



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 5, 2021

From: Wayne Craig
Director of Development

File: DV 20-907740

Re: **Application by Harnek Bindra for a Development Variance Permit at 6460 No. 5 Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AG1)".

Wayne Craig
Director of Development

WC:sds

Att. 5

Staff Report

Origin

Hamek Bindrahas applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AG1)". The site currently contains a new single-family dwelling, which is under construction, and an existing single-family dwelling, which is proposed to be converted into an agricultural building in support of the existing farm operation.

The existing single-family dwelling proposed to be converted into an agricultural building does not meet the interior side yard setback requirements for agricultural buildings as per the "Agriculture (AG1)" zone. The subject Development Variance Permit application is required in order for the proposed conversion to proceed. The purpose of the conversion is to use the agricultural building for farm activities (e.g. farm product storage, preparing and processing) to support the existing blueberry farm operation on the property, which has farm status as per BC Assessment.

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:

To the north, single-family dwellings and associated farming operations on lots zoned "Agriculture (AG1)" located in the Agricultural Land Reserve (ALR), fronting No. 5 Road;

To the east, Highway 99;

To the south, single-family dwellings and associated farming operations on lots zoned "Agriculture (AG1)" located in the ALR, fronting No. 5 Road; and

To the west, across No. 5 Road, single-family dwellings and associated farming operations on lots zoned "Agriculture (AG1)" located in the ALR, fronting No. 5 Road.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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) Reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m.

- *The proposed interior side yard setback variance allows the existing single-family dwelling to be converted into an agricultural building in support of the existing farming operation.*
- *The existing single-family dwelling will be retrofitted for agricultural use (farm product storage, preparing and processing, and supporting office and staff room). The proposal also includes exterior retrofits, including removal of the front dormers, unnecessary doors and windows, and demolition of the northern portion of the building (garage) to allow for farm access. The applicant has provided confirmation from a Structural Engineer that only the components necessary to maintain the structural integrity of the building will remain.*
- *Converting the existing single-family dwelling into an agricultural building rather than demolishing the home and building a new agricultural building supports the City's Demolition, Moving or Salvage Program, which encourages homeowners to repurpose existing buildings rather than demolish, in an effort to divert waste from the landfill.*
- *The property currently contains an active blueberry farming operation and has farm status as per BC Assessment. The applicant has also provided an Agrologist Report produced by a Professional Agrologist (Attachment 2), which includes rationale for the proposed agricultural building.*
- *Farm access to the farming operation at the property is from No. 5 Road via a separate driveway. The proposed agricultural building would not impact the farm access.*
- *The applicant has provided letters of support for the proposed variance from the adjacent neighbouring properties (6440 & 6540 No. 5 Road) (Attachment 3).*
- *As a condition of the Development Variance Permit, the applicant is required to register a legal agreement on Title to ensure the existing single-family dwelling will be converted into an agricultural building and restrict the use of the building for agricultural uses only.*
- *The Food Security and Agricultural Advisory Committee (FSAAC) reviewed and supported the subject Development Variance Permit application at its meeting held on November 26, 2020. An excerpt from the November 26, 2020 FSAAC meeting minutes is provided in Attachment 4.*

Analysis

Background

Building Permits for the new single-family dwelling currently being constructed on the property were submitted in 2018 (B7 18-816405), prior to the changes made to the regulations for maximum house size in the ALR. The single-family dwelling under construction complies with the AG1 zone in place at the time. As part of the Building Permit application process, a legal agreement was registered on Title requiring the demolition of the existing single-family dwelling within 6 months of occupancy of the new single-family dwelling, in order to allow the existing building to remain during construction. Alternatively, the legal agreement allows the applicant to convert the building into a non-residential use consistent with zoning (e.g. agricultural building).

The applicant is proposing to convert the existing single-family dwelling into an agricultural building in support of the existing blueberry farming operation. Generally, this would only require a Building Permit, however, because the existing building does not meet the current interior side yard setback requirements as per the "Agricultural (AG1)" zone, the subject DVP is required in order for the proposal to proceed.

Proposal

The proposed conversion will involve exterior and interior retrofits to accommodate the proposed agricultural uses (farm product storage, preparing and processing, and supporting office and staff room). The proposed agricultural building will be two-storeys and have a building footprint of approximately 98.9 m² (1,065 ft²) and a total floor area of 189.0 m² (2,035 ft²). Retrofits include changes to the exterior (removal of the front dormers, doors and windows on the northern portion of the building) and interior (removal of walls, plumbing and electrical). A structural engineer has confirmed that the remaining components of the building (e.g. remaining walls and floors) must not be removed in order to maintain the structural integrity of the building. The applicant has submitted a Building Permit (B7 20-893962) to complete these retrofits, which is on hold until the subject DVP is processed. As a condition of the DVP, the applicant is required to register a legal agreement on Title to ensure the existing single-family dwelling will be converted into an agricultural building and restrict the use of the building for agricultural uses only.

The proposal also includes a small temporary roadside stand structure to sell the farm product (blueberries) to the public, consistent with the "Agriculture (AG1)" zoning. The proposed roadside stand is a permitted use in the AG1 zone and is not part of the subject DVP. Associated parking for visitors is also included in support of the roadside stand. The parking, farm access roads and crop production will utilize the existing native soil on-site. No application for soil fill deposit/removal is proposed.

Farm access to the blueberry farming operation on-site is provided from No. 5 Road through a separate driveway. A portion of the farm access road around the perimeter of the blueberry farm operation is located on the adjacent property to the south. The applicant has provided a signed letter from the adjacent neighbour to the south (6540 No. 5 Road) permitting the shared use of the farm access road and coordination between the two sites for farming purposes. The applicant has indicated that the long term plan for the blueberry farm operation is to also manage the adjacent farm to the south.

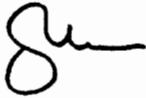
Environmentally Sensitive Area

A portion of the property is designated Environmentally Sensitive Area (ESA), however, the ESA area is currently farmed and proposed to remain as agricultural area. As per the ESA Development Permit exemption criteria specified in the OCP, agricultural activities are not subject to the ESA DP requirements. As part of the Development Variance Permit application, the applicant provided a farm plan produced by a Professional Agrologist and confirmation of farm status as per BC Assessment. The proposed agricultural building is located outside of the ESA.

Conclusions

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

The list of Development Variance Permit Considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Agrologist Report

Attachment 3: Letters of Support

Attachment 4: Excerpt from the November 26, 2020 FSAAC Meeting Minutes

Attachment 5: Development Variance Permit Considerations



City of Richmond

Development Variance Permit

No. DV 20-907740

To the Holder: Harnek Bindra
 Property Address: 6460 No. 5 Road
 Richmond, BC V6Y 2T9
 Address: 6460 No. 5 Road

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures shall be constructed generally in accordance with Plan #1 attached hereto.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



DV 20-907740

Attachment 1

Address: 6460 No. 5 Road

Applicant: Harneek Bindra

Owner: Santokh & Jaswinder Bindra

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	13,566 m ² (3.35 ac / 1.36 ha)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	No change

	Bylaw Requirement	Proposed (Agricultural Building)	Variance
Lot Coverage – Agricultural Buildings:	Max. 35%	Complies	None
Setback – Front Yard (West):	Min. 7.5 m	32 m	None
Setback – Side Yard (North):	Min. 4.5 m	35 m	None
Setback – Side Yard (South):	Min. 4.5 m	3.0 m	Variance requested
Setback – Rear Yard (East):	Min. 4.5 m	Complies	None
Height – Agricultural Buildings:	Max. 35.0 m	9 m	None

Agrologist Report 6460 No. 5 Road Richmond, BC

Prepared by

Aman U Chaudhry

Professional Agrologist (P.Ag.)

AMAN AGRI CONSULT CO.

9479 Street 119 Delta, BC Canada V4C 6M8

Telephone: 604.584.4977

Email: amanch@amanagriconsult.com

Prepared for

Harnek Bindra, on behalf of Owners Santokh & Jaswinder Bindra,

6460 No. 5 Road, Richmond, BC, V6Y 2T9

June 19, 2020

Updated October 14, 2020

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Air Photograph of Proposed Area.

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Appendix 1 Site Map

Appendix 2 Agricultural Capability Map

Appendix 3 Soil Analysis Report

Appendix 4 Farm Grading and Leveling Quote Budget

Appendix 5 Air Photo Map

Appendix 6 Site Pictures

Introduction

This document provides the proposed development plan for blueberry production at 6460 No. 5, Road, Richmond BC. The following documents were provided to me for review. Geotechnical Investigation Report by United Pacific Consultants Ltd. Surrey March 22, 2018. This Professional Agrolgist Report is prepared as per terms of reference and revised according to comments by the city of Richmond.

Site Plan

The site is shown in Appendix 1. The site is located on the east side of No. 5 road in Richmond, BC. The site is rectangular and has a dimension of 50.6m by 268m. The site is bounded by 10th Avenue to the southwest, and agricultural lots (A2) to the other three sites. At present, an older 2-story house is situated at the south half of the allowable development area, as well as a small chicken coop shed. Grass lawns with scattered mature trees and hedges are standing along the lot lines. After removing the old non-productive plants 3,000 new plants are planted, and have 300 plants from the previous planting.

Legal Description:

Parcel identifier: 007-628-269

Legal description: Lot 1 except: Firstly: Part on highway plan 21735 and Secondly: Parcel M (Bylaw plan LMP 12614), section 7 block 4 north range 5 West New West Minister District Plan 12908.

Zoning and Current Land use

This land is in the Agricultural Land Reserve zone AG-1. At present, the owner has removed old blueberry bushes as they were not productive and planted nearly 3000 young blueberry plants.

Soil Description and Unimproved Agricultural Capability

The Agricultural Capability map of this land is in Appendix 2. The current methodology of land capability classification provides for determination of both improved and unimproved ratings and consideration of the relative intensity of soil conservation and management practices required, in addition to the range of crops concept. In the current classification, mineral and organic soils are each grouped into seven classes based on soil and climatic characteristics according to their potentials and limitations for agricultural use. Land in classes one to four inclusive is considered capable of sustainable production of common cultivated crops. The need for management practices increases, and/or possible range of crops decreases, from class one to four.

The agricultural capability classes at this property are;

Unimproved rating 7: O5WF and 3: O4W

Under unimproved conditions 70 percent of this land consists of organic class 5WF with excess water and low fertility and 30 percent of organic class 4 with excess water.

Class 5

Land in this class has limitations that restrict its capability to producing perennial forage crops or other specialty adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated, and some may be used for cultivated crops provided unusually intensive management is employed and/or the crop is particularly adapted to conditions peculiar to these lands. Cultivated field crops may be grown on some class 5 land where adverse climate is the main limitation, but crop failure may be expected under average conditions. In areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/ or topography on some class 5 lands are not significant limitations to these crops.

Class 4

Land in this class has limitations that require special management practices or severely restrict the range of crops, or both. Land in class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and method of soil conservation.

Soil Management Rational/ Improved Agricultural Capability

Improved rating

(7: O3LWF and 3: O2W)

The improvement rating indicated that with improvements the 70 percent of soils improve to organic class 3 with excess water and low fertility and 30 percent improve to organic class 2 with excess water.

Class 3

Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops or both. The limitations are more severe than for class 2 and management practices are more difficult to apply and maintain. The limitations may

restrict the choice of suitable crops or affect one or more of the following practices; timing and ease of tillage, planting and harvesting, and method of soil conservation.

Class 2

Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops or both. Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower yields compared to Class 1 land, but which does not pose a threat of crop loss under good management. The soils in class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

Recommended Agricultural Uses and Suitable Crops.

After improvement it is possible to grow a number of crops like fig, floriculture, corn, orchards crop and vegetables. Soil analysis results showed that soil is suitable and the owner prefers this soil is used for blueberry production. Soil test results are in Appendix 3. Soil test results show that the soil has a pH 5.4. The organic matter content 20.7 %. It is perfect for blueberries that require soil rich in organic matter and acidic. The report also showed that soil is deficient N, P and K and field should be fertilized as recommended in the report. The soil pH will be adjusted after every 3 to 4 years after planting. Soil samples should be taken from a depth of 0 to 15 cm (0 to 6 in).

Proposed Agricultural Plan

(a) Drainage Requirements/ Rational

As the land capability showed that this land has had a problem of excessive water. However, the clearing and farming has effectively dealt with the excess water. Blueberries favour 'wet feet', i.e. thrive in wet conditions. There are no drainage issues on site, and there has been no issues with pooling or erosion for the past year.

(b) Irrigation Requirements/ Rational and water Sources

Due to the topography, region, average rainfall and wet conditions of the property, there is no irrigation required. This has been verified with the successful blueberry farming since inception, and with the higher volume of plants over the past year (2019-2020). From the success of the blueberry crops, it has confirmed there is enough rain fall for successful crop yields.

(c) Proposed Agricultural operation

The following operations will be carried out.

Farm grading and land leveling before blueberry planting was done. The budget quote for this operation was Appendix 7. Since the blueberry planting has been complete, it will be essential for us to carry on the production and sale of our blueberry by building a farm-purposed building,

also referred to as a barn. The two-story single family dwelling on the south side of the property will be converted into a barn. Inside the barn we'll be storing our farming equipment, as well as a production line for our blueberries to be sorted and packaged. There will also be an office room and storage rooms. Furthermore, in front of the barn there will be a temporary structure, which will be referred to as the U-pick stand used to sell our blueberries. Parking for our customers will be made available on the south side of the property as well. Please refer to Appendix 1 Site Map.

(d) Proposed Planting Plan with a Site Plan

Lot area = 13566.00m².

Proposed house area = 1356.52 m².

Farm area = 9598.74m².

Walk way = 2039.20m².

The Environmentally Sensitive Area was 522m². This, in addition to another 128 m² (totalling 650 m²) has been planted to blueberries. This meets the Agricultural Land Use requirements for the area. It is not the native plants that were previously in place, which meets the City of Richmond agricultural conditions, where the farm is generating legitimate agricultural income from these crops. Refer to the Landscape Plan (Corvidae 2020) for details.

There will not be fill requirements for the access road. There was a disturbance in the Environmentally Sensitive Area (ESA) for the creation of a walkway. This walkway was needed for the tractor to be able to maneuver around the perimeter of the Farm. The disturbance was for farming purposes only. Environmental Sensitive areas will be restored by planting blueberry plants such as Duke and Blue Crop. These plants do not need an irrigation system. These plants already have excess water and with rain water, this will be sufficient for watering, no irrigation will be required.

After removing the old non-productive plants 3,000 new plants were planted, have 300 plants from the previous planting and extra 50 plants are kept replacing the plants which are not surviving. There are 92 rows 40 – 41 plants in each row. Row to row distance is about 2.9 meter and plant to plant distance is 1.5 meter. Agriculture is a dynamic industry. Production systems and the types of agricultural products grown in a specific area change over time and what is grown on a specific farm site today may not be what is produced there in 5 years.

As informed that this will be a farming enterprise comprising a blueberry production site in Appendix 1. With good soil and climatic conditions, and proper management, blueberries can remain productive for many years.

Other Considerations

Bare soils are prone to erosion and compacted soils will contribute to reduced crop yield and quality. Both conditions carry a greater risk of runoff flows transporting sediments into watercourses.

- Cover crops in blueberries are usually permanent grass covers between the rows. They suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion.
- If burning of pruning is practiced, follow the open burning regulations

(e) Agricultural Improvement Cost

The following are the improvement costs.

I Farm grading and leveling already done = \$ 16338.00

II Blueberry plants already planted = 5250.00

III Farm equipment= \$ 20000

IV Farm tools = \$ 500

Total = 42592.40

(f) Projected Yield and Rate Statement (5 – 10 years)

Ideally, growers should keep detailed records that would serve as a reference when estimating their production, harvest, and marketing costs, but this typically does not happen. The data and investment analysis are intended to serve as guides to either assist individuals who are considering entering the blueberry industry or help those who are currently growing blueberries make more informed business management decisions. The following information was collected from neighbouring blueberry farmers.

(g) Irrigated Good Blueberry Soil Yield per Hectare

Year	Kg.
5	6165
6	7846
7	8967
8	8967
9	8967
10	7846
11	7846
12	7846
13	6726

14 6726

15 6726

The owner is expecting a price for his crop at \$ 4.4 per Kg and planning to sell it to a cannery or local produce store.

Air Photograph of Proposed Area.

The photograph of the proposed area is in Appendix 8.

Closure

This report has been prepared for the sole use of my client and other consultants for this project. Any use or reproduction of this report for other than stated intended purpose is prohibited without the written permission of Aman Agri Consult Co.

I am pleased to be of assistance to you on this project and trust that this report is helpful and enough for your current purposes. If you would like further detail or require clarification of the above, please do not hesitate to contact.

Aman U Chaudhry

Professional Agrologist (P.Ag.)

AMAN AGRI CONSULT CO

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

Attention: To whom it may concern

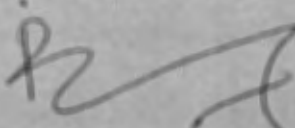
Dear Sirs/Mesdames:

I write to you regarding the Development Variance Permit application to convert a single-family dwelling into an agricultural building (the "**Application**") submitted by Jaswinder Bindra and Santokh Bindra, the owners of 6460 No 5 Road (the "**Neighbouring Property**"). The Neighbouring Property is located adjacent to my property, 6440 No. 5 Road. I confirm that I support the Application and have no concerns with the works proposed to be undertaken on the Neighbouring Property in connection with the Application.

Should you have any questions, please feel free to contact me at the phone number or email address listed below.

Thank you,

Bill Huang
Owner
6440 No. 5 Road
Richmond, BC V6Y 2T9
T: (604) 561-6231


BILL HUANG
NOV. 26, 2020

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

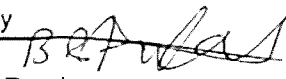
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Should you have any questions, please feel free to contact me at the phone number or email address listed below.

Thank you,

Bilhar Dulay
Owner 
6540 No. 5 Road
Richmond, BC V6Y 2T9
T: (604) 363-5931
E: billdulay44@gmail.com

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

**Thursday, November 26, 2020 – 7:00 p.m.
Webex**

Development Variance Permit Application – 6460 No. 5 Road

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

- The purpose of the application is to allow the conversion of the existing single-family dwelling into an agricultural building in support of the existing blueberry farm operation on-site;
- A new single-family dwelling is being constructed on the property and the applicant would be required to demolish the existing building upon receiving final occupancy, however the applicant wishes to convert the building to an agriculture use;
- The proposed side yard setback variance from 4.5 m to 3.0 m is required to allow the proposal to proceed;
- The proposal also includes retrofits to the existing building in order to accommodate the proposed agricultural uses;
- The applicant has provided a farm plan produced by a Professional Agrologist, in addition to providing confirmation of farm status from BC Assessment; and
- Legal agreements will be required to be registered on Title to ensure the building is restricted to agricultural uses only.

The applicant provided the following additional details regarding the proposal:

- The family previously farmed in Richmond and purchased this property to own their own farm;
- After purchasing the property, the land was cleared and approximately 3,000 blueberry plants were planted along with the construction of a perimeter farm access road;
- The family plans on also farming the neighbouring property for a total of 6 acres, necessitating the agricultural building for storage and processing area for the farm product; and
- The conversion of the existing single-family dwelling is a benefit both economically and environmentally, as waste is diverted from the landfill.

Discussion ensued regarding the various rates for blueberries, feasibility of cold storage, and utilization/maintenance of the proposed farming machinery.

As a result of the discussion, the Committee expressed general support for the project from both an agricultural and environmental perspective.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the Development Variance Permit application at 6460 No. 5 Road (DV 20-907740).

Carried Unanimously



Address: 6460 No. 5 Road

File No.: DV 20-907740

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Registration of a legal agreement on Title to ensure the existing single-family dwelling will be converted into an agricultural building and restrict the use of the building for agricultural uses only.

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

1. 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.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. 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.
- 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 contains 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.

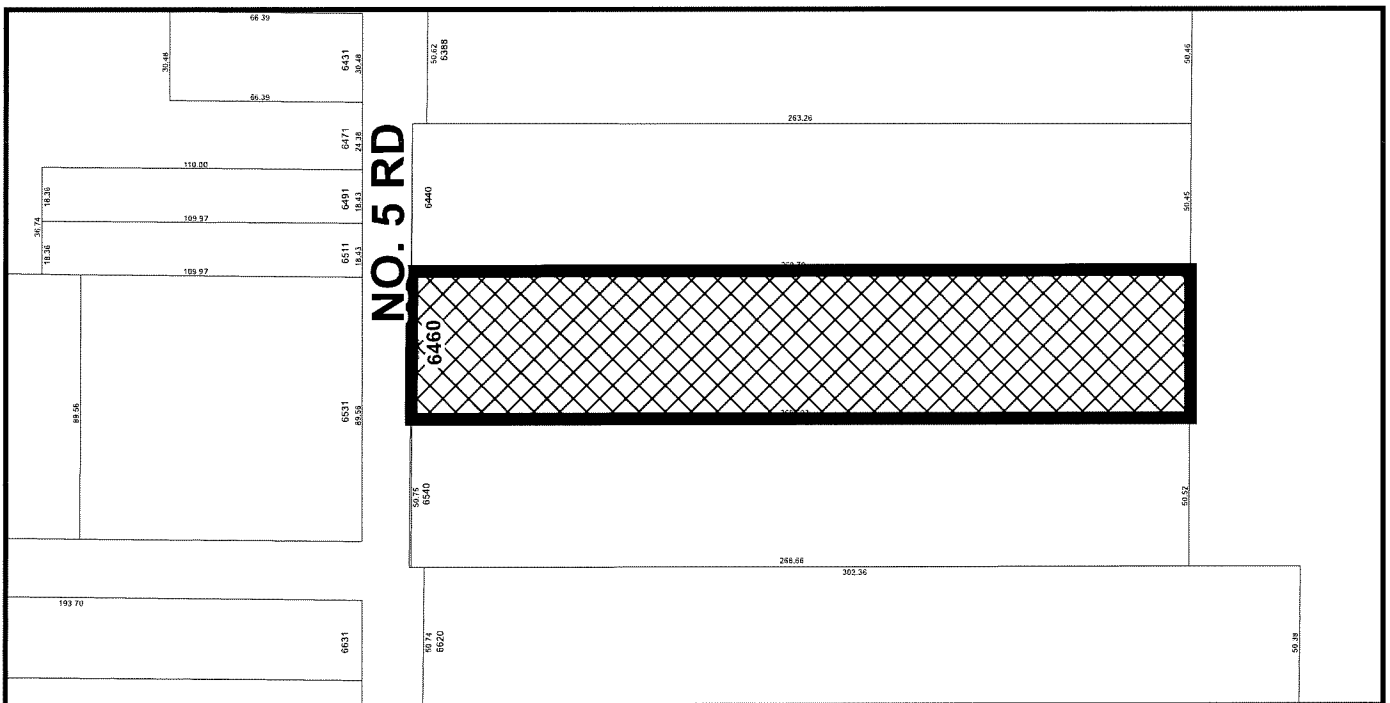
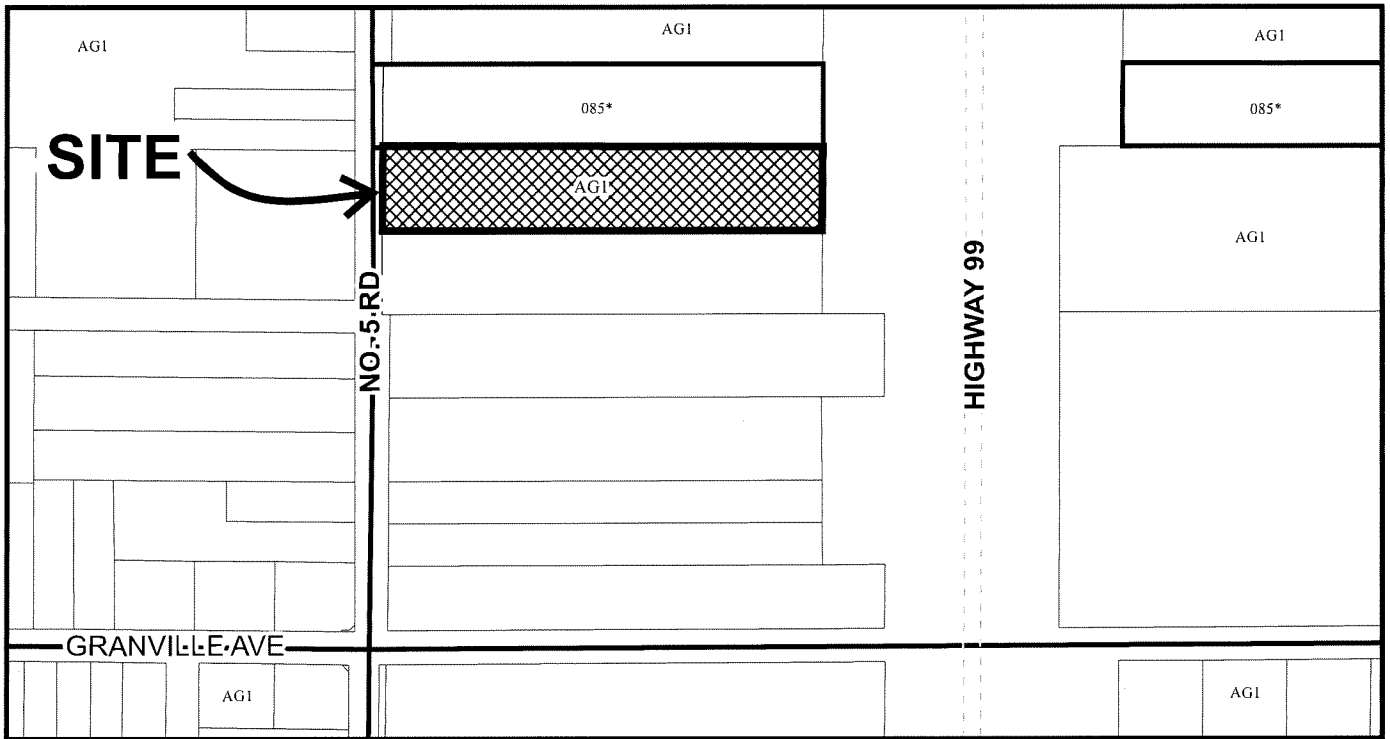
[Signed copy on file]

Signed

Date



City of Richmond



DV 20-907740 SCHEDULE "A"

Original Date: 11/02/20

Revision Date: 11/03/20

Note: Dimensions are in METRES

THESE PLANS CONFORM TO BCBC 2018
CONSTRUCTION SHALL FOLLOW LOCAL
BUILDING BY-LAWS ALONG WITH THESE
PLANS.

CONTRACTOR MUST CONFIRM ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR
ANY ERRORS AND OMISSIONS IN THESE
PLANS. THE DESIGNER ACCEPTS NO
RESPONSIBILITY TO REVIEW AND VERIFY
THE WHOLE PLAN (i.e. ALL LEVELS,
DIMENSIONS, STRUCTURAL ADEQUACIES)
PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

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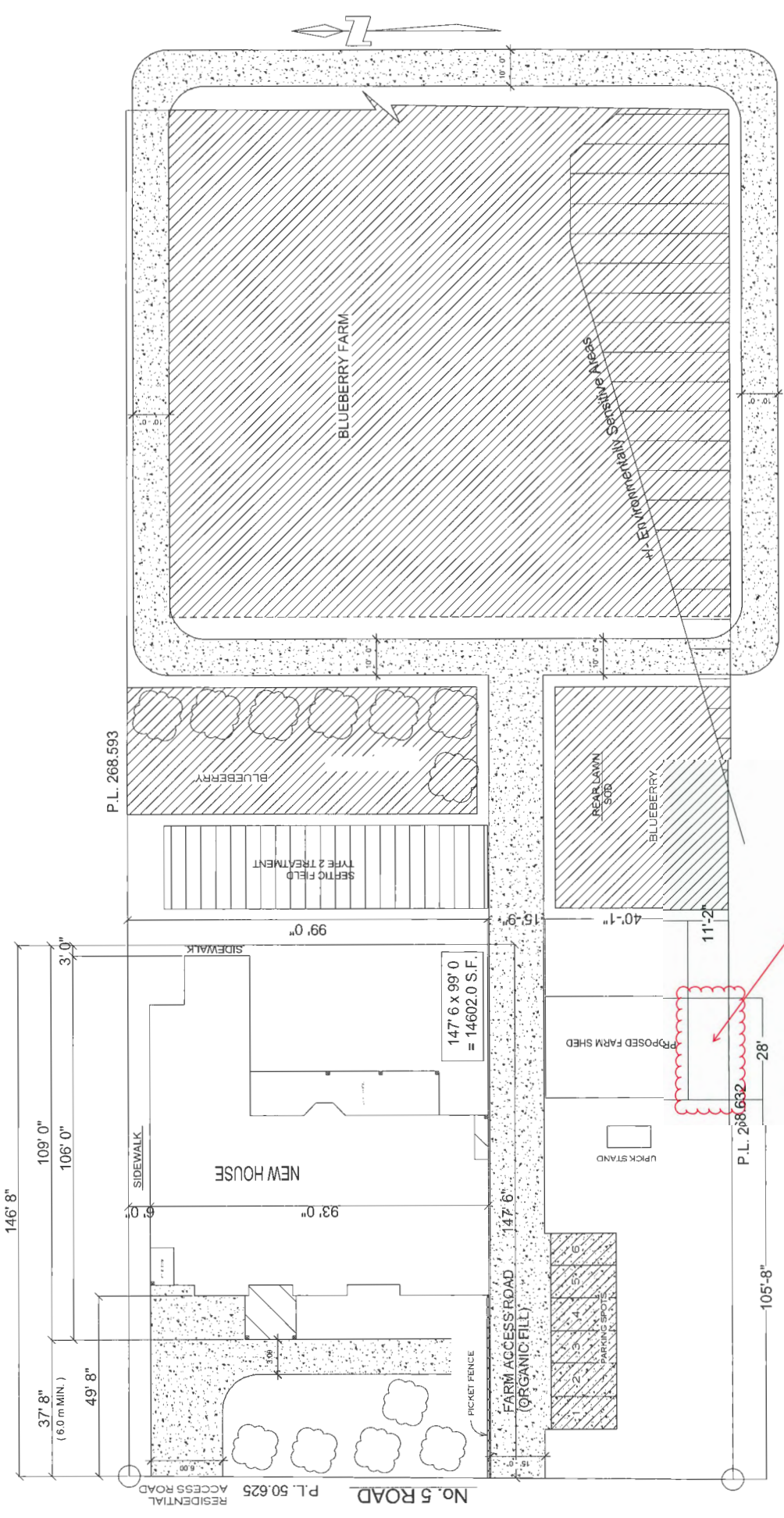
No.	Revision	Description	Date
1	Revision 1		June 1

6460 No. 5 Road
Richmond, B.C.
SITE PLAN

Project number: PVDL-20-RENO
Date: 5 MAY 2020
Drawn by: HB
Checked by: GS

A6

Scale: 1/16" = 1'-0"



Proposed Variance: reduce
the interior side yard setback
for an agricultural building
from 4.5 m to 3.0 m.

① Site Plan
1/16" = 1'-0"

DV 20-907740
Plan #1.A
December 18, 2020

2020-10-20 4:22:28 PM

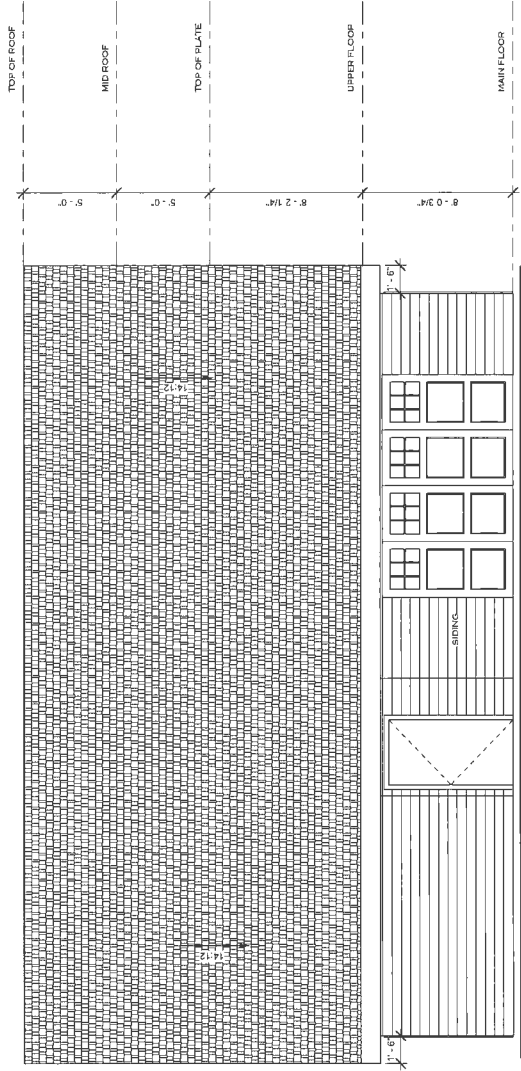
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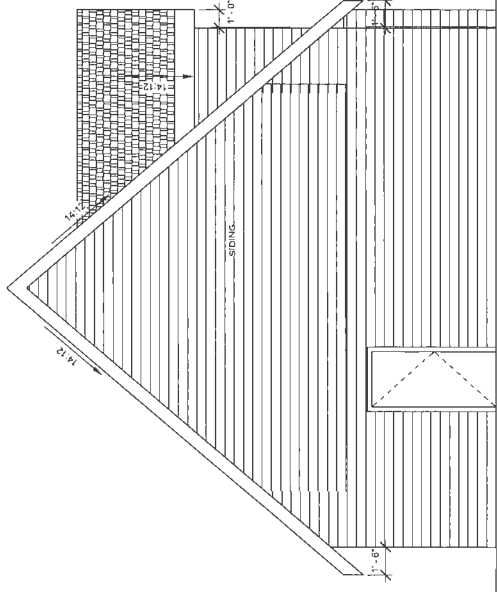
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① Front Elevation
1/4" = 1'-0"



② Right Elevation
1/4" = 1'-0"



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No.	Description	Date

6460 No. 5 Road
Richmond, B.C.

FRONT & RIGHT
ELEVATIONS

Project number	PVDL-20-RENO
Date	5 MAY 2020
Drawn by	HB
Checked by	CS

A1

Scale 1/4" = 1'-0"

DV 20-907740

Plan #1.B

December 18, 2020

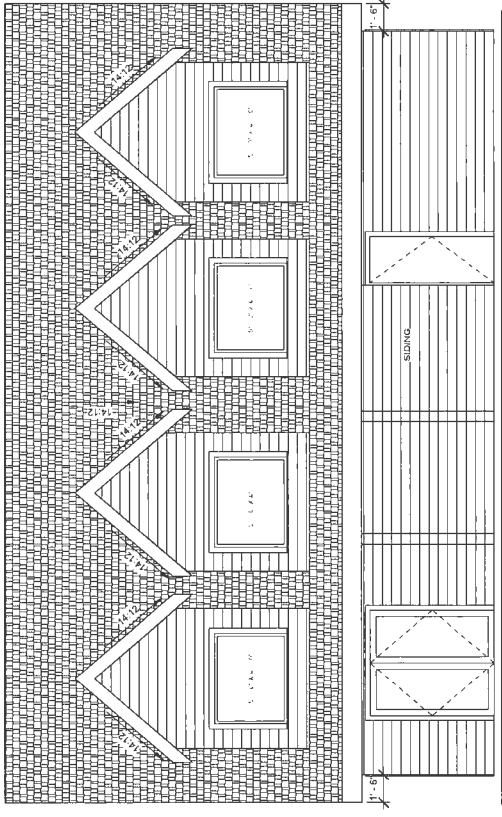
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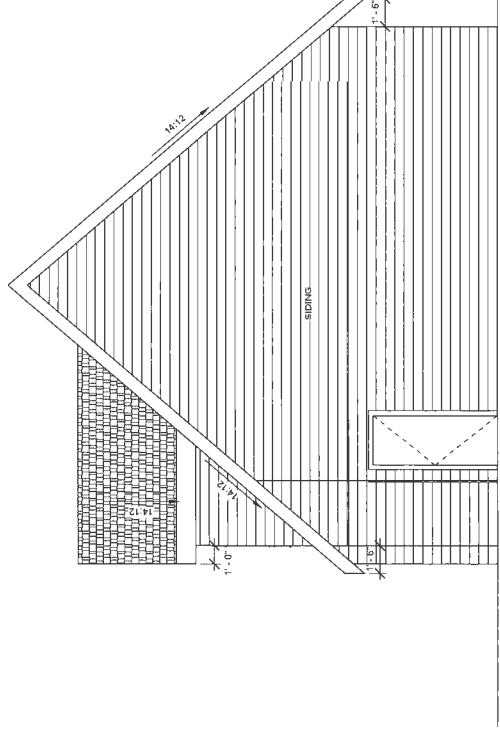
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1 Rear Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"



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No.	Description	Date

6460 No. 5 Road
Richmond, B.C.

REAR & LEFT
ELEVATIONS

Project number: PVDL-20-RENO

Date: 5 MAY 2020

Drawn by: HB

Checked by: GS

A2

Scale: 1/4" = 1'-0"

DV 20-907740
Plan #1.C
December 18, 2020

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No.	Description	Date

**6460 No. 5 Road
Richmond, B.C.**

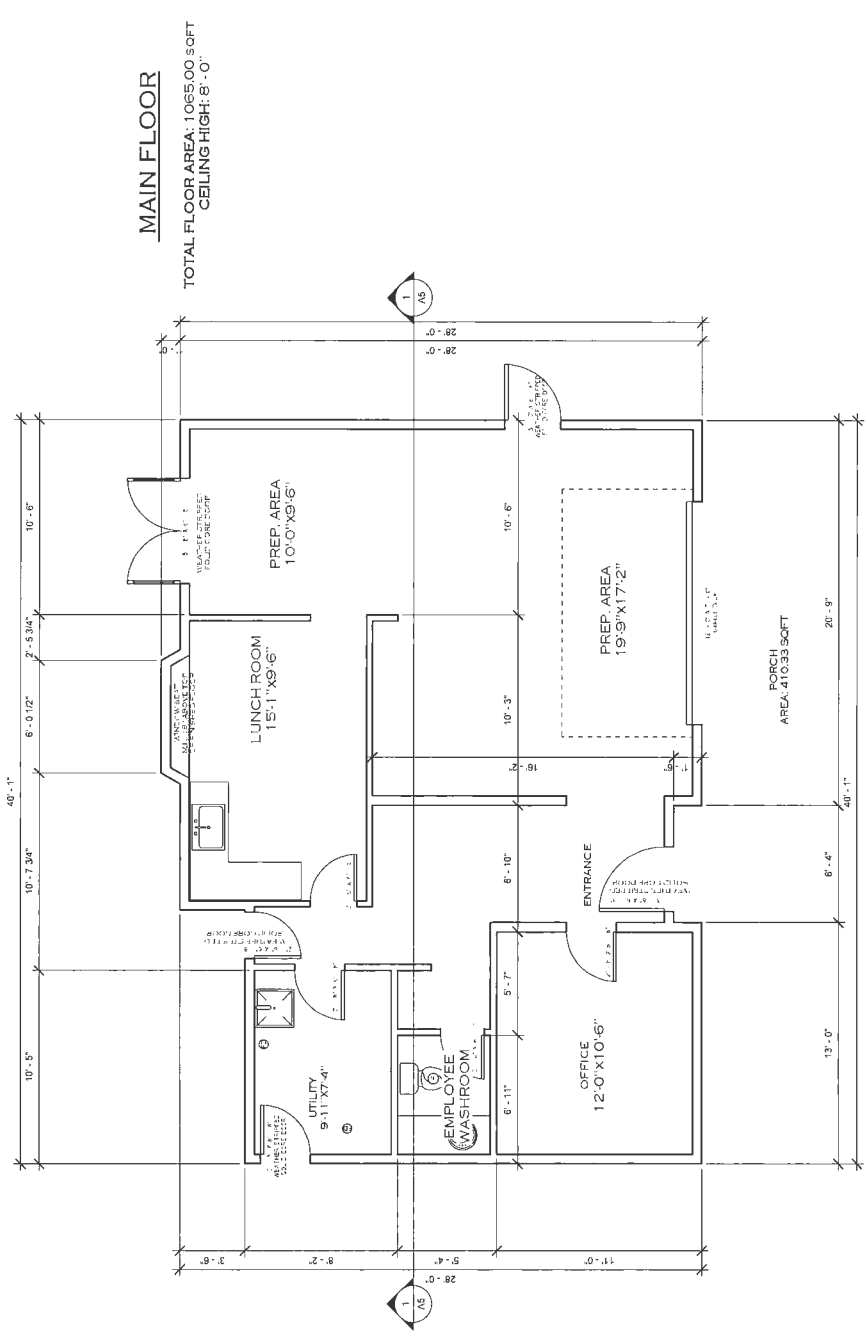
MAIN FLOOR PLAN

Project number	PVDL-20-RENO
Date	5 MAY 2020
Drawn by	HB
Checked by	GS

A3

Scale: 1/4" = 1'-0"

DV 20-907740
REFERENCE PLAN
December 18, 2020



① Main Floor Plan
1/4" = 1'-0"

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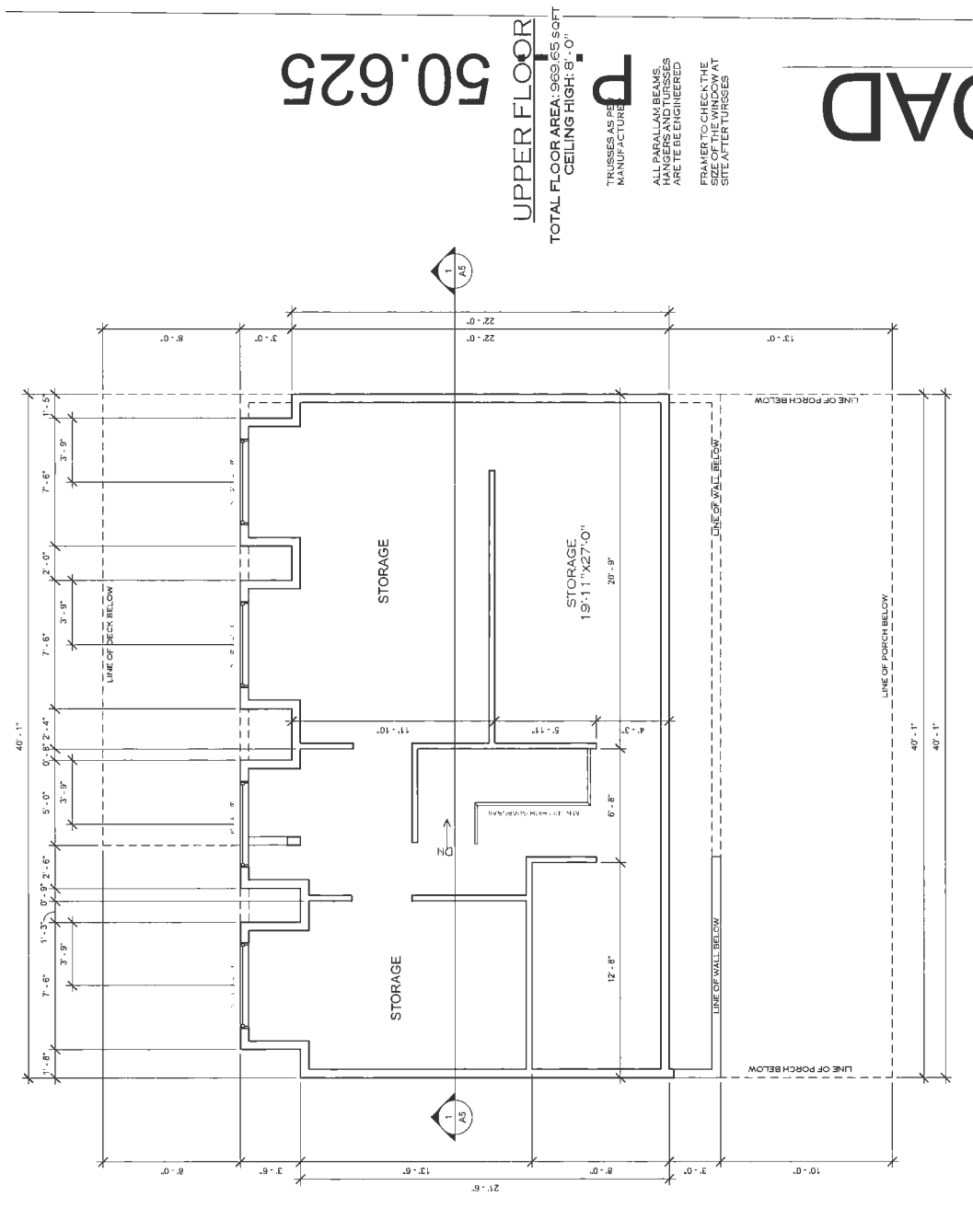
No.	Description	Date

6460 No. 5 Road
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UPPER FLOOR PLAN

Project number	PVDL-20-RENO
Date	5 MAY 2020
Drawn by	HB
Checked by	GS
Scale	A4
Scale	1/4" = 1'-0"

DV 20-907740
REFERENCE PLAN
December 18, 2020



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