roosting sites.

To ensure that the proposed enhancements have the best chance of survival and that invasive species are controlled, monitoring and annual reporting by a Qualified Environmental Professional (QEP) will occur for three years following completion.

Development Permit considerations include bonding for the landscape costs in the amount of \$16,994.67, a contract between the applicant and a QEP to provide monitoring and reporting, and the registration of legal agreements to ensure protection and retention of the new ESA.

Flood Plain Designation and Protection Bylaw

The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a floodplain covenant on title identifying a maximum habitable elevation of 3.1 m GSC is required prior to Development Permit issuance.

Site Servicing

A Servicing Agreement will not be required for this development. Utility connections and minor frontage improvements will be addressed at Building Permit stage via Work Order. These improvements are detailed in the Development Permit Considerations.

The property is located along River Road, which forms part of the City's perimeter dike, as per the City's Dike Master Plan. To support future dike upgrades along River Road, the registration of a legal agreement is required, prior to Development Permit issuance, prohibiting the construction of any buildings or structures within 16 m of the north property line, including residential and agricultural buildings and structures.

Financial Impact

This development application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:sds

Attachment 1: Development Application Data Sheet

Attachment 2: Letters of Support

Attachment 3: Excerpt from the Meeting Minutes of the FSAAC (February 20, 2020)

Attachment 4: Development Permit Considerations



DP 19-876647

Attachment 1

Address: 17720 River Road

Applicant: Easterbrook Milling Co. Ltd.

Owner: Easterbrook Milling Co. Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	19,263 m ² (4.76 ac / 1.93 ha)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	No change
Number of Units:	1	No change

	Bylaw Requirement (AG1)	Proposed	Variance
Floor Area:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	72%	Variance requested
Setback – Farm Home Plate:	Max. 75 m	55 m	None
Setback – Single Detached Housing Building	Max. 50 m	50 m	None
Setback – Front Yard:	Min. 6.0 m	Complies	None
Setback – Side Yard:	Min. 1.2 m	Complies	None
Setback – Side Yard:	Min. 6.0 m	Complies	None
Setback – Rear Yard:	Min. 10.0 m	Complies	None
Height:	Max. 9.0 m (2 storeys)	11.5 m (2 storeys)	Variance requested

To: City of Richmond

February 28, 2020

Development Permit Panel

Re: DP 19-876647 Home Plan for 17720 River Road

To Whom It May Concern,

I am the neighbor immediately to the west of the subject property. I was shown the building plan including elevations of the proposed residence that is intended to be built subject to an approved Development Permit and Building Permit being issued by the City of Richmond.

I confirm I do not have any concern regarding the height of the residence.

Yours Truly,



G. Tull
(Senary Corp. Ltd.)
17700 River Road. Richmond

Cell: 604 275 2221

To: City of Richmond

February 28, 2020

Development Permit Panel

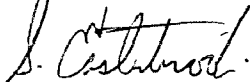
Re: DP 19-876647 Home Plan for 17720 River Road

To Whom It May Concern,

I am the neighbor immediately to the east of the subject property. I was shown the building plan including elevations of the proposed residence that is intended to be built subject to an approved Development Permit and Building Permit being issued by the City of Richmond.

I confirm I do not have any concern regarding the height of the residence.

Yours Truly,

A handwritten signature in black ink, appearing to read "S. Easterbrook". The signature is written in a cursive style with a large initial "S" and a long horizontal stroke extending to the right.

S. Easterbrook

17740 River Road. Richmond

Cell: 778 668 8848

To: City of Richmond

February 28, 2020

Development Permit Panel

Re: DP 19-876647 Home Plan for 17720 River Road

To Whom It May Concern,

I am the neighbor immediately to the north of the subject property. I was shown the building plan including elevations of the proposed residence that is intended to be built subject to an approved Development Permit and Building Permit being issued by the City of Richmond.

I confirm I do not have any concern regarding the height of the residence.

Yours Truly,

A handwritten signature in black ink, appearing to be 'Darcy Valley', written over a horizontal line.

Darcy Valley Building Supplies

17671 River Road. Richmond

Cell: 604 834 0583

**Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)**

**Thursday, February 20, 2020 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall**

Alternative Farm Home Plate Location – 17720 River Road (DP 19-876647)

Committee Chair, Steve Easterbrook, declared a conflict of interest with the subject application, indicated he is the applicant, and recused himself from the Committee. As a result, the Committee passed the following motion:

That Kent Mullinix serve as the Food Security and Agricultural Advisory Committee Vice Chair.

Carried Unanimously

Steven De Sousa, Planner 1, introduced the development application and provided the following comments:

- The purpose of the application is to allow the construction of a single-family dwelling within an Environmentally Sensitive Area (ESA);
- The application is being presented to the Committee due to the request for an alternative farm home plate location;
- The farm home plate is required to be contiguous and rectangular in shape, comprising of one side being along the front property line or riparian management area boundary and one side property line;
- The proposal includes an alternative location for the farm home plate area along the farm access road, instead of the riparian management area boundary; and
- The purpose of the farm access road is to connect the subject property to the associated agricultural operation on the property to the east, which is also operated by the applicant, and maximize the remaining area for active agricultural production.

Steve Easterbrook, Applicant, provided additional information on the existing single-family dwelling, adjacent egg farm operation, and future plans for expansion of the agricultural operation.

In response to questions from the Committee, Planning staff clarified the Provincial ALR Regulation and City's Zoning Bylaw currently permit one dwelling per property, as per the changes associated with Bill 52.

Discussion ensued regarding environmentally sensitive area designations, housing for farm workers, and previous provisions for an additional dwelling.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the Alternative Farm Home Plate Location at 17720 River Road (DP 19-876647) as presented.

Carried Unanimously



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 17720 River Road

File No.: DP 19-876647

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping and monitoring of the Environmentally Sensitive Area (ESA) over a three year period in the amount of \$16,994.67.
2. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA for three years following City approval of substantial completion.
3. Registration of a legal agreement on title to identify the ESA and to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) prepared by AquaTerra Environmental Ltd. dated April 2020, and will not be abandoned or removed. The legal agreement will also include language to allow City access to the property in case the ESA works identified in the submitted EIA are not completed, maintained or monitored as proposed.
4. Registration of a legal agreement on title requiring the demolition of the existing single-family dwelling on the property prior to obtaining final occupancy for the proposed single-family dwelling.
5. Registration of a legal agreement on title prohibiting the construction of any buildings or structures within 16 m of the north property line, including residential and agricultural buildings and structures, to support future dike upgrades.
6. Registration of a floodplain covenant on title identifying a minimum habitable elevation of 3.1 m GSC.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. At the Developer's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but may not be limited to the following:

Water Works:

- a) Using the OCP Model, there is 429 L/s of water available at a 20 psi residual at the River Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- c) At Developer's cost, the City will:
 - i) Cut and cap the existing water service connection at main.
 - ii) Install a new 25 mm water connection complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Assess the condition of the existing privately owned culvert crossing and confirm whether repairs or replacement is necessary and complete an application for a watercourse permit for the new driveway and culvert. All work to be in conformance with the Watercourse Protection and Crossing Bylaw 8441. Contact Antoni Macalisang at AMacalisang@richmond.ca or 604-247-4632 for any proposed modifications of the culvert crossing.
- e) At Developer's cost, the City will:
 - i) Confirm the capacity and condition of the existing storm connection. If the existing storm connection is adequate to be reused, it may be retained; if not, it shall be replaced by the City at the developer's cost.

Initial: _____

- ii) Provide inspection chamber for existing storm connection.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401, to be designed by a Professional Engineer at the developer's cost.
 - ii) Install the On-site Sanitary Disposal System.

Frontage Improvements:

- g) At Developer's cost, the Developer is required to:
 - i) Design the proposed driveway to accommodate the future raising of River Road and dike to the 4.7m geodetic elevation. (i.e. the property should still be accessible and with acceptable resulting driveway slopes when River Road is raised to elevation 4.7 m geodetic)
 - ii) Design the proposed driveway to avoid conflicts with BC Hydro Poles, streetlights, and hydrants along the River Road frontage. If it is necessary to relocate the Hydro Pole or streetlight then coordination with BC Hydro is required. Relocation of the hydrant must be done by City crews at the developer's cost, and maintain the City's standard spacing requirements for hydrants.
 - iii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Complete other frontage improvements as per Transportation requirements.
- h) Complete other improvements as per Fire requirements, including, but not limited to, the following:
 - i) Bridge and internal roadway to meet BCBC 3.2.5.5 and 3.2.5.6 and support 80,000 lbs; and
 - ii) Applicant to confirm fire hydrant to truck and truck to principal response point does not exceed 90 m, otherwise the installation of a new fire hydrant is required.

General Items:

- i) At Developer's cost, the Developer is required to:
 - i) Enter into, if required, additional legal agreements, as determined via the subject development's Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Initial: _____

- ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 4. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
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[Signed copy on file]

Signed

Date



DP 19-876647

Attachment B

Address: 17720 River Road

Applicant: Easterbrook Milling Co. Ltd.

Owner: Easterbrook Milling Co. Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	19,263 m ² (4.76 ac / 1.93 ha)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	No change
Number of Units:	1	No change

	Bylaw Requirement (AG1)	Proposed	Variance
Floor Area:	Max. 400 m ² (4,306 ft ²)	400 m ² (4,306 ft ²)	None permitted
Farm Home Plate Area:	Max. 1,000 m ² (10,764 ft ²)	1,000 m ² (10,764 ft ²)	None
Farm House Footprint:	Max. 60%	72%	Variance requested
Setback – Farm Home Plate:	Max. 75 m	55 m	None
Setback – Single Detached Housing Building	Max. 50 m	50 m	None
Setback – Front Yard:	Min. 6.0 m	25.8 m	None
Setback – Side Yard:	Min. 1.2 m	1.5 m	None
Setback – Side Yard:	Min. 6.0 m	65.8 m	None
Setback – Rear Yard:	Min. 10.0 m	172.7 m	None
Height:	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	None



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 17720 River Road

File No.: DP 19-876647

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping and monitoring of the Environmentally Sensitive Area (ESA) over a three year period in the amount of \$16,994.67.
2. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) to monitor and provide annual reporting to the City on the ESA for three years following City approval of substantial completion.
3. Registration of a legal agreement on title to identify the ESA and to ensure that landscaping is planted and retained as identified in the submitted Environmental Impact Assessment (EIA) prepared by AquaTerra Environmental Ltd. dated April 2020, and will not be abandoned or removed. The legal agreement will also include language to allow City access to the property in case the ESA works identified in the submitted EIA are not completed, maintained or monitored as proposed.
4. Registration of a legal agreement on title requiring the demolition of the existing single-family dwelling on the property prior to obtaining final occupancy for the proposed single-family dwelling.
5. Registration of a legal agreement on title prohibiting the construction of any buildings or structures within 16 m of the north property line, including residential and agricultural buildings and structures, to support future dike upgrades.
6. Registration of a floodplain covenant on title identifying a minimum habitable elevation of 3.1 m GSC.
7. Registration of a legal agreement on title restricting the tenants of the secondary suite to either farm labourers working on a farm operation associated with the subject site or immediate family (including the property owner's spouse or common law partner; the property owner's/spouse's/common-law partner's father and mother; the property owner's/spouse's/common-law partner's grandfather and grandmother; the property owner's/spouse's/common-law partner's child(ren); the property owner's/spouse's/common-law partner's grandchild(ren); the property owner's/spouse's/common-law partner's brothers and sisters).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. At the Developer's cost via City Work Order*, design and construct/install utility connections and frontage improvements, works include, but may not be limited to the following:

Water Works:

- a) Using the OCP Model, there is 429 L/s of water available at a 20 psi residual at the River Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- c) At Developer's cost, the City will:
 - i) Cut and cap the existing water service connection at main.
 - ii) Install a new 25 mm water connection complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Assess the condition of the existing privately owned culvert crossing and confirm whether repairs or replacement is necessary and complete an application for a watercourse permit for the new driveway and

Initial: _____

culvert. All work to be in conformance with the Watercourse Protection and Crossing Bylaw 8441. Contact Antoni Macalisang at AMacalisang@richmond.ca or 604-247-4632 for any proposed modifications of the culvert crossing.

- e) At Developer's cost, the City will:
 - i) Confirm the capacity and condition of the existing storm connection. If the existing storm connection is adequate to be reused, it may be retained; if not, it shall be replaced by the City at the developer's cost.
 - ii) Provide inspection chamber for existing storm connection.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401, to be designed by a Professional Engineer at the developer's cost.
 - ii) Install the On-site Sanitary Disposal System.

Frontage Improvements:

- g) At Developer's cost, the Developer is required to:
 - i) Design the proposed driveway to accommodate the future raising of River Road and dike to the 4.7m geodetic elevation. (i.e. the property should still be accessible and with acceptable resulting driveway slopes when River Road is raised to elevation 4.7 m geodetic)
 - ii) Design the proposed driveway to avoid conflicts with BC Hydro Poles, streetlights, and hydrants along the River Road frontage. If it is necessary to relocate the Hydro Pole or streetlight then coordination with BC Hydro is required. Relocation of the hydrant must be done by City crews at the developer's cost, and maintain the City's standard spacing requirements for hydrants.
 - iii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Complete other frontage improvements as per Transportation requirements.
- h) Complete other improvements as per Fire requirements, including, but not limited to, the following:
 - i) Bridge and internal roadway to meet BCBC 3.2.5.5 and 3.2.5.6 and support 80,000 lbs; and
 - ii) Applicant to confirm fire hydrant to truck and truck to principal response point does not exceed 90 m, otherwise the installation of a new fire hydrant is required.

General Items:

- i) At Developer's cost, the Developer is required to:

Initial: _____

- i) Enter into, if required, additional legal agreements, as determined via the subject development's Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
 4. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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[Signed copy on file]

Signed

Date



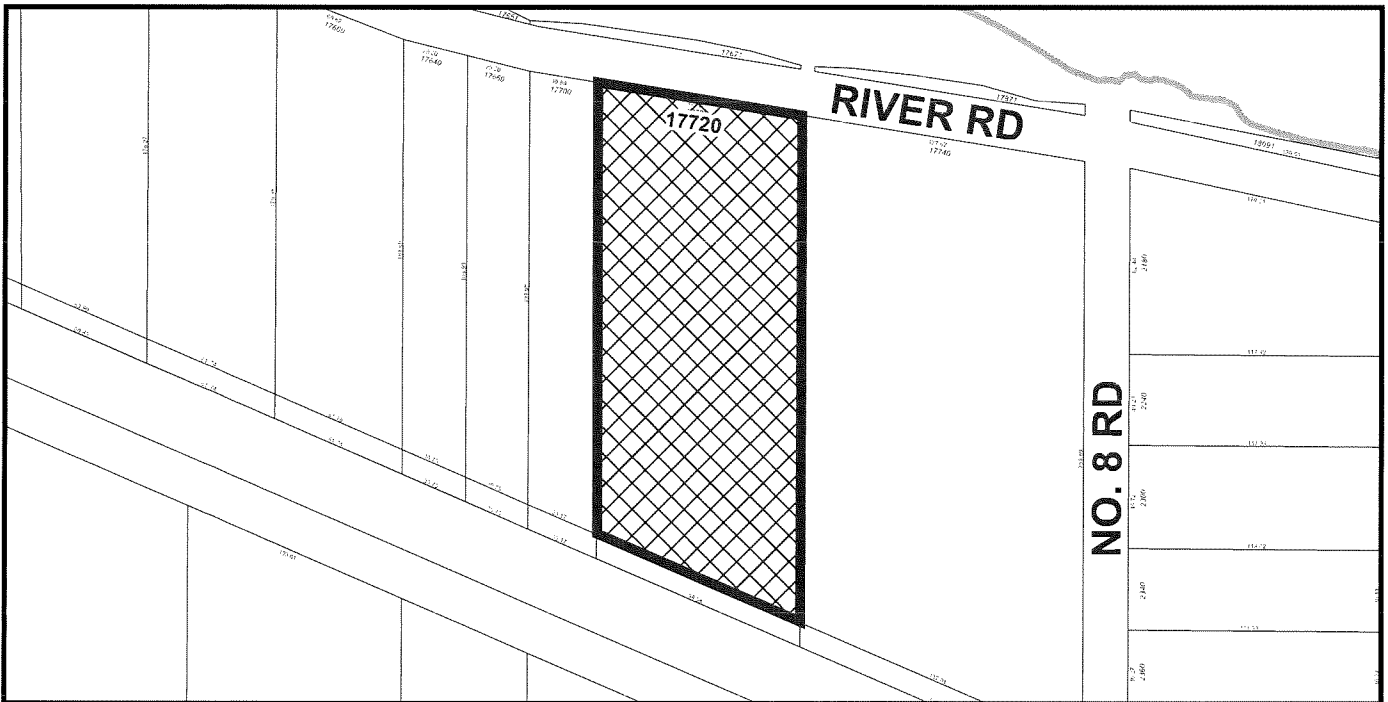
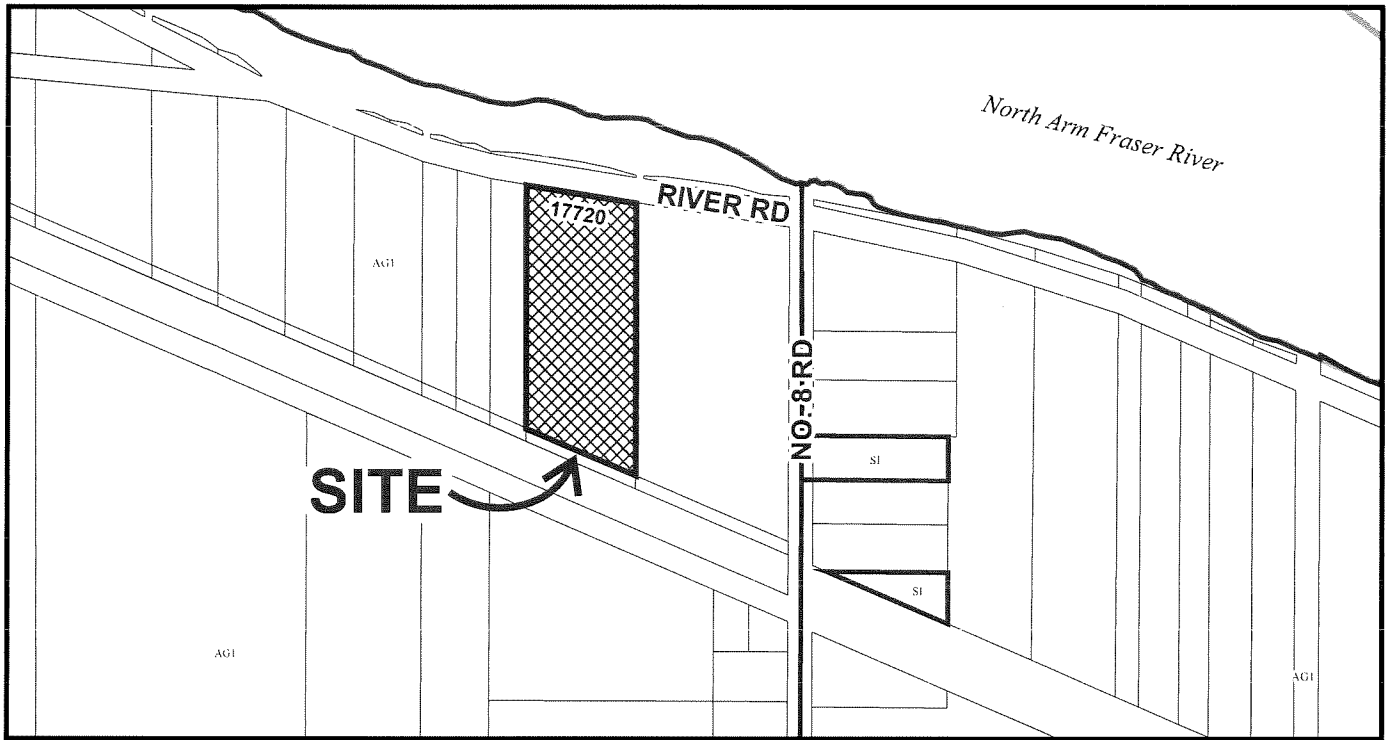
No. DP 19-876647

To the Holder: EASTERBROOK MILLING CO. LTD.
Property Address: 17720 RIVER ROAD
Address: C/O STEPHEN EASTERBROOK
17740 RIVER ROAD
RICHMOND, BC V6V 1L9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum farm house footprint from 60% to 72% of the maximum floor area to accommodate a secondary suite on the ground floor for farm workers and immediate family.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$16,994.67 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



City of Richmond



DP 19-876647
SCHEDULE "A"

Original Date: 11/07/19

Revision Date:

Note: Dimensions are in METRES

GRADING PLAN

SCALE: 36x24 SHEET : 1/16" = 1'-0"

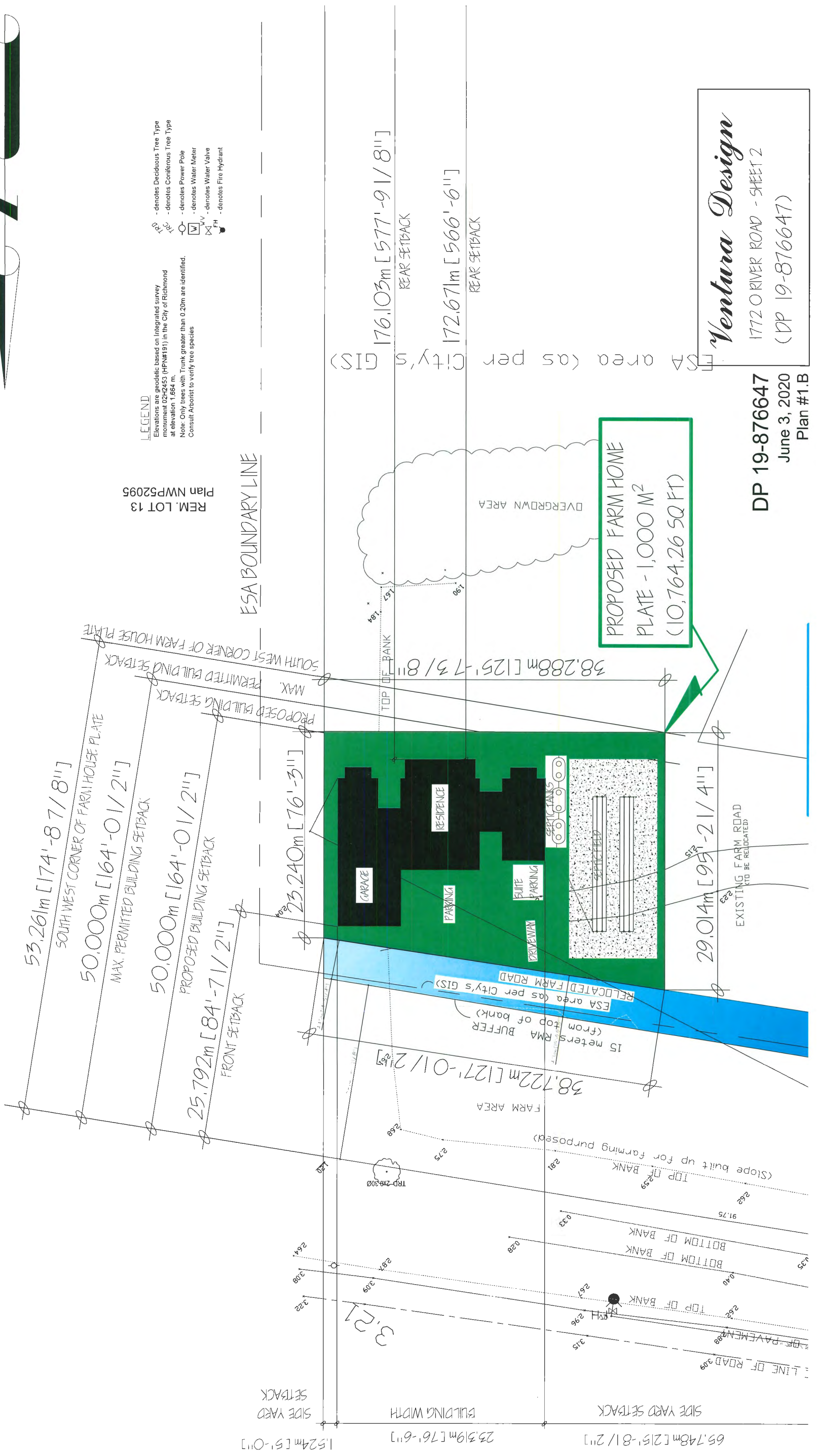
17x11 SHEET : 1/32" = 1'-0"



REM. LOT 13
Plan NWP52095

LEGEND
Elevations are gradeitic based on integrated survey monument 02+2453 (HPN#191) in the City of Richmond at elevation 1.664 m.
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arbonist to verify tree species

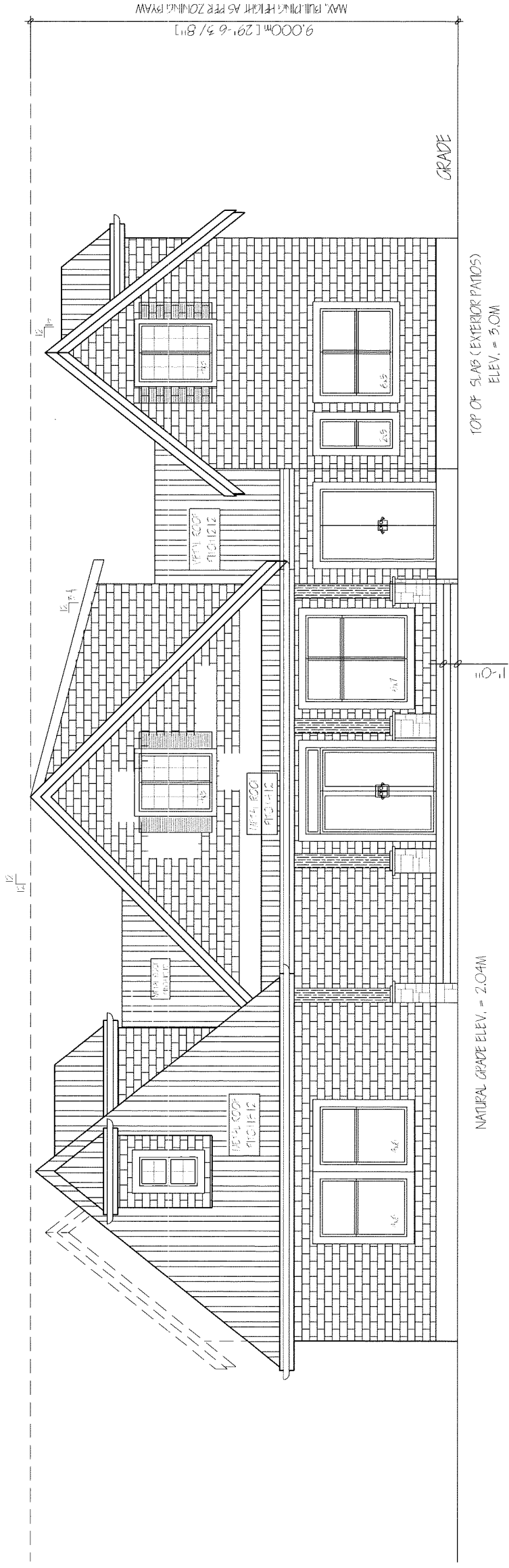
- denotes Deciduous Tree Type
- denotes Coniferous Tree Type
- denotes Power Pole
- denotes Water Meter
- denotes Water Valve
- denotes Fire Hydrant



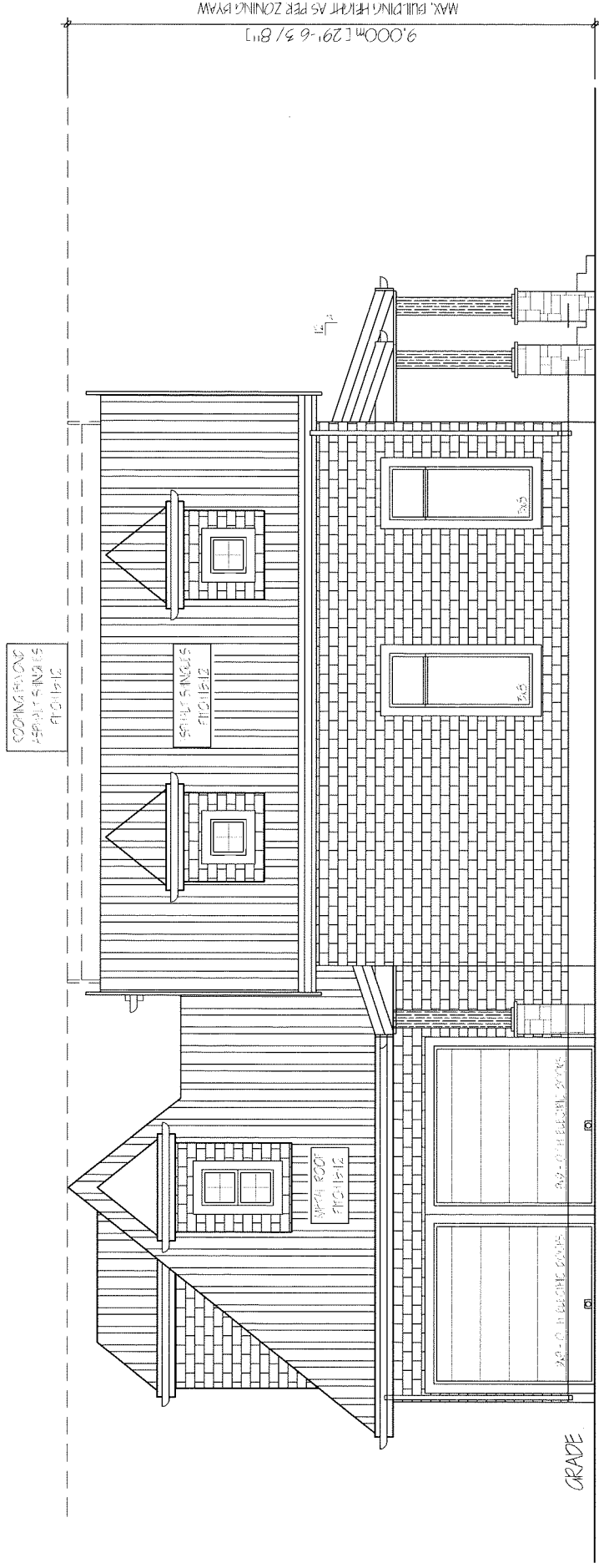
Ventura Design
1772 O RIVER ROAD - SHEET 2
(DP 19-876647)

DP 19-876647
June 3, 2020
Plan #1.B

PROPOSED FARM HOME
PLATE - 1,000 M²
(10,764.26 SQ FT)



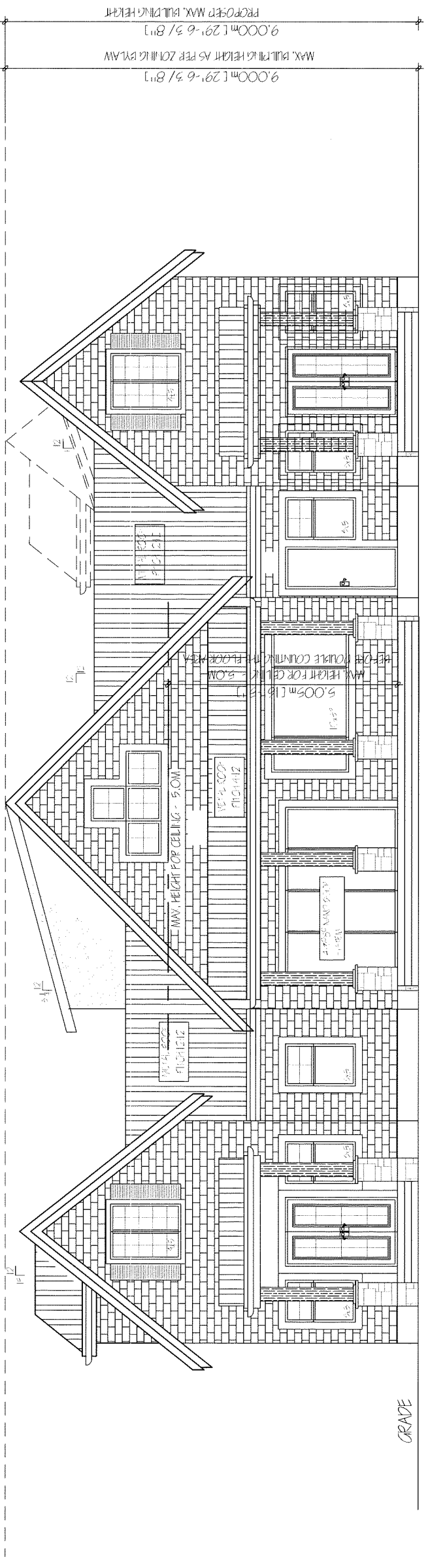
FRONT VIEW
SCALE: 3/32" = 1'-0"
DATE: 06/03/2020



WEST SIDE VIEW
SCALE: 3/32" = 1'-0"
DATE: 06/03/2020

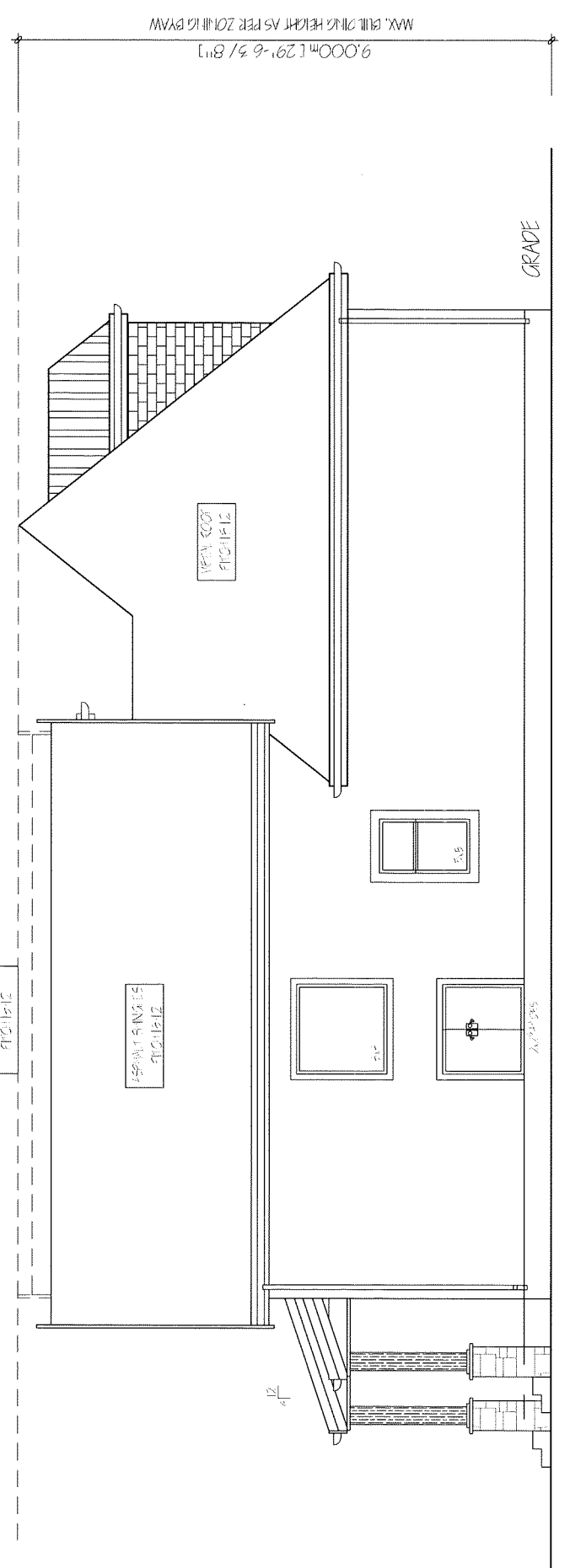
DP 19-876647
June 3, 2020
Plan #2.A

Ventura Design
1772 O RIVER ROAD - SHEET 7
(DP 19-876647)



REAR VIEW

SCALE: 1/8" = 1'-0"
 FULL SIZE: 1/8" = 1'-0"



(EAST SIDE) VIEW

SCALE: 1/8" = 1'-0"
 FULL SIZE: 1/8" = 1'-0"

DP 19-876647
 June 3, 2020
 Plan #2.B

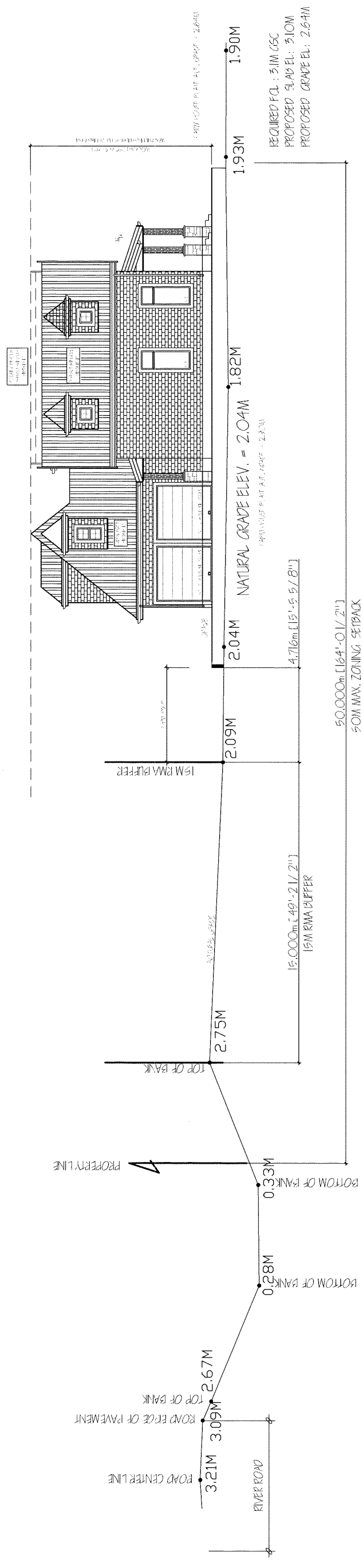
Ventura Design
 1772 O RIVER ROAD - SHEET 8
 (DP 19-876647)

Figure 7: Habitat Compensation Planting Plan within the Riparian Management Area (RMA) Boundary.



Figure 8: Hedgerow Vegetation Planting Plan – n=60 Western Redcedar Hedge Trees – 3 gallon pot, or larger.



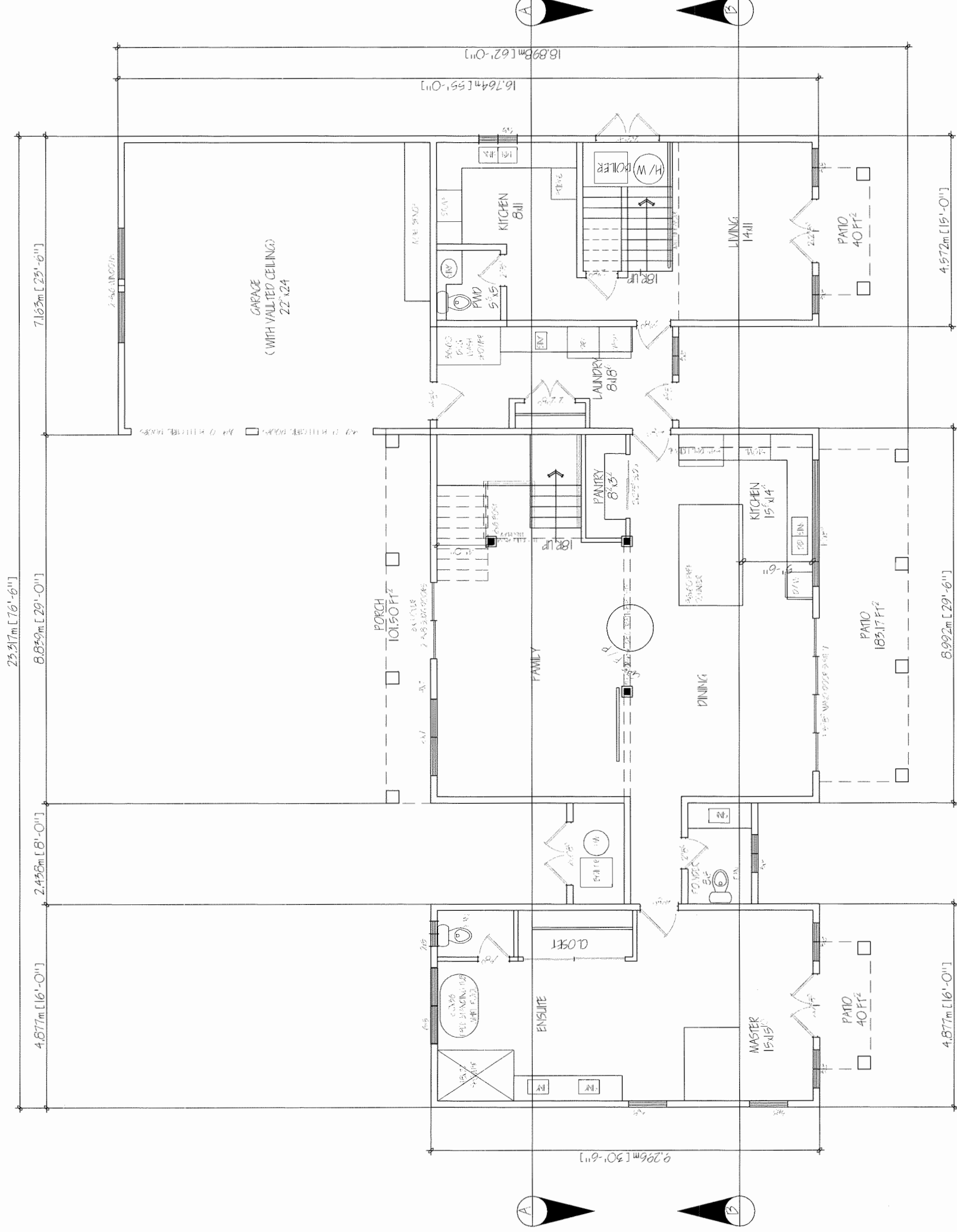


SITE CROSS SECTION

SCALE: 1/8" = 1'-0"
 DATE: 11/11/20

Ventura Design
 1772 O RIVER ROAD - SHEET 3
 (DP 19-876647)

DP 19-876647
 June 3, 2020
 Reference Plan



LOT AREA: 19,232.72 FT² (1,923.72 M²)
 PERMITTED FAR: 4,305.70 FT² (400 M²)
 ACTUAL FAR: 4,305.70 FT² (400 M²)
 PERMITTED FOOTPRINT (MAIN RESIDENCE ONLY): 2,583.42 FT² (240 M²)
 ACTUAL FOOTPRINT (MAIN RESIDENCE ONLY): 2,581.27 FT² (239.78 M²)
 SUITE FOOTPRINT: 480.48 FT² (44.63 M²)
 TOTAL FOOTPRINT (RES + SUITE): 3,061.607 FT² (284.423 M²)

TOTAL FAR (INCLUDES DBL HEIGHT CEILINGS)
 MAIN FLOOR: 3,061.607 FT² (284.423 M²)
 TOP FLOOR: 1,213.51 FT² (112.35 M²)
 TOTAL: 4,275.117 FT² (397.158 M²)

MAIN FLOOR FOOTPRINT (FAR)
 MAIN RESIDENCE: 2,581.17 FT² (239.79 M²)
 RENTAL AREA: 480.50 FT² (44.64 M²)
 TOTAL: 3,061.67 FT² (284.43 M²)

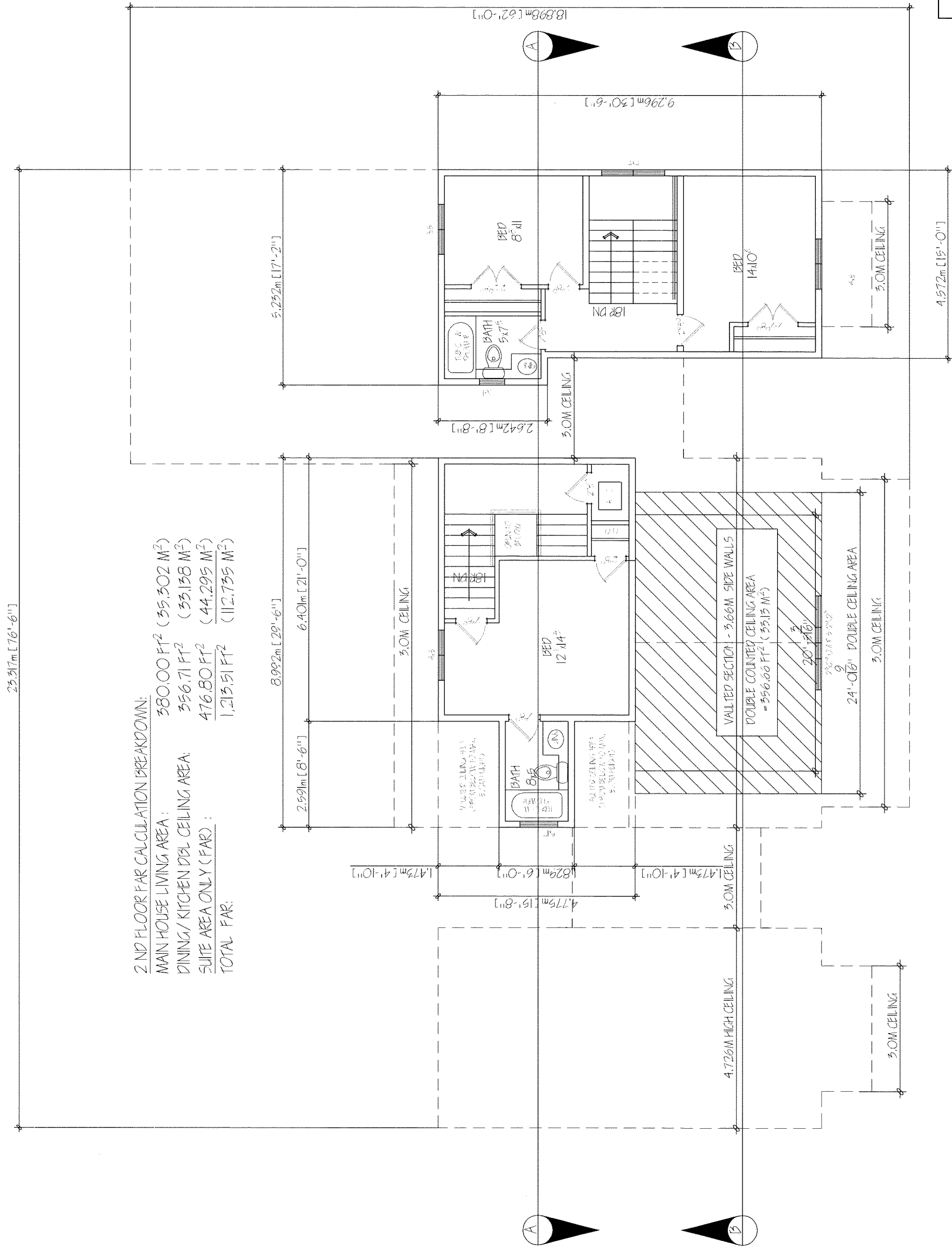
SUITE CALCULATION (FAR)
 MAIN FLOOR: 480.48 FT² (44.636 M²)
 TOP FLOOR: 476.80 FT² (44.295 M²)
 TOTAL: 957.28 FT² (88.931 M²)

NOTE: MAX. PERMITTED SUITE AREA PER BUILDING
 CODE : 968.78 FT² (90 M²)

Ventura Design
 1772 O RIVER ROAD - SHEET 5
 (DP 19-876647)

DP 19-876647
 June 3, 2020
 Reference Plan

MAIN FLOOR PLAN (10' CEILING)
 SCALE: 5/32" = 1'-0"
 DRAWN BY: J. P. O'NEILL

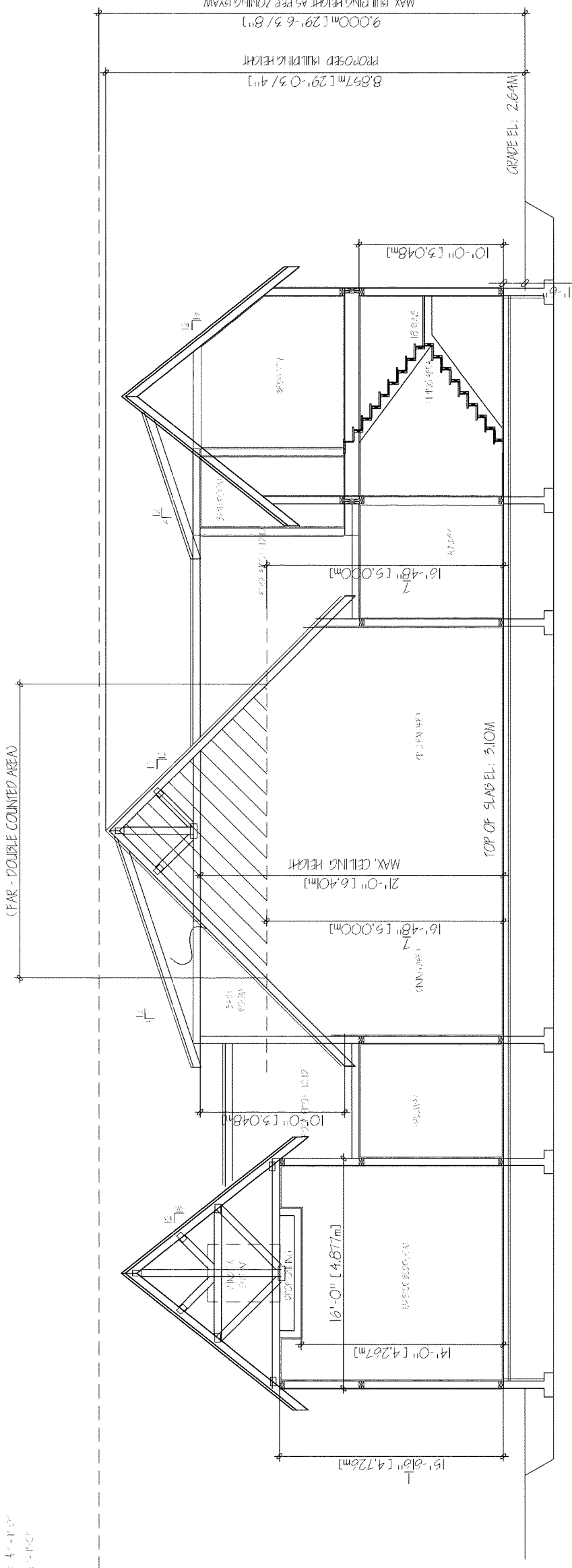



TOP FLOOR PLAN (10'-0" CEILING)

DATE: 4-29-2020
 DRAWN BY: J. V. P.

BUILDING CROSS SECTIONS

SCALE: ARCHITECTURE 1/4" = 1'-0"
 MECHANICAL 1/8" = 1'-0"



 DENOTES CEILING HEIGHT GREATER THAN 5.0M

