



To: Mayor and Council
From: Barry Konkin
Manager, Policy Planning
Date: March 22, 2019
File: RZ 19-851176
Re: Zoning Bylaw 8500 Amendment Bylaw 10017 for 22260 River Road (RZ 19-851176)

Purpose

The purpose of this memo is to respond to the referral passed at the Planning Committee meeting on March 19, 2019:

“That the application for the rezoning of 22260 River Road from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m² in floor area, be forwarded to Council for consideration of first reading.”

In response to the referral, staff have prepared Zoning Bylaw 8500 Amendment Bylaw 10017 (Attachment 1) to rezone the subject site at 22260 River Road from the “Agriculture (AG1)” zone to a site specific agricultural zone “Agriculture (ZA5) – River Road (Hamilton)”, for Council’s consideration. Staff have also prepared Rezoning Considerations (Attachment 2), which have been agreed to and signed by the applicant.

Background

The applicant applied for a Building Permit (B7 18-843161) on December 14, 2018 for a single-family dwelling over 400 m² (4,306 ft²). The Building Permit was submitted during the Council endorsed withholding period (November 13, 2018 to December 17, 2018) for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the “Agriculture (AG1)” zone to 400 m² (4,306 ft²). The amendments to the AG1 zone were adopted by Council on December 17, 2018. The Building Permit associated with the subject property was subsequently cancelled as it did not comply with the new regulations.

Analysis

The subject site is currently vacant and site preparation works have been conducted in anticipation of constructing a new single-family dwelling. The site was previously occupied by a single-family dwelling, which was demolished in October 2018 (demolition permit application number D7 18-829634). The subject site is approximately 0.35 acres (1,429 m² / 0.14 hectares) and located in the Agricultural Land Reserve (ALR). There is a Riparian Management Area (RMA) buffer of approximately 15 m from the top-of-bank, which extends onto the subject property. There is also an Environmentally Sensitive Area (ESA) at the rear of the subject property. The RMA and ESA are predominately within the required setbacks of the zone, resulting in minimal impact to the buildable area.

The proposed single-family dwelling includes a partially below ground lower floor which would be constructed below the required flood construction level. This lower floor is proposed to be solely used for uninhabitable space, including vehicle parking, accessible corridors, an elevator shaft, and stairs to the upper level. The applicant has advised that the new house would be occupied by the owner and family, including a mobility challenged older relative who requires corridor and elevator access for a person in a wheelchair. The preliminary Building Plans are provided in Attachment 3.

The proposed site specific agricultural zone “Agriculture (ZA5) – River Road (Hamilton)” permits a maximum floor area of 400 m² (4,306 ft²) (consistent with the AG1 zone), with an exemption up to 100 m² (1,076 ft²) for floor area below the flood construction level which cannot be used for habitable space. This would allow for the lower floor of the proposed single-family dwelling to be exempt from the floor area calculations. The proposed zone also exempts the lower floor from the calculation of height to allow the proposed building design, as the lower portion of the building is inhabitable and is below the minimum flood plain elevation.

The proposed site specific agriculture zone “Agriculture (ZA5) – River Road (Hamilton)” is a zone that is unique to the situation of this property due to the RMA and ESA siting constraints, and the proposed accessible features of the house such as the larger garage, accessible corridors, and elevator shaft. The zone would not be applicable or suitable for other sites in the City.

Rezoning Considerations

As with all rezoning applications, there are various rezoning considerations that must be addressed prior to final adoption of the Zoning Bylaw Amendment (Bylaw 10017). The applicant has received the conditions which have been identified at this time (Attachment 2), and has agreed with these conditions. A signed copy of the rezoning considerations is on file.

Potential for Other Rezoning Applications

In response to Committee’s inquiries regarding the potential for other similar applications, the following information is provided:

- There are currently three active rezoning applications requesting to increase the maximum floor area for the single-family dwelling from 400 m² (4,306 ft²) to 500 m² (5,382 ft²) on properties zoned “Agriculture (AG1)” due to cancellation of a previous Building Permit submitted during the withholding period, including:
 - 22260 River Road (RZ 19-851176) (subject property) submitted on January 21, 2019 and presented to Planning Committee on March 19, 2019.
 - 11120 Granville Avenue (RZ 19-850784) submitted on January 14, 2019 and presented to Planning Committee on March 19, 2019.
 - 11951 Blundell Road (RZ 19-855349) submitted on March 4, 2019 and currently in-circulation.
- 28 Demolition Permits were applied for in 2018 to demolish an existing single-family dwelling on a lot zoned AG1. Of those 28 properties, 24 submitted Building Permits for a new single-family home prior to the withholding period.

- Of the four properties that submitted a Building Permit application during the withholding period and were subsequently cancelled:
 - Three of those four properties have submitted rezoning applications to increase the permitted house size to approximately 500m² on each lot as per the original Building Permit (as identified above); and
 - Two of the properties have completed the demolition of the house prior to the Building Permit being cancelled (22260 River Road [subject property] and 11951 Blundell Road).

Permitting a house larger than the 400m² (4,306 ft²) size limit will likely be seen as a precedent, and staff anticipate that other property owners may also apply for a similar rezoning. Each application will be reviewed by staff and presented to Council on a case-by-case basis.

In response to Committee's inquiries regarding small lots in the ALR, additional information is provided below. There are a total of 1,274 AG1 zoned parcels in Richmond with road access, including:

1. 263 properties less than 0.2 ha (0.5 ac);
2. 121 properties that are smaller than the subject property (less than 0.35 acres); and
3. 19 properties of a similar size to the subject property (0.3-0.4 acres).

The Committee also discussed the Agricultural Land Commission (ALC) "Homesite Severance on ALR Lands" Policy (Policy L-11), which allows a property owner who owned and occupied their principal residence since December 21, 1972 to dispose of the parcel, but retain a homesite on the land through a subdivision application under the Agricultural Land Commission Act (subject to ALC's approval). The subject property was not a result of this Policy as the subdivision of the property occurred on October 13, 1971.

Should Council grant first reading to the proposed bylaw, the application will be forwarded to the following Public Hearing on April 15, 2019.

If you have any questions, please contact me directly at 604-246-4139.



Barry Konkin
Manager, Policy Planning

BK:sds:jh

Attachment 1: Zoning Bylaw 8500 Amendment Bylaw 10017

Attachment 2: Rezoning Considerations

Attachment 3: Preliminary Building Plans

pc: Wayne Craig, Director of Development
James Cooper, Director of Building Approvals
Senior Management Team (SMT)



Richmond Zoning Bylaw 8500
Amendment Bylaw 10017 (RZ 19-851176)
22260 River Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a) Inserting the following into Section 25 (Site Specific Agriculture Zones), in numerical order:

25.5 Agriculture (ZA5) – River Road (Hamilton)

25.5.1 Purpose

The zone provides for a wide range of farming and compatible uses consistent with the provisions of the **Agricultural Land Reserve**.

25.5.2 Permitted Uses

- farm business
- housing, single detached

25.5.3 A. Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite

25.5.4 Permitted Density

1. a) The maximum **floor area ratio** for all **buildings** and **structures** is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is 400 m².
- c) The following items are not included in the calculation of maximum **floor area**:
 - i) Up to a maximum of 100 m² of **floor area** below the **flood plain construction level**, which is not used for **habitable space**; and
 - ii) **Floor area** used exclusively for covered areas of the **principal building** which are always open on two or more sides and never enclosed, and below the **flood plain construction level**.
- d) The maximum size for each residential **accessory building** or **accessory structure** is 70 m².

2. The maximum residential **density** is one **principal dwelling unit** per lot.
3. **Agricultural buildings and structures** and greenhouses solely for supporting a **farm business** or for growing, producing, raising or keeping animals and plants are not permitted to have concrete construction, **hardsurfacing** or other impermeable **structure** or construction sunk into, at or below the **natural grade** of the **site** except:
 - a) where **Agricultural buildings and structures**, excluding greenhouses, are supported by a system of columns or posts, where each supporting column or post has a minimum radius of 3 m to the next adjacent column or post and that the maximum footprint area for each concrete footing associated with each column or post is 0.5 m²; and
 - b) concrete grade beams connecting concrete pad foundations are not permitted.
4. **Agricultural buildings and structures**, excluding greenhouses, are permitted a maximum of 10% coverage of the **gross floor area** at the ground level of the **building** to be covered by impermeable surfaces.
5. The provisions of Section 25.5.4.3 and 25.5.4.4 do not apply for:
 - a) **agricultural buildings and structures** on a **lot**, excluding greenhouses, with a cumulative **lot coverage** equal to or less than 750 m² in total area for all existing and proposed **agricultural buildings and structures**.

25.5.5 Farm Home Plate

1. The maximum area of the **farm home plate** is 50% of the **lot area**.

25.5.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **agricultural buildings and structures** is:
 - a) 75% for greenhouses; and
 - b) 35% for all other agricultural buildings and structures.
2. The maximum farm house footprint is 60% of the maximum **floor area** as permitted under Section 25.5.4 of this bylaw. The farm house footprint means the total horizontal area of the **farm home plate** that may be occupied by the **first storey** of a **single detached housing** unit.

25.5.7 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 75 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:

- a) 6.0 m in the **front yard**;
 - b) 1.2 m on one **interior side yard** and 4.0 m on the other **interior side yard**;
 - c) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
- a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.

25.5.8 Permitted Heights

1. The maximum **height** for **single detached housing**, including any additional **dwelling units**, is **2 storeys**, together with an additional **storey** below the **flood plain construction** level not used for **habitable space**, but shall not exceed 9.5 m.
2. The maximum **height** for **accessory buildings** to the **single detached housing** and to any additional **dwelling units** is 5.0 m or 1 ½ **storeys**.
3. The maximum **height** for **accessory structures** to the **single detached housing** and to any additional **dwelling units** is 9.0 m.
4. The maximum **height** for **agricultural buildings and structures** is 35.0 m.
5. The maximum **height** for all other **accessory structures** is 20.0 m.

25.5.9 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 2.0 ha.

25.5.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

25.5.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

25.5.12 Other Regulations

1. A **home business** shall be limited to a maximum **floor area** of 100.0 m² and must be located and carried out wholly within the **dwelling unit** and not an **accessory building**.
2. All **accessory buildings** to the **single detached housing** shall:
 - a) not contain a **kitchen** or any **habitable space**;
 - b) be limited to one washroom with a maximum **floor area** of 10.0 m², which must not contain a bathtub and which must be located on the ground floor; and
 - c) be designed and used for the storage and parking of **vehicles** on the ground floor, with pedestrian **access** to:
 - i) the 1st **storey** being limited to one door which must be to and through the **vehicle** storage parking area; and
 - ii) any ½ **storey** being limited to the inside of the **accessory building** from the **vehicle** storage and parking area only.
3. **Accessory buildings** that are not accessory to the **single detached housing** shall:
 - a) be designed and used for agricultural purposes; and
 - b) only be permitted on a property that is assessed as "farm" under the *BC Assessment Act*.
4. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot** if located in the **Agricultural Land Reserve**.
5. If a **minor community care facility** is located on the **Agricultural Land Reserve**, the facility shall be:
 - a) limited to a maximum of 8 people; and
 - b) subject to the provisions in the *Agricultural Land Commission Act*.
6. The following provisions shall apply where existing **single detached housing** is added to or expanded on, but do not apply to a legal **secondary suite** which must not exceed a total **floor area** of 90.0 m² or to an addition or expansion having a **lot coverage** of 35 m² or less:
 - a) if the existing single detached housing has:

- i) four exterior walls, one wall of the new addition or expansion must be permanently attached to the entire wall face of one of the four exterior walls of the existing **single detached housing**;
 - ii) more than four exterior walls, one wall of the new addition or expansion must be permanently attached to the wall face of one of the exterior walls of the existing **single detached housing** and that attachment must be either at least 7.62 m (25 ft.) wide or 10% of the total of all exterior walls of the existing **single detached housing**, whichever is greater;
 - b) the roof of the existing **single detached housing** must:
 - i) extend over the new addition or expansion so as to become one continuous roof with the same pitch, slope or design if the existing **single detached housing** and the new addition or expansion have the same number of floors (e.g., both are one **storey** or both are two **storeys**);
 - ii) have a similar style pitch, slope and design if the existing **single detached housing** and the new addition or expansion have a different number of floors (e.g., one is one **storey** and the other is two **storeys**);
 - c) the addition or expansion must:
 - i) not be attached by a breezeway, but be integrated with the existing **single detached housing** to form one **single detached housing** unit;
 - ii) be incidental and integrated with the existing **single detached housing** so as not to externally appear or be internally laid out to be a separate unit (e.g., should add to or expand an existing **kitchen**, create a common living/family/great room or have a hallway connection with no internal doors);
 - d) there must be only one door, whether an entrance door into the **dwelling** or a sliding door onto a deck or **patio**, to the **single detached housing** and the new addition or expansion facing the **road** on an **interior lot** and no additional doors facing the other **road** on a **corner lot** or a **double fronting lot**;
 - e) both the primary **kitchen** and any permitted secondary **kitchen** must be located in either the existing **single detached housing** or the new addition or expansion, but not in both;
 - f) there must be only one **garage** that is shared and used for both the **single detached housing** and the new addition or expansion; and
 - g) the building inspector may impose additional design limitations if the effect of a proposed addition or expansion would, in the opinion of the building inspector, either give the **single detached housing** an external appearance of being two units or have the capability of being separated into two units.
7. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“AGRICULTURE (ZA5) – River Road (Hamilton)”**.

P.I.D. 004-944-895

Lot 13 Section 35 Block 5 North Range 4 West New Westminster District Plan 40165.

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10017”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



Address: 22260 River Road

File No.: RZ 19-851176

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

1. Submission of revised Building Permit plans, which comply with the provisions of the Site Specific Agriculture Zone "Agriculture (ZA5) – River Road (Hamilton)" and all other applicable provisions of Zoning Bylaw 8500.
2. No disturbance of the Environmentally Sensitive Area (ESA) except landscape restoration under the guidance of a Qualified Environmental Professional (QEP) and in accordance with a City approved permit.
3. No alteration to the Riparian Management Area (RMA) except in accordance with a City approved permit.
4. Submission of a cash contribution, based on the City's cost estimate for the works, for the City to undertake the following works at development stage:

Water Works:

- a. Using the OCP Model, there is 257 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 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.
- 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:
 - Assess the condition of the existing privately owned culvert crossing and confirm whether repairs or replacement is necessary. All work to be in conformance with the Watercourse Protection and Crossing Bylaw 8441.
- 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.

Sanitary Sewer Works:

- f. 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.
- g. An On-site Sanitary Disposal System is required to be designed by a Professional Engineer at the developer's cost.

Frontage Improvements:

- h. Through future dike upgrades, River Road is expected to be raised to elevation 5.0 m geodetic and relocated closer towards the subject site's property line. It is noted that relocation/reconfiguration of the subject site's driveway may be required in the future to manage the grade transition from elevation 5.0 m down to the proposed garage elevation at 1.3 m. It is recommended to consider at this time how the driveway grade will meet the future road elevation.
- i. At Developer's cost, the Developer is required to:
 - Provide a 10 m-wide statutory right-of-way along the entire north property line of the site for the purpose of access, construction, and maintenance of future road, dike, and utility works by the City. The SRW shall prohibit any excavation or construction within the SRW and provide the City with unrestricted vehicular and man access to all sections of the SRW.
 - Coordinate with BC Hydro, Telus and other private communication service providers:

CNCL - 517

Initial: _____

- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations onsite (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Complete other frontage improvements as per Transportation requirements.
- j. Transportation requirements:
- Sole vehicular access to be from River Road. The width of the driveway should be max. 5.0m as per Bylaw 7222. Appropriate legal means (legal agreement or covenant on title) to restrict additional vehicular access to/from the site.
 - Ensure on-site parking meets the Bylaw requirements.
 - Transportation recommends that guardrails (or other equivalent physical measures) be provided along the edges of the driveway, between to property line to road edge. The purpose of the traffic measure is to protect vehicles from driving off road into the ditch and define the edge of the driveway.
 - Prior to issuance of BP, provide a construction parking and traffic management plan to the Transportation Division (Ref: <http://www.richmond.ca/services/tp/special.htm>)

General Items:

- k. At Developer's cost, the Developer is required to:
- i) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

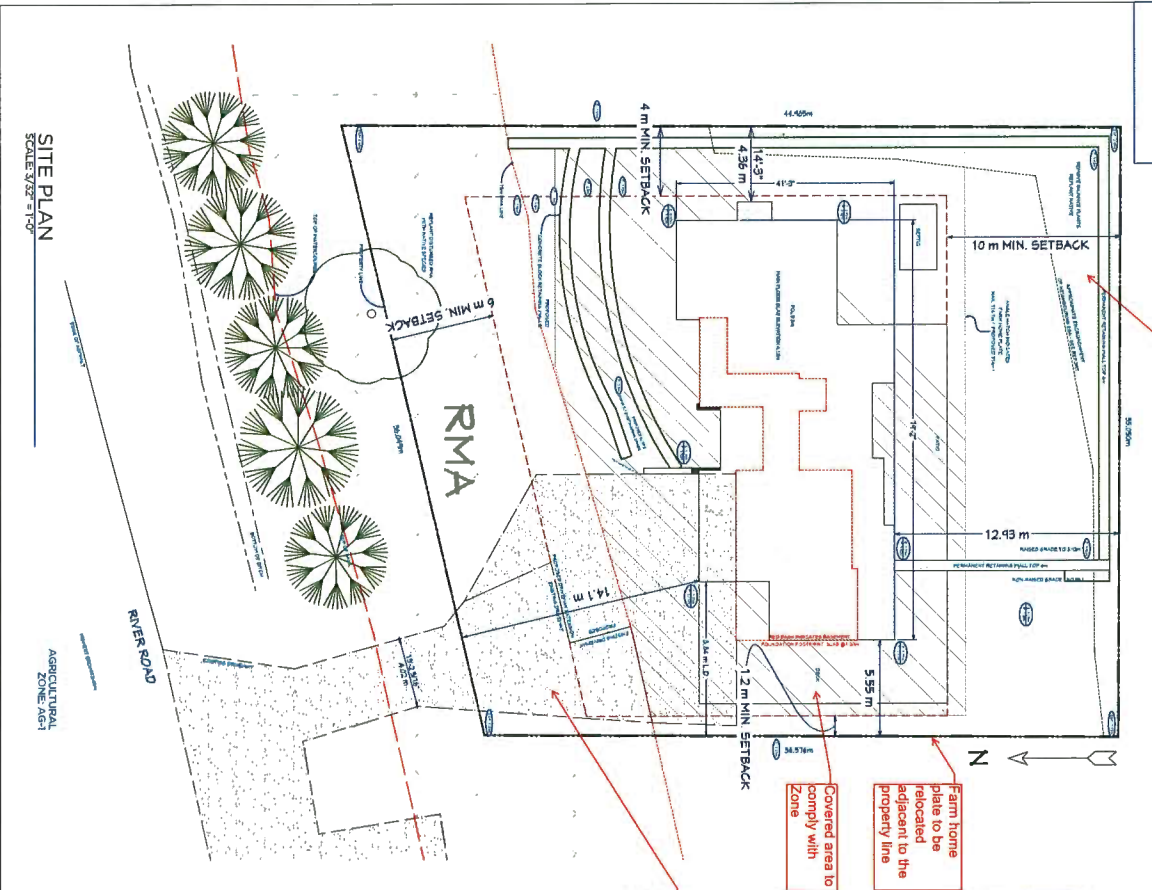
Signed _____

Date _____

CNCL - 518

GRADING CALCULATIONS

LOT CORNERS	BLDG CORNERS
0.00m	13.20m
0.20m	13.00m
0.20m	12.00m
3.20m	10.20m
3.20m	10.20m
13.20m	10.20m
13.20m / 8 = 1.65m AVERAGE	

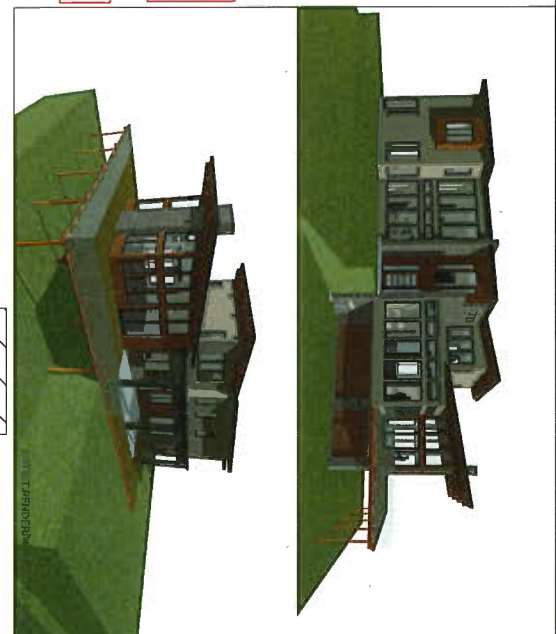


Environmentally Sensitive Area (ESSA): No disturbance permitted

Farm home pile to be relocated to the property line

Covered area to comply with...

Driveway to be revised as per RMA requirements



PROPERTY INFORMATION

CIVIC: 2260 RIVER ROAD, RICHMOND, BC

LEGAL: LOT 15 SECTION 35 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 4085

ZONE: CITY OF RICHMOND AC4

PROPOSED CALCULATIONS

LOT AREA: 15,386 sqft
 HEIGHT: 15.386 m
 PERMITTED FLOOR AREA: 15,386 sqft (100% FLOOR AREA)
 MAX. FLOOR AREA: 15,386 sqft
 INCL. ACCESSORY BLDGS
PROPOSED FLOOR AREA:
 LOWER FLOOR: 1005 sqft
 UPPER FLOOR: 1005 sqft
 COVERED OUTDOOR: 229 sqft
 TOTAL: 2039 sqft

LESS ALL OWNCES, J, 229 sqft
 SIZE OF LOTS TO REMAIN: 1005 sqft
 TOTAL F.A.R.: 5332 sqft PROPOSED

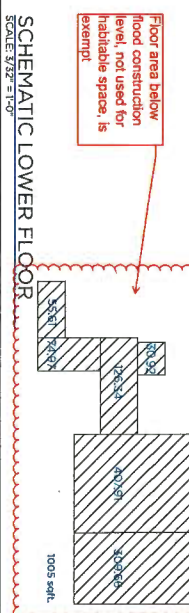
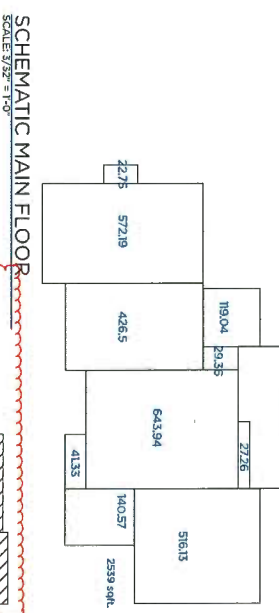
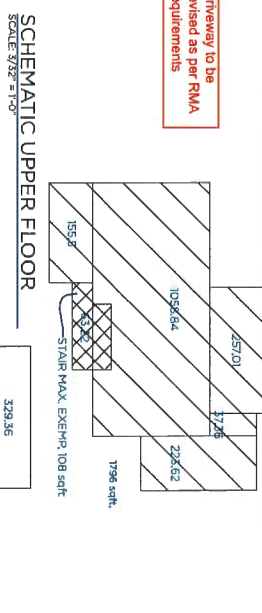
LOT COVERAGE: 13.2%

GENERAL NOTES
 ALL NOTES CONTAINED ON ALL PAGES OF THIS PLAN APPLY TO ALL OTHER PAGES.
 THESE PLANS CONFORM TO BC BUILDING CODE 2018 (LATEST EDITION)

RURAL MANAGEMENT AREA (RMA)
 ACCORDANCE WITH A CITY APPROVED PERMIT NO STORAGE OF MATERIALS, SIGN BUILDING, STRUCTURE OR SURFACE CONSTRUCTION INCLUDING RETAINING WALLS CAN OCCUR IN AN RMA.

FARM HOME RULE:
 50% OF LOT AREA FOR LOT'S LESS THAN 0.28 HECTARES (0.7047 ACRES) MUST BE LESS THAN 12.2M.

MAXIMUM BUILDING HEIGHT:
 PROPOSED: 8.0 M



DESIGN
 WHILE CAREFUL ATTENTION HAS BEEN TAKEN TO THE DESIGN OF THESE PLANS, THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE SOLE RESPONSIBILITY OF THE BUILDER AND OWNERSHIP(S) TO REVIEW AND VERIFY ELEVATIONS, DATA, DIMENSIONS, COMPLIANCE AND STRUCTURAL CODES, AS PER LOCAL GOVERNANCE AND CODES.

COPIRIGHT
 PLANS ARE COPYRIGHTED BY HOLLE WHITEHEAD. ALL RIGHTS RESERVED. THE REPRODUCTION OF THESE PLANS WITHOUT PERMISSION IS STRICTLY PROHIBITED AND SUBJECT TO PENALTIES.

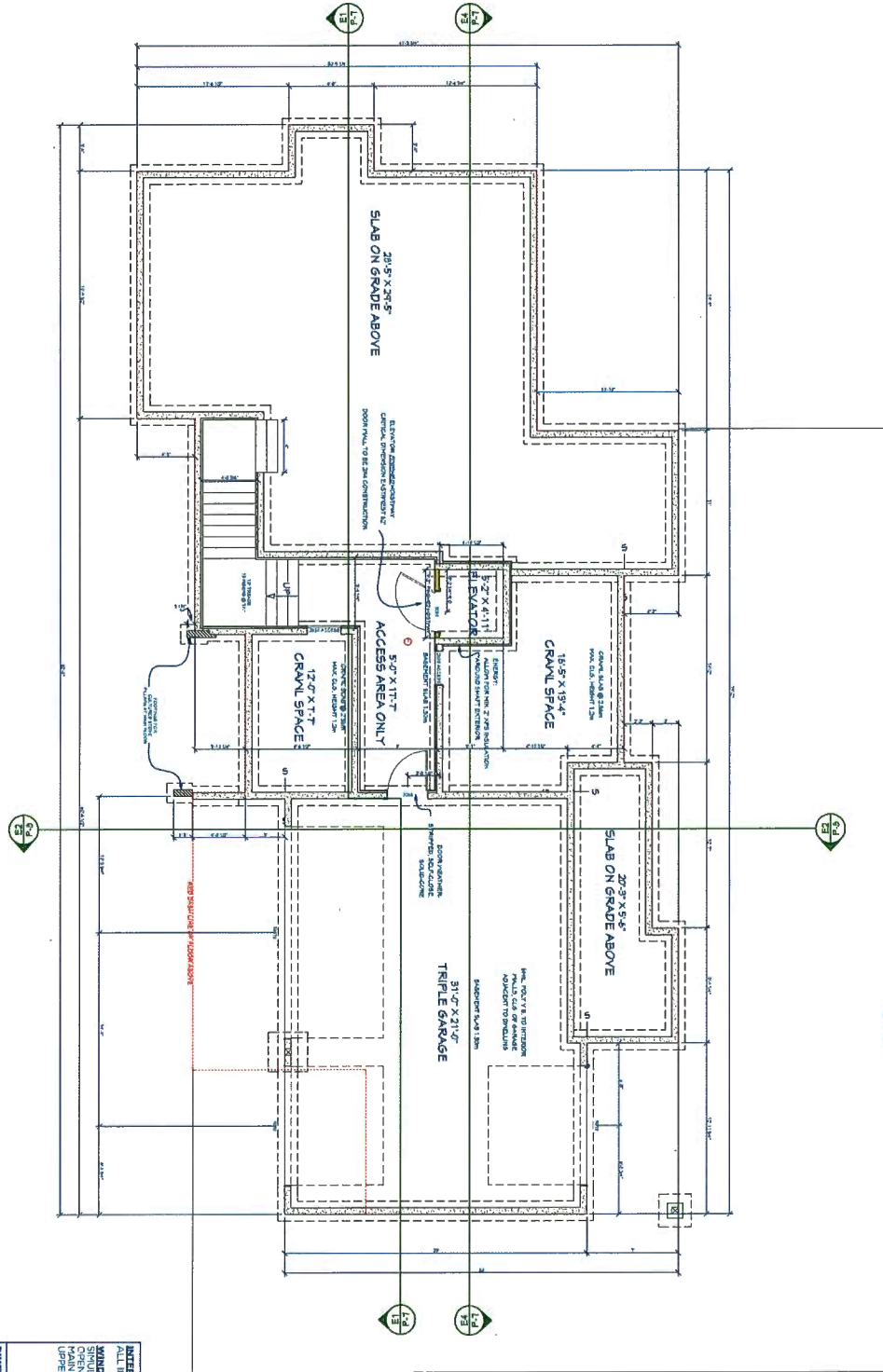
DESIGN & PROVIDED BY: H. WHITEHEAD
VERITÉ
 VERITÉ DESIGN GROUP INC.

Project: **CNCL** Law & 519 Kabani Custom Residence
 Site Plan: 2260 River Road, Richmond

DATE: 2018-12-13	SCALE: 3/32" = 1'-0"	SHEET: P-1
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BASEMENT FLOOR PLAN

SCALE: 3/8" = 1'-0"



Floor area below flood construction level, not used for habitable space, is exempt.

INTERIOR DOORS:
ALL INTERIOR DOORS TO BE 6'-8" UNDO.

WINDOWS:
ALL WINDOWS TO BE 6'-8" UNDO.
UPPER FLOOR LINTELS TO BE 6'-8" UNDO.
UPPER FLOOR LINTELS TO BE 6'-8" UNDO.

DIMENSIONS:
ROOF LABEL DIMENSIONS INDICATE FINISHED SURFACES.
INTERIOR DIMENSIONS TO STUD CENTRES.
EXTERIOR DIMENSIONS TO FACE OF EXTL WALL SHEATHING.

SHEET:
P.4

DATE:
2018-12-13

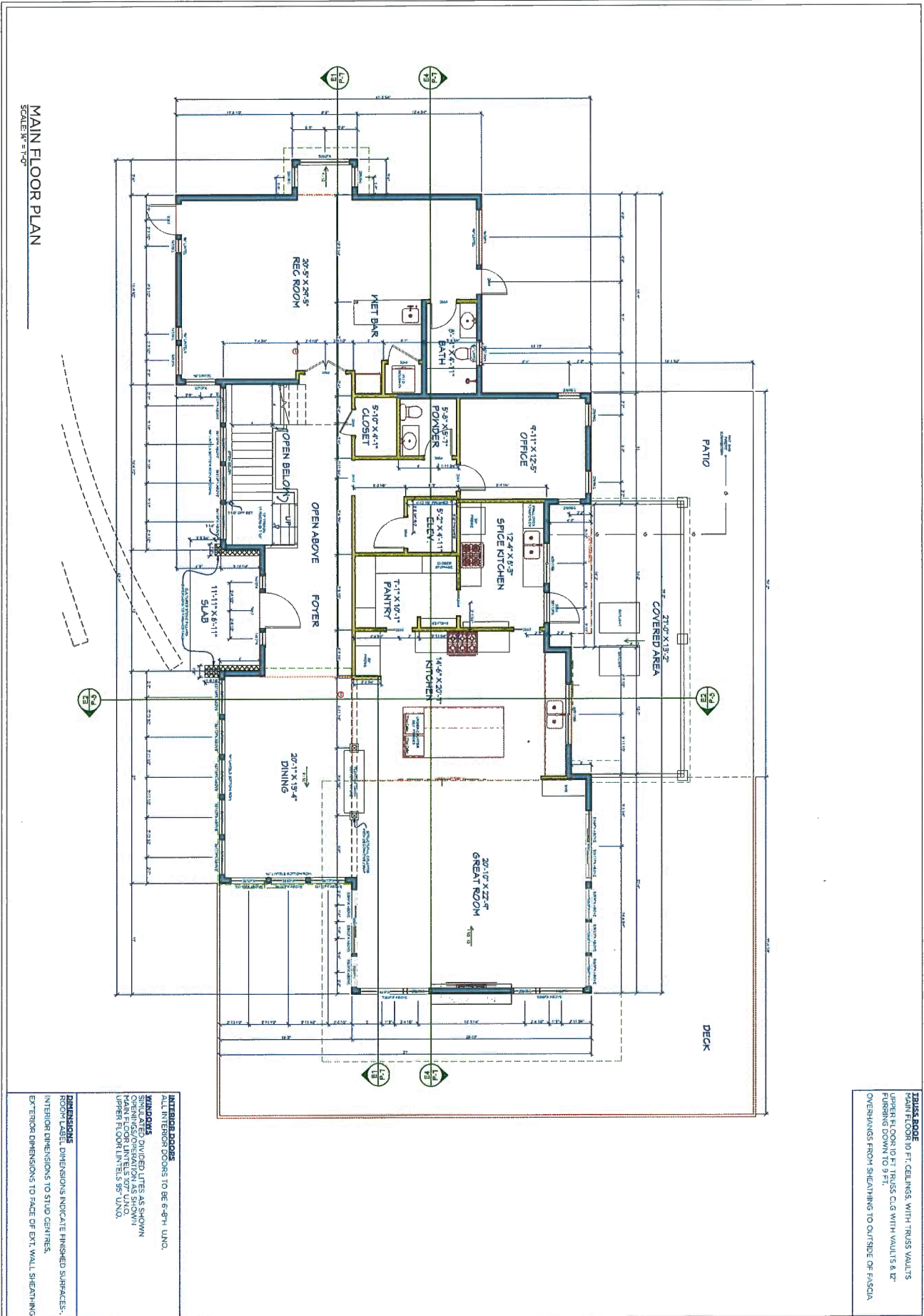
SCALE:

DESIGN & PROVIDED BY: H. WHITEHEAD

VERITÉ
VERITÉ DESIGN GROUP INC.

FIGNGL - 520 Kabani Custom Residence
Foundation
2260 River Road, Richmond

REVISION TABLE	
DATE	DESCRIPTION
REV-00	2018-12-13 ISSUED FOR BP APP.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

TRUSS ROOF
 TRUSS ROOF 10 FT. CEILING. WITH TRUSS WALLS
 UPPER FLOOR 10 FT. TRUSS C.G. WITH WALLS & D.
 FURNISH DOWN TO 9 FT.
 OVERHANGS FROM SHEATHING TO OUTSIDE OF FASCIA

INTERIOR DOORS
 ALL INTERIOR DOORS TO BE 6'-8" H. UNDO.

WINDOWS
 DIVIDED LITES AS SHOWN
 OPENING OPERATIONS AS SHOWN
 MAIN FLOOR LINTELS 95" UNDO.
 UPPER FLOOR LINTELS 95" UNDO.

DIMENSIONS
 ROOM LABEL DIMENSIONS INDICATE FINISHED SURFACES.
 INTERIOR DIMENSIONS TO STUD CENTRES.
 EXTERIOR DIMENSIONS TO FACE OF EXT. WALL SHEATHING

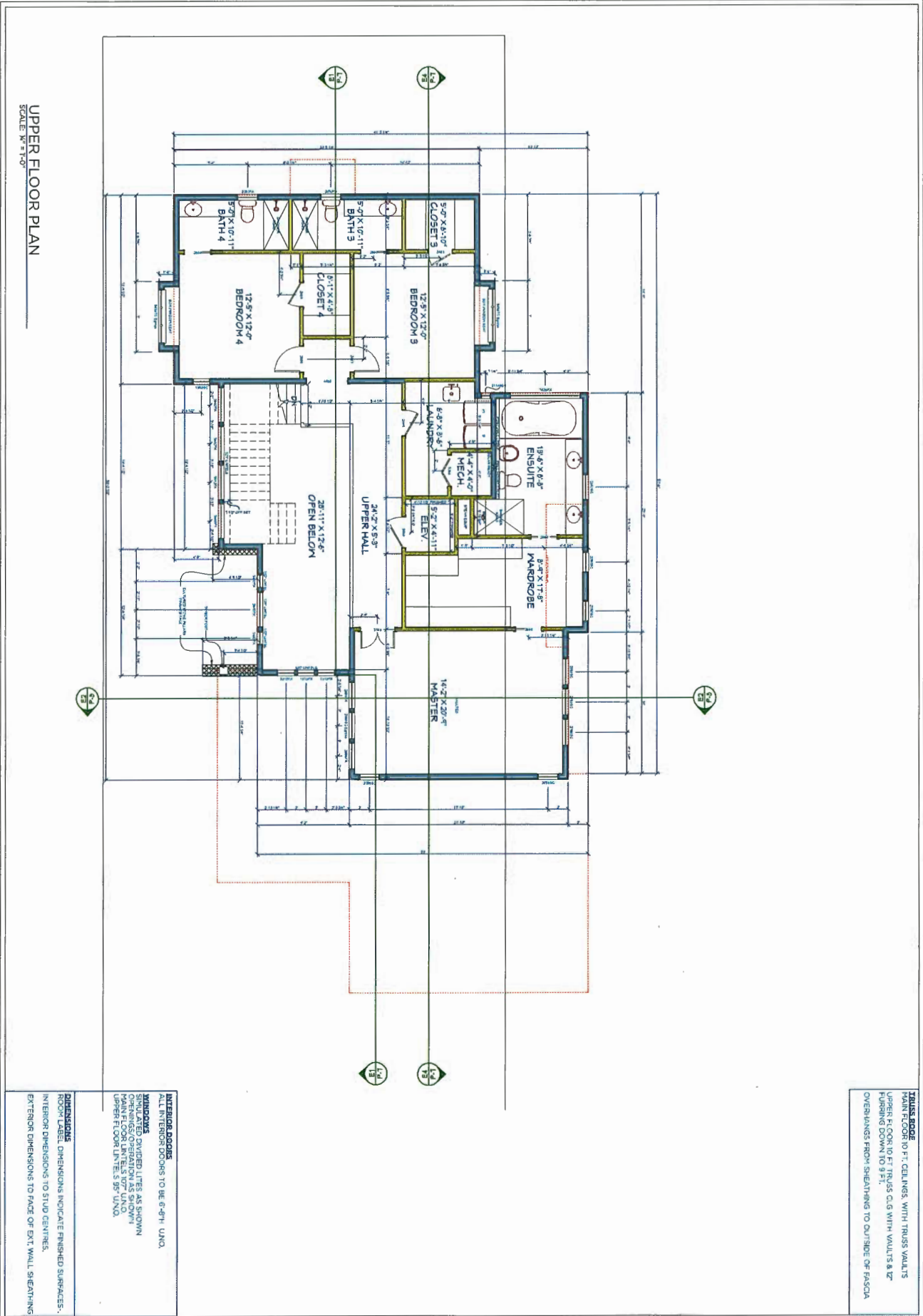
REVISION TABLE		
NO.	DATE	DESCRIPTION

GNCL 521 Kabani Custom Residence
 2260 River Road, Richmond

DESIGN & PROVIDED BY: H. WHITEHEAD

VERITÉ
 VERITÉ DESIGN GROUP INC.

DATE: 2018-12-13
 SCALE: P-5



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

TRUSS ROOF
MAIN FLOOR 10 FT. CEILINGS, WITH TRUSS WALLS
UPPER FLOOR 10 FT. TRUSS O.G. WITH WALLS & 12"
RUBBER DOWN TO 9 FT.
OVERHANGS FROM SHEATHING TO OUTSIDE OF FASCIA

INTERIOR DOORS
ALL INTERIOR DOORS TO BE 6'-8" UNO.
WINDOWS
SIMULATED DIVIDED LITES AS SHOWN
MAIN FLOOR LINTELS 107" UNO.
UPPER FLOOR LINTELS 95" UNO.

DIMENSIONS
ROOM LABEL DIMENSIONS INDICATE FINISHED SURFACES.
INTERIOR DIMENSIONS TO STUD CENTRES.
EXTERIOR DIMENSIONS TO FACE OF EXT. WALL SHEATHING

DATE: 2018-12-15
SCALE: 1/8" = 1'-0"
SHEET: P-6

DESIGN & PROVIDED BY: H. WHITEHEAD
VERITÉ
VERITÉ DESIGN GROUP INC.

Floor Plan for **CNCL-522** Kabani Custom Residence
260 River Road, Richmond
Roof Plan

REVISION TABLE		
DATE	DATE	DESCRIPTION
REV-00	2018-12-15	ISSUED FOR ITP APP.



To: Planning Committee

Date: March 12, 2019

From: Barry Konkin
Manager, Policy Planning

File: RZ 19-851176

Re: Application by Clive Alladin for Rezoning at 22260 River Road from "Agriculture (AG1)" to a Site Specific Agriculture Zone to Permit a Larger House Size

Staff Recommendation

That the application for the rezoning of 22260 River Road from "Agriculture (AG1)" to a Site Specific Agriculture Zone, to permit a house up to 500 m² in floor area, be denied.

Barry Konkin
Manager, Policy Planning

BK:sds
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	

Staff Report

Origin

Clive Alladin has applied to the City of Richmond for permission to rezone the property at 22260 River Road from the “Agriculture (AG1)” zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling up to a maximum floor area of 500 m² (5,382 ft²). The maximum floor area permitted in the existing “Agriculture (AG1)” zone for a single-family dwelling (and all accessory buildings or structures) is 400 m² (4,306 ft²). The subject property is approximately 0.35 acres (0.14 hectares) in area and is located within the Agricultural Land Reserve (ALR). A location map and aerial photograph are provided in Attachment 1.

The subject site is currently vacant, but was previously occupied by a single-family dwelling, which was demolished in 2018 (D7 18-829634). A Building Permit (B7 18-843161) was submitted on December 14, 2018 for a new single-family dwelling of approximately 486 m² (5,232 ft²) in total floor area. The Building Permit was submitted during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the “Agriculture (AG1)” zone to 400 m² (4,306 ft²). The amendments to the AG1 zone were adopted by Council on December 17, 2018, and the Building Permit was subsequently cancelled as it did not comply with the new regulations (maximum house size of 400 m²). The applicant does not wish to redesign the single-family dwelling to comply with the new maximum floor area and has submitted the subject rezoning application in order to permit a single-family dwelling up to a maximum floor area of 500 m² (5,382 ft²). The proposed Site Plan for the house is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: Across River Road, the Fraser River.

To the South & East: Agricultural uses on an approximately 8 acre lot zoned “Agriculture (AG1)” fronting River Road, located within the ALR.

To the West: Single-family dwellings and agricultural uses on lots zoned “Agriculture (AG1)” fronting River Road, located within the ALR.

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture (AGR)”. The Hamilton Area Plan land use designation for the subject site is “Agriculture” (Attachment 4). The “Agriculture” designation comprises of those areas of the City where the

principal use is agriculture and food production, but may include other land uses as permitted under the Agricultural Land Commission Act (ALCA).

The OCP includes policies on residential development in the ALR, including limiting the area used for residential development on properties in the ALR. As per Section 7.0 of the OCP (p. 7-4) (Attachment 5), the following policies are provided as guidelines which may be applied by Council, in a flexible manner, individual or together, to increase house size in the City's agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
- verification that the site has been or can be used for agricultural production;
- verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
- demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
- submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

The applicant has advised staff that they do not intend to actively farm the subject property and no verification or demonstration of farming has been provided. The applicant's stated reason for the proposed rezoning is the timing of the withholding period and cancellation of the previous Building Permit. The applicant's statement of intent is provided in Attachment 6. Therefore, the above-noted guidelines cannot be applied in this context and the proposal is not consistent with OCP policies.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Correspondence has been received from the neighbouring property at 22160 River Road indicating support of the proposal (Attachment 7).

Analysis

Proposed Rezoning Application

On December 17, 2018, Council adopted amendments to the "Agriculture (AG1)" zone to limit residential development on agriculturally zoned lands, including:

- a maximum house size of 400 m² (4,306 ft²);

- a maximum two storey building height;
- a maximum house footprint of 60% of the total floor area;
- a maximum farm home plate of 1,000 m² (10,764 ft²); and
- requiring the septic field to be located within the farm home plate.

Prior to adoption, there was a withholding period of building permits that conflicted with the bylaws in preparation and consideration by Council, from November 13, 2018 to December 17, 2018. The associated Building Permit for the subject property was submitted during the withholding period and subsequently cancelled after the withholding period ended, as it did not comply with the new regulations. A timeline of applicable events is provided in Attachment 8.

The proposal is not consistent with the 400 m² (4,306 ft²) maximum floor area requirements of the "Agriculture (AG1)" zone. The Development Application Data Sheet in Attachment 3 provides details about the development proposal in comparison to the current requirements of the AG1 zone.

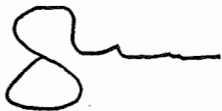
On November 27, 2018, Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) was given third reading and royal assent. This legislation establishes a maximum single-family dwelling size of 500 m² (5,382 ft²) in total floor area for land located within the Agricultural Land Reserve (ALR). On February 22, 2019, the new ALR Regulation changes brought the changes as per Bill 52 into force and effect. Although the subject property is located in the ALR, the proposal is within the Provincial limit and thus not required to submit a non-farm use application to the Agricultural Land Commission (ALC).

Conclusion

Clive Alladin has applied to the City of Richmond for permission to rezone the property at 22260 River Road from the "Agriculture (AG1)" zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling up to a maximum floor area of 500 m² (5,382 ft²).

The application is not consistent with the current AG1 zone and does not comply with applicable policies contained within the OCP and Area Plan for construction of a single-family dwelling larger than 400 m² (4,306 ft²) on the subject site.

On this basis, it is recommended that the application be denied.



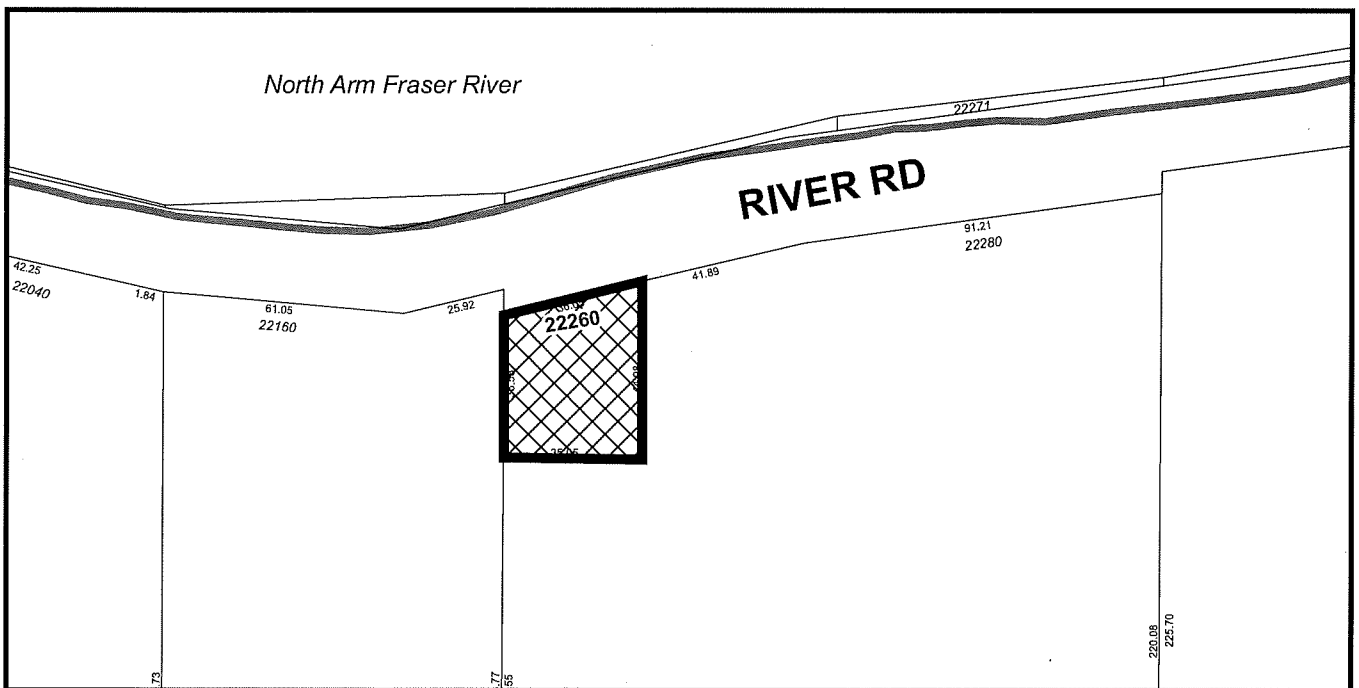
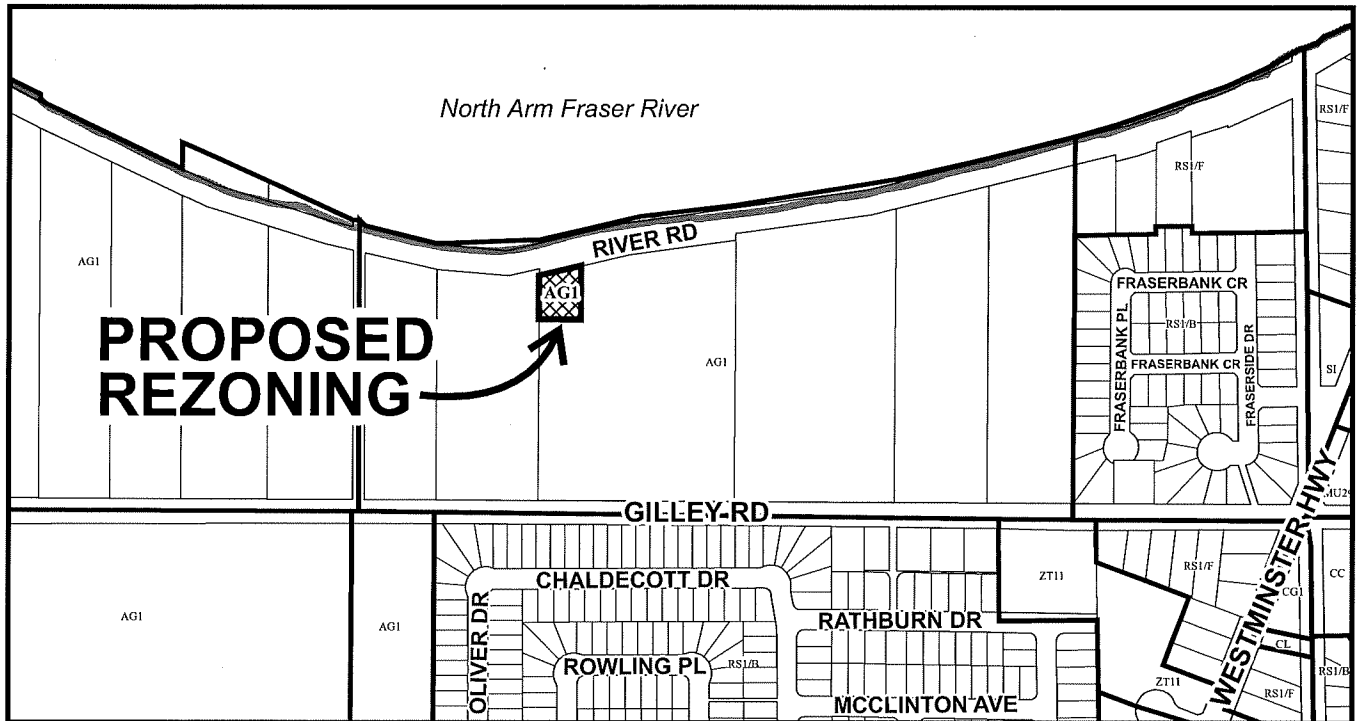
Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Hamilton Area Plan Land Use Map
- Attachment 5: Official Community Plan Section 7-4
- Attachment 6: Statement of Intent
- Attachment 7: Correspondence
- Attachment 8: Timeline of Events



City of Richmond



RZ 19-851176

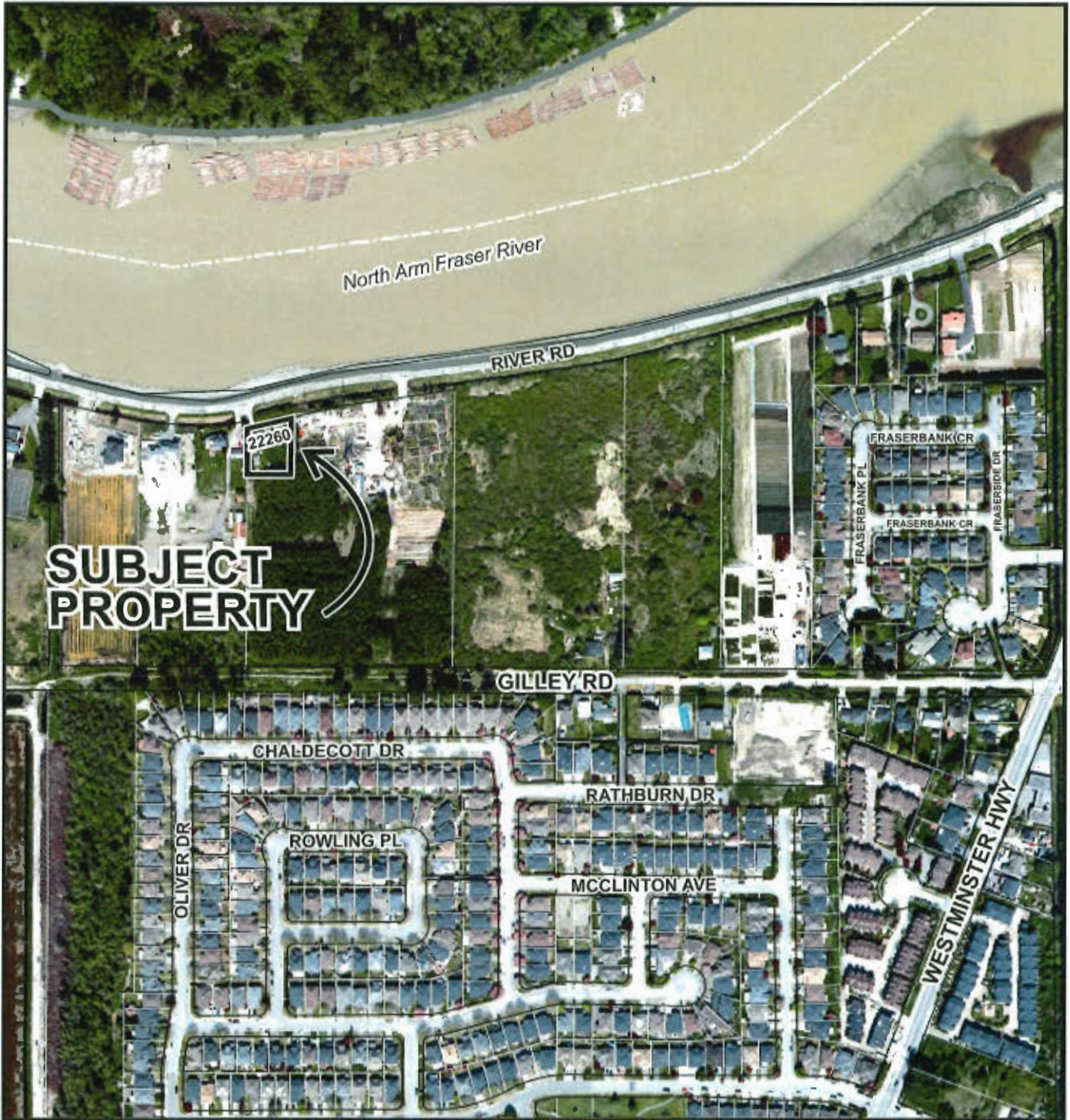
Original Date: 01/30/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 19-851176

Original Date: 01/30/19

Revision Date:

Note: Dimensions are in METRES

CNCL - 529

VERITE	Project Overview & Site Plan	DESIGN & PROVIDED BY: H. WHITEHEAD VERITE VERITE DESIGN GROUP INC.	DATE: 2018-12-13	SCALE:	SHEET: P-1
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PROPERTY INFORMATION
 CIVIC: 22260 RIVER ROAD, RICHMOND, BC
 LEGAL: LOT 13 SECTION 35 BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT, PLAN 40165
 ZONE: CITY OF RICHMOND AG-1

PROPERTY CALCULATIONS

LOT AREA: 162,441 sqft	PROPOSED FLOOR AREA: 1005 sqft
PERMITTED FLOOR AREA: 1005 sqft	LESS ALLOWANCES: 0 sqft
MAX. FLOOR AREA: 1005 sqft	STAIRS (AG-1, AG-2): 0 sqft
INCL. ACCESSORY BLDGS: 0 sqft	TOTAL F.A.R.: 5.232 sqft/PROPOSED
PROPOSED FLOOR AREA: 1005 sqft	LOT COVERAGE: 7%
LOWER FLOOR: 1796 sqft	
UPPER FLOOR: 1796 sqft	
COVERED OUTDOOR: 226 sqft	
TOTAL: 3818 sqft	

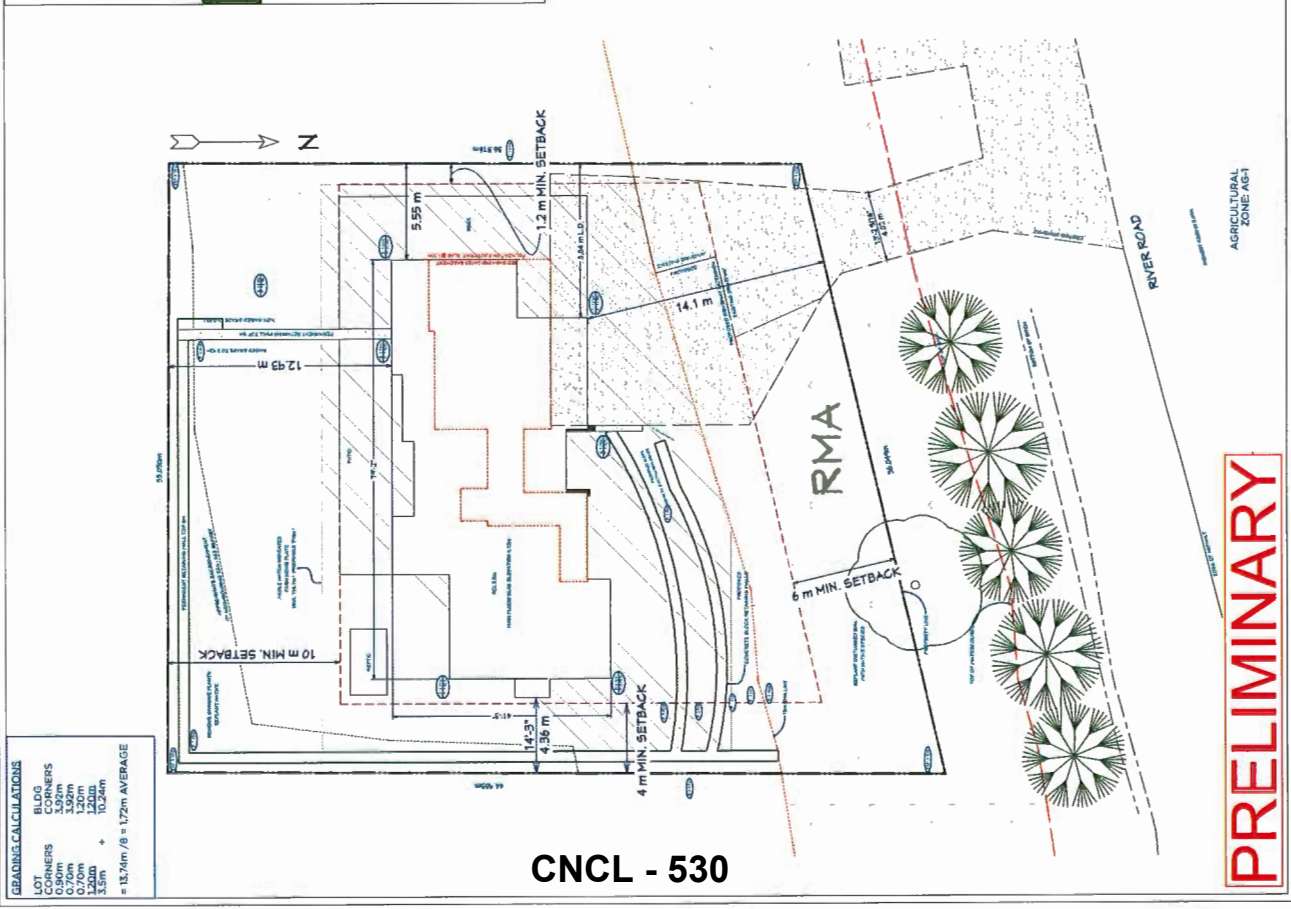
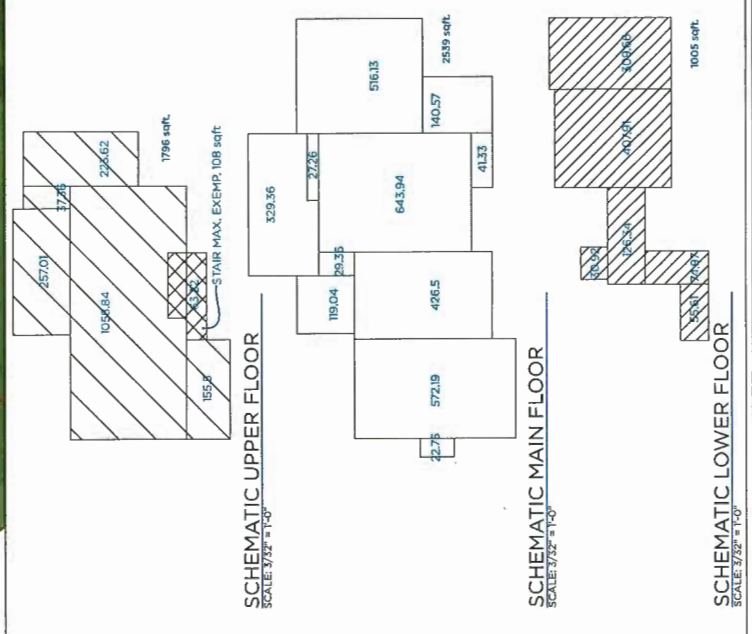
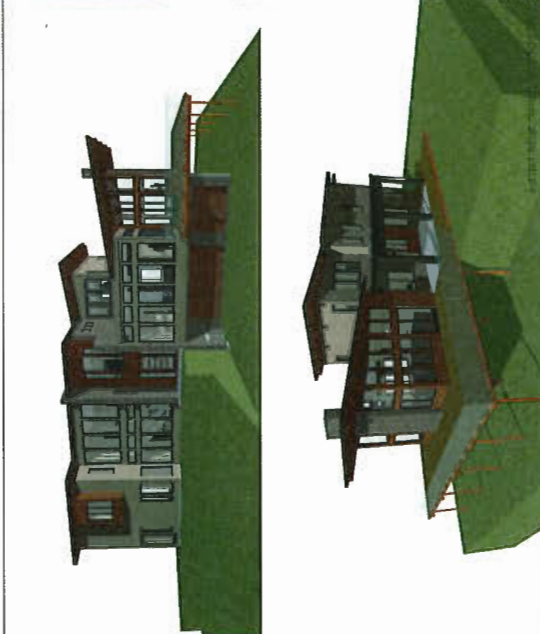
GENERAL NOTES
 ALL NOTES CONTAINED ON ALL PAGES OF THIS PLAN APPLY TO ALL OTHER PAGES
 THESE PLANS CONFORM TO BC BUILDING CODE 2018 (LATEST EDITION)

RIPARIAN MANAGEMENT AREA (RMA)
 * THE RMA MUST NOT BE ALTERED EXCEPT IN ACCORDANCE WITH A CITY APPROVED PERMIT, NO STORAGE OF MATERIALS, NO BUILDING, STRUCTURE OR SURFACE CONSTRUCTION INCLUDING RETAINING WALLS CAN OCCUR IN AN RMA.
 * A BRIGHTLY COLOURED, TEMPORARY FENCE OF A MINIMUM HEIGHT OF 1.2 M MUST BE ERRECT AT LEAST 30% OF LOT AREA FOR LOTS LESS THAN 0.2ha. 143.4M² x 50% = 71.7M²
 PROPOSED: 71M²

ENERGY EFFICIENCY
 THE DESIGNER'S DETAILS FOR AN INTEGRAL COMPONENT OF THESE PLANS AND NO CONSTRUCTION SHOULD TAKE PLACE UNLESS THE SPECIFICATIONS OF THE ENERGY REPORT BUILT BY THE DESIGNER OR THE ENERGY REPORT BUILT BY THE DESIGNER WHO SHALL BE FULLY RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BC BUILDING CODE AND THE LOCAL RMA REGULATIONS.

DESIGN
 WHILE CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF THE INFORMATION, THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE SOLE RESPONSIBILITY OF THE BUILDER AND OWNERS TO REVIEW AND VERIFY ELEVATIONS, DATA, DIMENSIONS, COMPLIANCE AND STRUCTURAL REQUIREMENTS, AS PER LOCAL GOVERNANCE AND CODES.

CONTRACT
 PLANS ARE COPYRIGHT © HOLLE WHITEHEAD. ALL RIGHTS RESERVED. THE REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION IS STRICTLY PROHIBITED AND SUBJECT TO PENALTIES.



GRADING CALCULATIONS

LOT CORNERS	BLDG CORNERS
0.90m	3.97m
0.70m	1.20m
1.20m	10.24m
3.5m	10.24m
= 13.74m / 8 = 1.72m AVERAGE	

CNCL - 530

PRELIMINARY



RZ 19-851176

Attachment 3

Address: 22260 River Road

Applicant: Clive Alladin

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	N. & M. Kabani	No change
Site Size:	1,429 m ² / 0.35 ac / 0.14 ha	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Site Specific Agriculture Zone to permit a larger house size

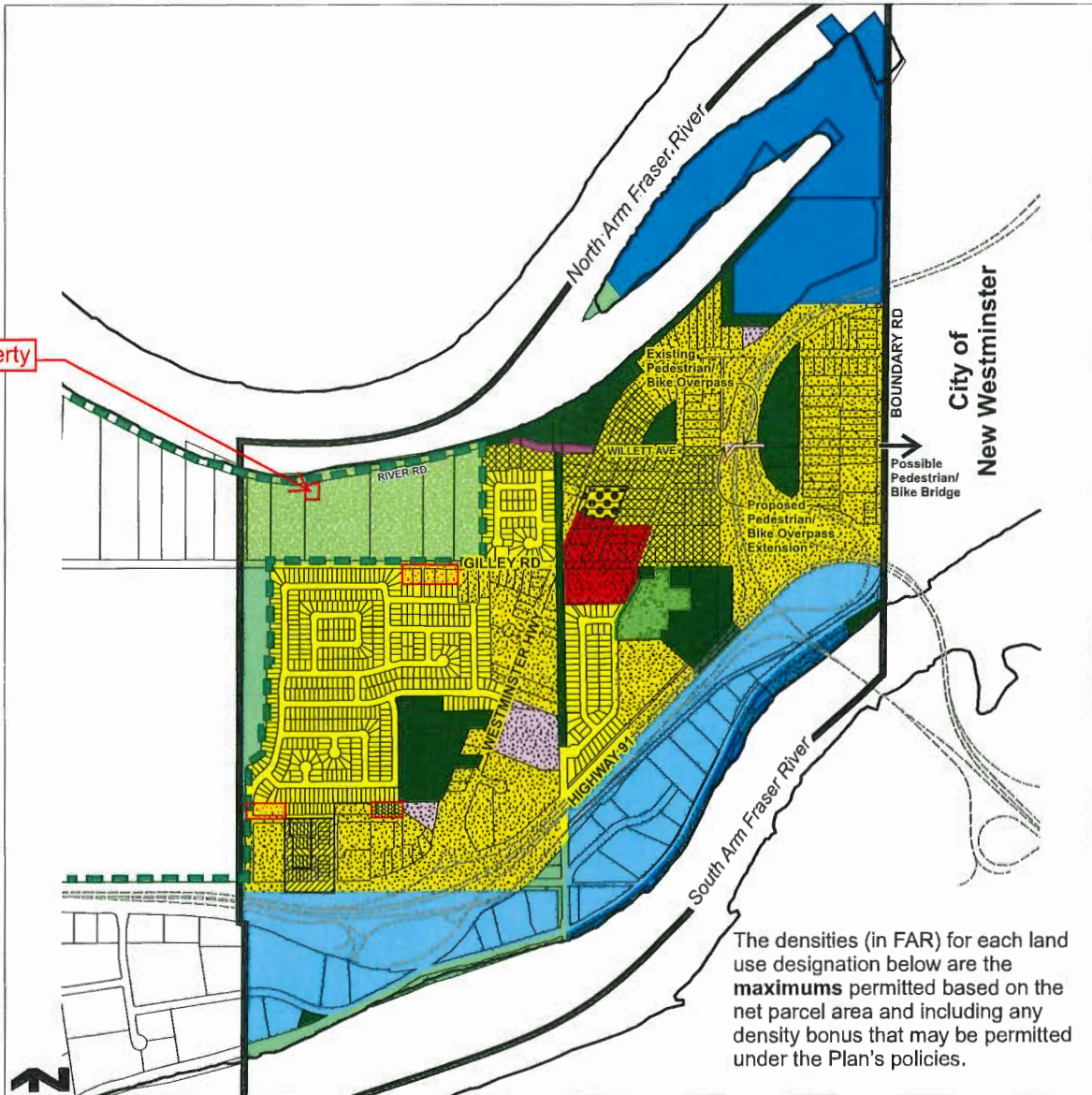
	Bylaw Requirement (AG1)	Proposed	Variance
Buildable Floor Area:	Max. 400 m ² (4,306 ft ²)	486 m ² (5,232 ft ²)	Rezoning Requested
Farm Home Plate:	Max. 50% of the lot area for lots less than 0.2 ha	Max. 50% of the lot area	None
House Footprint:	Max. 60% of the maximum floor area ratio	60%	None
Setback – Farm Home Plate:	Max. 75 m	Complies	None
Setback – Single Detached Housing Building:	Max. 50 m	Complies	None
Setback – Front:	Min. 6.0 m	14.1 m	None
Setback – Interior Side:	Min. 1.2 m	1.2 m	None
Setback – Other Side:	Min. 4.0 m	4.3 m	None
Setback – Rear:	Min. 10.0 m	12.9 m	None
Height:	Max. 2 storeys (9.0 m)	Max. 2 storeys (9.0 m)	None

Hamilton Area Plan

Land Use Map

Bylaw 9260
2017/06/12

Subject Property



The densities (in FAR) for each land use designation below are the **maximums** permitted based on the net parcel area and including any density bonus that may be permitted under the Plan's policies.

Area Plan Boundary	Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
ALR Boundary	Neighbourhood Residential (Townhouse 0.55 FAR)
Agriculture	Neighbourhood Residential (Townhouse 0.75 FAR)
Community Institutional	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
Conservation Area	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Industrial	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
Marine Residential/Industrial	Park and Major Trail/Greenway Corridors
Mixed Employment	Proposed Streets
Neighbourhood Residential (Single Family 0.55 FAR)	School
Neighbourhood Residential (Single Family 0.60 FAR)	
Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)	



Bylaw 9706
2017/05/17

Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;

Bylaw 9869
2018/06/18

- g) limit the number of principal dwelling units to one (1) on agriculturally zoned properties, and only permit one (1) additional dwelling unit provided the property is 8 ha (20 ac.) in area or greater, the property is classified as a farm under the BC *Assessment Act*, and if the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only, and submits a report from a Professional Agrologist which demonstrates that:
- full-time farm labour is required to live on the farm;
 - the secondary farmhouse is subordinate to the principal farm dwelling unit.

Any proposals for more than one (1) additional dwelling unit on agriculturally zoned land would be considered through a rezoning application and would be reviewed on a case-by-case basis.

March 12, 2019

City of Richmond

Re: Application for site specific rezoning 22260 River Road

I am applying to the City of Richmond to rezone this property in order to build a new wheelchair accessible house in order to accommodate my multigenerational family. We are 30 year residents of Richmond and love the city.

I have a family of four and wanted to move my mother in law (who is in her 70's and a widow) as we would like to look after her in her glory years. My wife is an only child so there is no one else to look after her. I also wanted to move in my wife's grandmother, who currently resides at Minoru residence as she is wheelchair bound from a car accident a few years ago. This would free up a much needed space at Minoru residence if we can accommodate her in our new home.

I purchased this property in the spring of 2018 and before closing this transaction had put in subjects that I consult the city to see if I could in fact build a new house of this size on this property.

Clive Alladin and his team from Balandra Development consulted with the city extensively and the city had given guidance that it would be possible to build this house providing we meet a number of conditions as this property has significant RMA and ESA area's that make up more than 50% of the property.

We went through all the conditions the city had laid out and hired multiple professionals ect.. to perform the necessary surveys, reports, and permits ect...

This process was very time consuming and we did all as per the city's request.

In Nov 2018 the bylaw reducing home size on ALR property was passed to 400 m2, our proposed house is just over that size. Th house size is 4600 sq ft plus the wheelchair accessible garage of 700 sq ft.

The reason this house is slightly larger is because it is completely wheelchair accessible and has an elevator servicing all floors including from the garage.

We were significantly far along in our process and feel we did everything by the book and now after spending tens of thousands of dollars our application was rejected just by a few weeks. We now cannot afford to spend thousands more to redesign and start all over again.

More than 50% of our property cannot be farmed or built on due to the RMA and ESA issues, which basically leaves us with a 7500 sq ft building lot... this property has been a single family residence since the 1950's. There will be no negative effect on farming in Richmond by this development but will free up 3 homes for affordable rental and unite my family.

Your consideration in this application is very much appreciated.

Naizer and Mubina Kabani

De Sousa,Steven

From: MayorandCouncillors
Sent: Thursday, 28 February 2019 09:19
To: Craig,Wayne; De Sousa,Steven
Cc: Powell, Jo Anne
Subject: FW: Site Specific Rezoning Application - 22260 River Road

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: MayorandCouncillors
 Sent: Thursday, 28 February 2019 09:19
 To: 'Trudy Haywood'
 Subject: RE: Site Specific Rezoning Application - 22260 River Road

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Legislative Services Coordinator City Clerk's Office | City of Richmond
 6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----

From: Trudy Haywood [<mailto:haywoods@shaw.ca>]
 Sent: Wednesday, 27 February 2019 08:31
 To: MayorandCouncillors
 Subject: Site Specific Rezoning Application - 22260 River Road

> To Mayor Brodie and Councillors,

>

> We understand that our new neighbours, Mubina and Nick Kabani have applied to the city for a site specific rezoning of the property they bought at 22260 River Road in order to build a 4600 square foot house plus a 700 square foot garage (5300 square feet in total).

>

> As neighbours on their west side we do not have a problem with them building a house of that size. .

>

> We realize that a bylaw was passed in December of 2018 limiting the size of a new home in the ALR to 4305 square feet. We believe the Kabani's had their house plans drawn up at considerable expense long before this bylaw was

passed. Because the land had to be filled up to the flood plain which takes a considerable amount of time we believe they didn't see the need to hurry to get approval of their house plan.

>

> We have for the past 40 years had a neighbour on our east side and we look forward to when the Kabani's home is finished to once again have a neighbour close by.

>

> Sincerely,

>

> Trudy & Dave Haywood,

> 22160 River Road,

> Richmond V6V 1M4

Timeline of Events

Date	Event
November 6, 2018 (Special Council)	<ul style="list-style-type: none"> • Council directed staff to prepare a bylaw that limits residential development in the "Agriculture (AG1)" zone, which included a maximum house size of 500 m². • Council resolution included a withholding period for all Building Permit applications in conflict with the proposed bylaws in preparation, received more than 7 days after the passage of the resolution.
November 13, 2018 (Regular Council)	<ul style="list-style-type: none"> • The proposed bylaws to limit residential development in the AG1 zone (Bylaw 9965, 9966, 9967 & 9968) were introduced for Council's consideration. • The proposed bylaws were amended by Council to limit house size on agricultural land to a maximum floor area of 400 m². • The proposed bylaws received first reading and were forwarded to the following Public Hearing (December 17, 2018).
November 13, 2018 (Withholding period begins)	<ul style="list-style-type: none"> • Withholding period begins for all Building Permit applications in conflict with the proposed bylaws noted above, which included a maximum house size of 400 m².
November 27, 2018	<ul style="list-style-type: none"> • Bill 52 (<i>Agricultural Land Commission Amendment Act, 2018</i>) was given third reading and royal assent, which included a maximum house size of 500 m².
December 14, 2018	<ul style="list-style-type: none"> • Submission of associated Building Permit for the subject property for a single-family dwelling of 486 m² (B7 18-843161).
December 17, 2018 (Public Hearing)	<ul style="list-style-type: none"> • Council adopted the bylaws limiting residential development in the AG1 zone (Bylaw 9965, 9966, 9967 & 9968), which included a maximum house size of 400 m².
December 17, 2018 (Withholding period ends)	<ul style="list-style-type: none"> • Withholding period for all Building Permit applications in conflict with the proposed bylaws ends. • Building Permits submitted during the withholding period were cancelled (did not comply with the new regulations). • All Building Permit applications must now comply with the adopted changes to the AG1 zone.
January 21, 2019	<ul style="list-style-type: none"> • Subject Rezoning application (RZ 19-851176) submitted in order to permit a larger house size than permitted in the AG1 zone, as per the previous Building Permit submitted.
February 22, 2019	<ul style="list-style-type: none"> • Agricultural Land Reserve (ALR) Regulation amended to reflect the changes as per Bill 52, including a maximum house size of 500 m² for properties located in the ALR.