City of Richmond

Memorandum

Planning and Development Division
Policy Planning

To:	Mayor and Councillors	**Date:**	May 25, 2018
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4430-03-10/2018-Vol 01
Re:	**Response to Referral – Agricultural Advisory Committee Comments on Additional Dwellings for Farm Workers and Proposed Agricultural Building and Greenhouse Regulations**		

Origin

This memo responds to the referrals arising from the May 14, 2018 Council meeting:

Referral – Additional dwelling for farm workers

"(6) That the staff report and the above recommendation be forwarded to the Agricultural Advisory Committee for their input prior to the June Public Hearing."

Referral – Proposed agricultural building and greenhouse regulations

"(3) To protect the long-term viability of soil-based agriculture:

(a) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9861, to regulate large agricultural buildings and greenhouses, be introduced and given first reading;

(b) Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;

Whereas Council has granted first reading to a bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses;

Therefore be it resolved that staff bring all building permit applications for agricultural buildings and greenhouses in the Agriculture (AG1) zone, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses; and

(c) That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the province impose a temporary moratorium on the use of lands in the Agricultural Land Reserve for cannabis production;

be referred to staff to report back prior to the Public Hearing scheduled for June 18, 2018."

Council also directed that the staff report be forwarded to the Agricultural Advisory Committee for their input prior to the June Public Hearing on proposed regulations for agricultural buildings and greenhouses.

Agricultural Advisory Committee (AAC)

The AAC met on May 23, 2018 to review and provide feedback on

- Additional dwellings for farm workers; and
- The proposed regulations on agricultural buildings and greenhouses.

The AAC passed the following draft motion in relation to additional dwellings for farm workers:

That the Agricultural Advisory Committee supports the motion moved by Council at the May 14, 2017 Council meeting, including the removal of the contiguous farm home plate requirement.

The AAC passed the following draft motion in relation to proposed regulations on agricultural buildings and structures

The Agricultural Advisory Committee does not support the draft regulations for agricultural buildings, structures and greenhouses, contained in Bylaw 9861 as:

1. *the proposed regulations are contrary to all types of agricultural viability over the short, medium and long term;*
2. *concrete slab and related structures are essential to modern and current agricultural practices, which includes greenhouses, for the purposes of food safety, bio-security, productivity, worker safety, equipment storage and handling, amongst others; and*
3. *in keeping with the 2041 Official Community Plan and the 2003 Richmond Agricultural Viability Strategy, the Agricultural Advisory Committee supports all types of agricultural activities, not just soil-based agriculture.*

As stated above, the Agricultural Advisory Committee does not support size limits of agricultural buildings and structures, including greenhouses; however, if Council wishes to proceed with regulations on agricultural buildings, structures and greenhouses, the maximum outright permitted size of an agricultural building, structure or greenhouse should not be less than 2,000 m^2 per building.

Additional Staff Comments

Staff have confirmed with the City's Building Approvals Division (Manager, Plan Review; Architect, AIBC and Code Engineer, P. Eng) on the ability to utilize the construction methods outlined in the proposed agricultural building regulations contained in the drafted Bylaw 9861 to construct these types of buildings.

Options

In response to Council's referral and consultation with the AAC, staff have prepared three options for Council's consideration. For the options requiring resolutions of Council, the recommended wording of the resolutions is contained in the following sections including a resolution to temporarily withhold building permits where applicable and a resolution to send a letter to government officials pertaining to the production of cannabis in the Agricultural Land Reserve.

Option 1: Move forward with the regulations for agricultural buildings and greenhouses proposed in the original staff report (Bylaw 9861)

This option is consistent with the original recommended regulations (Bylaw 9861 – Attachment 1) contained in the staff report considered at the May 14, 2018 Council meeting, which would prohibit the use of concrete slab floors and strip footing type construction for agricultural building and greenhouses. Construction methods that limit individual concrete footings and restricts impermeable surfaces for agricultural buildings only are permitted under the draft bylaw. Agricultural buildings with a lot coverage of less than 300 m^2 are exempted from the regulations (cumulative lot coverage of all existing and proposed agricultural buildings).

Council approval would be required for farmers wishing to construct a building that does not comply with the above regulations.

This option provides for maximum protection of high-quality soils for soil-based agriculture.

The recommended wording of resolutions for Option 1 is as follows:

1. *That Richmond Zoning Bylaw 85●●, Amendment Bylaw 9861, to regulate large agricultural buildings and greenhouses, be introduced and given first reading.*
2. *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;*
   Whereas Council has granted first reading to a bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses;
   Therefore be it resolved that staff bring all building permit applications for agricultural buildings and greenhouses in the Agriculture (AG1) zone, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses.
3. *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the province impose a temporary moratorium on the use of lands in the Agricultural Land Reserve for cannabis production.*

Option 2: Introduce a new Bylaw 9890 that regulates agricultural buildings and greenhouses with a lot coverage greater than 2,000 m^2 per building

This option maintains the restrictions on the use of concrete slab floors and concrete strip footings and allowance for limited concrete footings for supports. The key revisions in the new bylaw (Bylaw 9890 – Attachment 2) are summarized as follows:

- It allows for significantly larger agricultural buildings with a lot coverage equal to or less than 2,000 m^2 to be exempted from the regulations.
- A greenhouse building is included in the exemption.
- The exemption is determined on a per building basis.

This option provides for protection of high-quality soils for soil-based agriculture while also taking into account the feedback from the AAC about the need for larger agricultural buildings and greenhouses (with up to 2,000 m^2 lot coverage per building) to support all types of agricultural activities.

Council approval would be required for farmers wishing to construct an agricultural building or greenhouse greater than 2,000 m^2 lot coverage that do not comply with the regulations in the draft Bylaw 9890.

The recommended wording of resolutions for Option 2 is as follows:

1. *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9890, to regulate large agricultural buildings and greenhouses with a lot coverage greater than 2,000 m^2 per building, be introduced and given first reading.*
2. *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;*
   Whereas Council has granted first reading to a bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses;
   Therefore be it resolved that staff bring all building permit applications for agricultural buildings and greenhouses in the Agriculture (AG1) zone, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw to preserve high-quality agricultural soils, through the regulation of construction methods for agricultural buildings and greenhouses.
3. *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the province impose a temporary moratorium on the use of lands in the Agricultural Land Reserve for cannabis production*

Option 3: Do not move forward with any regulations for agricultural buildings and greenhouses

This option maintains existing regulations in the Agriculture (AG1) zoning district and does not propose any further changes. Based on the motion passed by the AAC on May 23, 2018, Option 3 is consistent with the position and comments from the Committee.

No resolution on regulations for agricultural buildings and greenhouses from Council is required for Option 3. A resolution would be required to request from the Province of BC a temporary moratorium on cannabis production in the Agricultural Land Reserve (ALR) as follows:

> *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the province impose a temporary moratorium on the use of lands in the Agricultural Land Reserve for cannabis production*

Conclusion

This memo responds to the referrals from the May 14, 2018 Council meeting on additional dwellings for farm workers and proposed regulations to agricultural buildings and greenhouses. Staff met with the AAC on May 23, 2018 to discuss these referrals with the AAC passing two motions included in this memo.

In relation to proposed regulations to agricultural buildings and greenhouses, three options are proposed by staff and summarized as follows:

Option 1:	Move forward with the regulations for agricultural buildings and greenhouses proposed in the original staff report (Bylaw 9861)
Option 2:	Introduce a new Bylaw 9890 that regulates agricultural buildings and greenhouses with a lot coverage greater than 2,000 m^2 per building
Option 3:	Do not move forward with any regulations for agricultural buildings and greenhouses

In addition, a letter to the Province is included as a resolution in each of the three options requesting a temporary moratorium on the use of lands in the ALR for cannabis production.

Barry Konkin
Manager, Policy Planning

BK:ke
Att. 1 – Bylaw 9861
Att. 2 – Bylaw 9890

pc: SMT
John Hopkins, Planner 3
Kevin Eng, Planner 2

City of Richmond

Bylaw 9861

Richmond Zoning Bylaw 8500 Amendment Bylaw 9861 (Agricultural Building and Greenhouse Regulations)

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

1. Richmond Zoning Bylaw 8500 is amended by repealing and replacing and adding text to various sections of Richmond Zoning Bylaw 8500 as follows:

   i) Add the following clauses into Section 14.1.4 (Permitted Density Section in the Agriculture (AG1) zone):

   "4) **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 m^2; and

   b) Concrete grade beams connecting concrete pad foundations are not permitted.

   5) **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.

   6) The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for:

   b) **Agricultural buildings and structures** on a **lot**, excluding greenhouses, with a cumulative **lot coverage** equal to or less than 300 m^2 in total area for all existing and proposed **agricultural buildings and structures**."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9861".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9890

Richmond Zoning Bylaw 8500 Amendment Bylaw 9890 (Agricultural Building and Greenhouse Regulations)

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

1. Richmond Zoning Bylaw 8500 is amended by repealing and replacing and adding text to various sections of Richmond Zoning Bylaw 8500 as follows:

   i) Add the following clauses into Section 14.1.4 (Permitted Density Section in the Agriculture (AG1) zone):

   "4) **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 m^2; and

   b) Concrete grade beams connecting concrete pad foundations are not permitted.

   5) **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.

   6) The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for:

   b) **Agricultural buildings and structures** and greenhouses with a **lot coverage** equal to or less than 2,000 m^2 for each **building**."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9890".**

FIRST READING	
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THIRD READING	
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CITY OF RICHMOND
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MAYOR

CORPORATE OFFICER

City of Richmond

Memorandum

Planning and Development Division
Policy Planning

To:	Mayor & Councillors	**Date:**	May 10, 2018
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4057-10/2018-Vol 01
Re:	**Proposed Bylaws for Consideration: Revisions to the Farmland Housing Regulations, and Additional Dwellings in the Agriculture (AG1) Zone**		

At the May 7, 2018 General Purposes Committee meeting, staff were directed to draft bylaw amendments for consideration at the May 14, 2018 Regular Council Meeting that would regulate residential development in the Agriculture (AG1) zone.

1. Revise the Zoning Regulations for the Farmland Housing Regulations:

Zoning Bylaw 8500, Amendment Bylaw 9848, which is attached with this memo, has been prepared based on Option 5A, with the septic field outside the farm home plate as discussed in the staff report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager, Policy Planning.

Bylaw 9848 would amend the following:

- the maximum farm home plate area would be capped at 1,000 m^2 (10,764 ft^2) for properties that are 0.2 ha (0.5 acre) or larger; and
- a maximum farm house footprint of 45% would be introduced (the maximum farm house footprint is the maximum % of the maximum floor area permitted in the AG1 zone that can occupy the farm home plate).

Bylaw 9848 would not change the maximum house size permitted, the septic field location in relation to the farm home plate, or the maximum number of storeys for the principal dwelling unit, as this is the maximum house size and farm home plate currently permitted in the AGI Zone.

2. Permit a Maximum of One Additional Dwelling Unit in the AG1 Zone:

Official Community Plan 9000, Amendment Bylaw 9869, and Zoning Bylaw 8500, Amendment Bylaw 9870, which are both attached with this memo, have been prepared based on Option 3, with the septic field outside the farm home plate as described in the report "Response to Referral: Additional Dwelling For Farm Workers And Direction On Limiting

Residential Development In The AG1 Zone For Properties That Are 0.2 ha (0.5 acres) Or Larger" dated May 2, 2018 from the Manager, Policy Planning.
Bylaw 9869 would amend the Official Community Plan policy on additional dwellings to allow one additional dwelling in the Agriculture (AG1) zone, and require applications for more than one additional dwelling unit on agriculturally zoned land to go through a rezoning process.

Bylaw 9870 would amend the Agriculture (AG1) zone to allow one additional dwelling unit provided:

- the lot is at least 8 ha (20 ac.) in area;
- the lot is classified as 'farm' for taxation purposes;
- a signed statutory declaration is submitted indicating that the property will be farmed;
- an agrologist report is submitted justifying that the house is for full-time farm workers;
- the house is no larger than 300 m^2 (3,229 ft^2); and
- the farm home plate area is no larger than 600 m^2 (6,458 ft^2). The farm home plate does not have to include the septic field within the farm home plate and the farm home plate for the additional dwelling would have to be contiguous with the farm home plate area of the principal dwelling.

The General Purposes Committee also recommended that the above noted bylaws, in addition to the bylaw regulating agricultural buildings and structures, be referred to the next Agricultural Advisory Committee (AAC) prior to a scheduled public hearing in June. If referred, they will be forwarded to the next AAC meeting which is scheduled for May 23, 2018.

For clarification, please contact the undersigned.

Barry Konkin
Manager, Policy Planning
(604-276-4139)

BK:jh

Att. 1: Zoning Bylaw 8500, Amendment Bylaw 9848 (Revised Farmland Housing Regulations)
2: Official Community Plan 9000, Amendment Bylaw 9869 (Additional Dwellings on Agriculturally Zoned Land)
3: Zoning Bylaw 8500, Amendment Bylaw 9870 (Additional Single Detached House)

City of Richmond

Bylaw 9848

Richmond Zoning Bylaw 8500 Amendment Bylaw 9848 (Revised Farmland Housing Regulations)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions, in alphabetical order:

   "**Farm house footprint** means the maximum percentage of the maximum **floor area,** permitted under Section 14.1.4(b)(ii) of this bylaw, that can occupy the **farm home plate**."

2. Richmond Zoning Bylaw 8500, as amended, is further amended:

   a) by deleting Section 14.1.4.A (Farm Home Plate) and replacing it with the following:

   "14.1.4.A Farm Home Plate

   1. The maximum area of the **farm home plate** is:

      a) 50% of the **lot area** for **lots** less than 0.2 ha; and

      b) 1,000 m^2 for **lots** equal to or greater than 0.2 ha."

   b) at Section 14.1.5 (Permitted Lot Coverage) by adding the following as new Section 14.1.5.3:

   "3. For **lots** equal to or greater than 0.2 ha, the maximum **farm house footprint** for each **dwelling unit** is 45%."

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9848".**

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CITY OF RICHMOND
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MAYOR

CORPORATE OFFICER

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City of Richmond

Bylaw 9869

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9869 (Additional Dwellings on Agriculturally Zoned Land)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, if further amended at Section 7.1 Protect Farmland and Enhance Its Viability by deleting policy g) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)), and replacing it with the following:

   "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 acres) 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; and
   - 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."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9869".**

FIRST READING	MAY 14 2018
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MAYOR

CORPORATE OFFICER

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City of Richmond

Bylaw 9870

Richmond Zoning Bylaw 8500 Amendment Bylaw 9870 (Additional Single Detached House)

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) deleting subsection 14.1.4.2 from Section 14.1.4. (Permitted Density), in its entirety and replacing it with the following:

      "2. The maximum residential **density** is one **principal dwelling unit** per **lot**. Notwithstanding the foregoing, a maximum of one additional **single detached housing** unit for full-time farm workers for a **farm operation**, employed on the **lot** in question, is permitted provided:

         a) the **lot** has a **lot area** of 8.0 ha or greater and is classified as 'farm' under the B.C. *Assessment Act*;

         b) that a signed statutory declaration is submitted by the owner of the **lot** indicating that the additional **single detached housing** unit is for full-time farm workers only;

         c) that the need for the additional **single detached housing** unit is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag.); and

         d) the maximum **floor area** for an additional **single detached housing** unit is no more than 300 m^2."

   b) adding the following immediately at the end of Section 14.1.4.A (Farm Home Plate) as a new subsection 14.1.4.A.2:

      "2. Notwithstanding 14.1.4.A.1 above, the maximum area of the **farm home plate** may be increased by no more than 600 m^2 for an additional **single detached housing** unit permitted by this bylaw."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9870".**

FIRST READING	MAY 14 2018
PUBLIC HEARING	
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THIRD READING	
ADOPTED	

CITY OF RICHMOND
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APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	May 2, 2018
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4057-10/2018-Vol 01
Re:	**Response to Referral: Additional Dwellings for Farm Workers and Direction on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger**		

Staff Recommendation

1. That the staff report titled "Response to Referral: Additional Dwellings for Farm Workers and Direction on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated May 2, 2018 from the Manager, Policy Planning be received for information;

2. That direction be provided to staff to either:

   a. amend the 2041 Official Community Plan to revise the policy on additional dwellings on agriculturally zoned land, but still require an application for an additional dwelling unit to go through a rezoning process;

   b. amend the 2041 Official Community Plan and Richmond Zoning Bylaw 8500 which would allow one (1) additional dwelling in the Agriculture (AG1) zone, and revise the 2041 Official Community Plan policy to require an application for more than one (1) additional dwelling unit on agriculturally zoned land to go through a rezoning process; or

   c. amend the 2041 Official Community Plan and Richmond Zoning Bylaw 8500 which would allow up to three (3) additional dwellings in the Agriculture (AG1) zone, and revise the 2041 Official Community Plan policy accordingly;

3. That direction be provided to staff on revising the limits to residential development in the Agriculture (AG1) zone based on the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager, Policy Planning; and

4. That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses.

Barry Konkin
Manager, Policy Planning
(604-276-4139)
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Development Applications Building Approvals	☑ ☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

Staff Report

Origin

At the March 26, 2018 Council meeting, the following referral was made:

That staff comment on the possible provision of a second dwelling for farm workers.

This report responds to this referral and reviews the provisions for additional dwellings on agriculturally zoned land. As this referral was part of a larger referral back to staff on revising limits to house size and farm home plate regulations on agriculturally zoned land, this report also brings forward the report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning, and seeks Council direction on this issue.

An additional dwelling is currently not permitted in any of the City's Agriculture zones, and a property would need to be rezoned to allow this use. An additional dwelling is typically a second single detached dwelling on a farm intended to accommodate full-time farm workers on the subject property.

It is important to note that this report does not address 'seasonal farm labour accommodation' which is a separately defined residential use in Richmond Zoning Bylaw 8500. Seasonal farm labour accommodation, which is a permitted use in the Agriculture (AG3) zone only, is meant to be temporary in nature and house multiple sleeping units under one structure. Any application for seasonal farm labour accommodations would be reviewed on a case-by-case basis through a rezoning application.

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

8.3. *The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.*

Background

On May 17, 2017, Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 which removed the provision of allowing additional dwellings for full-time farm workers on parcels 8 ha (20 acres) or larger. This provision was removed as the maximum farm home plate and house size for the principal dwelling had not been determined, and would have added considerable complications to the farm home plate and house size regulations being considered at the time. Further, the additional dwelling unit provision was rarely used as only 7% of Richmond's farmland is large enough to be eligible to have an additional dwelling unit.

Attachment 1 indicates those agriculturally zoned lots with road access that formerly met the criteria and were permitted to have an additional dwelling. The yellow parcels in the map on Attachment 1 would be permitted one (1) additional dwelling, the green parcels would be

permitted two (2) additional dwellings, and the blue parcels would be permitted up to three (3) additional dwellings provided that the additional dwelling units were for full-time farm workers.

Since 2010, there has only been one building permit application that has met these requirements to construct an additional dwelling unit. As local governments have discretionary authority on allowing additional dwelling units on land within the Agricultural Land Reserve (ALR), Council approved staffs suggested amendments as part of the updates to the residential provisions in the City's agricultural zones in 2017, to remove the outright permitted additional dwelling unit in the Agriculture (AG1) zone, and require a rezoning process to review any applications for an additional dwelling unit.

Under the former provisions of Richmond Zoning Bylaw 8500, a building permit application could be made for additional dwelling(s) on land zoned Agriculture (AG1) provided:

- the additional dwelling(s) was for full-time farm workers for a farm operation employed on the lot in question;
- the need for the additional dwelling units was justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag.); and
- the lot had a minimum area as specified below:
  - 1 additional dwelling on a lot between 8 ha (20 ac.) and 25 ha (62 ac.); or
  - 2 additional dwellings on a lot between 25 ha (62 ac.) and 30 ha (74 ac.); or
  - 3 additional dwellings on a lot over 30 ha (74 ac.).

At the same May 17, 2017 meeting, Council adopted Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706 which added the following policy in Section 7.1 (Protect Farmland and Enhance Its Viability) in the Official Community Plan (OCP):

> *"limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:*
>
> - *the property is 8 ha (20 acres) in area or greater; and*
> - *if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:*
>   - *full-time farm workers are required to live on the farm; and*
>   - *the secondary farmhouse is subordinate to the principal farm dwelling unit."*

Based on these approved amendments, proposals for an additional dwelling unit on agriculturally zoned land must be reviewed on case by case basis through a rezoning application with Council review and approval. The purpose of this was to provide Council an opportunity to review each application. To date, no rezoning applications for an additional dwelling have been received.

As requested by Council, a six-month public review of those bylaws began in late 2017 and concluded in early 2018. A summary of the most recent public consultation on this issue, along

with a series of options for Council's consideration, was presented to Council at their meeting on March 26, 2018. At that meeting, some delegations to Council expressed concern that a rezoning application for an additional dwelling for farm workers on agricultural land is an obstacle to successful farm operations and this requirement should be relaxed. Council referred the issue of additional dwellings for farm workers back to staff for comment.

Analysis

Agricultural Land Commission's Policy on Additional Residences for Farm Help Accommodation

The Agricultural Land Commission (ALC) regulations allow additional dwellings in the ALR provided that all additional dwellings are necessary for farm use. However, the ALC does not set a maximum number of additional dwellings on an agricultural parcel. ALC Policy L-09 provides further interpretation on additional dwellings for farm help accommodation (Attachment 2).

Ministry Guidelines for Farm Home Plate and House Size for Additional Dwellings

The Ministry of Agriculture's "Guide for Bylaw Development in Farming Areas (2015)", also known as the "Ministry's Guidelines", provides the following guidelines for additional dwelling units:

- an additional 1,000 m^2 (10,764 ft^2) of farm home plate area for each additional dwelling unit; and
- an additional 300 m^2 (3,229 ft^2) of floor area for each additional dwelling unit.

Options for Consideration

In response to Council's referral, staff have prepared three (3) options for consideration:

1) maintain the existing policy on additional dwellings on agriculturally zoned land, and strengthen the policy by including additional requirements to ensure any additional dwellings for farm workers are on an existing farm operation;

2) allow a maximum of one (1) additional dwelling in the AG1 zone, subject to conditions, without going through a rezoning process (any proposals for more than one additional dwelling in the AG1 zone would require a rezoning application); and

3) allow a maximum of three (3) additional dwellings in the AG1 zone, subject to conditions, without going through a rezoning process.

Option 1: Strengthen the Existing OCP Policy on Additional Dwelling Units

If Council wishes to maintain the current bylaw regulations requiring Council approval of a rezoning application for additional dwellings on agriculturally zoned land, staff would recommend strengthening the existing OCP policy by including the requirement that:

- the lot be classified as 'farm' under the B.C. *Assessment Act*; and

- require a statutory declaration from the property owner indicating that any additional dwelling(s) is for full-time farm workers only.

This approach would also require any application for an additional dwelling unit to be reviewed through a rezoning process. Further, in order to apply for a rezoning, the property would have to be agriculturally zoned, 8 ha (20 acres) in area or greater, and the application would have to provide a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that full-time farm workers are required to live on the farm.

This approach would assist in determining the house size and farm home plate needs on a site specific basis. This would include reviewing the farm home plate size and geometry in relation to the farm home plate for the existing principal dwelling. Further, a site specific review would help in determining the appropriate location of the septic field. Currently, septic fields are not required to be located within the farm home plate. However, if Council were to amend the 'farm home plate' definition to require that the septic field be located within the farm home plate, a site-specific review would be beneficial to determine the appropriate farm home plate area for an additional dwelling unit.

If Council wishes to consider Option 1, staff have prepared an amending bylaw to Richmond Official Community Plan Bylaw 9000 (Attachment 3).

Option 2: Allow a Maximum of One Additional Dwelling in the AG1 Zone

Option 2 which would allow a maximum of one (1) additional dwelling unit in the AG1 zone, subject to conditions (e.g., the lot is classified as 'farm', submission of an agrologist report and a statutory declaration, and meet the minimum 8 ha lot area requirements), without going through a rezoning process. Any proposals for more than one (1) additional dwelling unit in the AG1 zone would require a rezoning.

If Council wishes to consider this option, the following bylaw amendments, as shown in Attachment 4, would be required:

A. amend Policy g) under Objective 1 (continue to protect the City's agricultural land base in the Agricultural Land Reserve [ALR]) in Section 7.1 (Protect Farmland and Enhance Its Viability) on page 7-4 of Official Community Plan Bylaw 9000 to:

   1. allow one (1) additional dwelling unit provided:

      a. the property is classified as a 'farm' under the BC *Assessment Act*;

      b. the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only; and

      c. the owner submits a report from a Professional Agrologist which demonstrates that:

         i. full-time farm labour is required to live on the farm; and

         ii. the secondary farmhouse is subordinate to the principal farm dwelling; and

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

B. amend the Agriculture (AG1) zone in Richmond Zoning Bylaw 8500 to:

1. allow one (1) additional dwelling unit provided:

(a) the property is classified as a 'farm' under the BC *Assessment Act*;

(b) the property is 8 ha (20 ac.) or greater in area;

(c) the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only, and

(d) the owner submits a report from a Professional Agrologist which demonstrates that:

i. full-time farm labour is required to live on the farm; and

ii. the additional dwelling is subordinate to the principal farm dwelling; and

2. apply the following residential development size limits for the additional dwelling unit:

(a) a maximum additional farm home plate of 600 m^2 (6,458 ft^2); and

(b) a maximum house size of 300 m^2 (3,229 ft^2).

The proposed farm home plate area for any additional dwellings would have to be a contiguous area with the farm home plate area of the principal dwelling unit. This is consistent with the Zoning Bylaw's existing definition of 'farm home plate' which requires that the farm home plate area include the portion of the lot located between a principal dwelling and any additional dwelling units. This would encourage the clustering of dwelling units and sharing residential improvements such as driveway access in order to preserve as much farmland as possible. If a property owner who is applying for an additional dwelling unit wishes to have two separate farm home plate areas, or cannot work within the incremental additional farm home plate area, they would have to apply for a Development Variance Permit to vary the definition of a farm home plate for their property.

The maximum house size of 300 m^2 (3,229 ft^2) for an additional dwelling would include the garage floor area and the floor area for any residential accessory buildings. This is consistent with the maximum floor area for the principal dwelling unit in the Zoning Bylaw which also includes the garage floor area and residential accessory buildings.

With these amendments, the provision for an additional dwelling would only apply to AG1 zoned lots with road access that are greater than 8 ha (20 ac.) in area. Staff have confirmed that only 85 properties, or 7% of AG1 zoned properties would qualify for an additional dwelling. Those properties are identified in the map on Attachment 1. If AG1 zoned lots are consolidated to create a lot that is 8 ha (20 ac.) in area or greater, that number could potentially increase.

Option 3: Allow a Maximum of Three (3) Additional Dwellings in the AG1 Zone

If Council wishes to reinstate the full scope of provisions for additional dwelling units as was previously included in the Richmond Zoning Bylaw 8500 on agriculturally zoned properties, staff would recommend that the following bylaw amendments, as shown in Attachment 5, be endorsed:

A. amend Policy g) under Objective 1 (continue to protect the City's agricultural land base in the Agricultural Land Reserve [ALR]) in Section 7.1 (Protect Farmland and Enhance Its Viability) on page 7-4 of Official Community Plan Bylaw 9000 to:

1. remove the requirement to rezone the parcel on a case by case basis;

2. include the requirement that the property be classified as a 'farm' under the B.C. *Assessment Act* to provide further evidence that there is a legitimate need for an additional dwellings; and

3. require a signed statutory declaration from the property owner indicating that any additional dwelling(s) is for full-time farm workers only, to ensure compliance.

B. amend the Agriculture (AG1) zone in Richmond Zoning Bylaw 8500 to:

1. reinstate the previous provisions for additional dwelling(s) in the Zoning Bylaw which includes the requirements that:

   (a) the additional dwelling(s) is for full-time farm workers for a farm operation employed on the lot in question;

   (b) the need for additional dwelling(s) is justified in a comprehensive written report by a certified professional registered with the B.C. Institute of Agrologists (P.Ag.); and

   (c) the maximum number of additional dwelling(s) is based on the lot area specified below:

      i. 1 additional dwelling on a lot between 8 ha (20 ac.) and 25 ha (62 ac.);
      ii. 2 additional dwellings on a lot between 25 ha (62 ac.) and 30 ha (74 ac.); or
      iii. 3 additional dwellings on a lot over 30 ha (74 ac.);

2. require that the lot be classified as 'farm' under the B.C. *Assessment Act*;

3. require a statutory declaration from the property owner that any additional dwelling(s) is for full-time farm workers only; and

4. apply the following residential development size limits for each additional dwelling:

   (a) a maximum additional farm home plate of 600 m^2 (6,458 ft^2); and

   (b) a maximum house size of 300 m^2 (3,229 ft^2).

Staff note that items 2 and 3 above are new requirements from the previous provisions which would ensure any additional dwellings are for farm workers on an existing farm operation. Further, the statutory declaration from the property owner would ensure compliance that any additional dwelling(s) is for full-time farm workers only.

Item 4 above has the same farm home plate and house size limitations as suggested in Option 2. As indicated in Option 2, the farm home plate area for any additional dwelling unit would have to be a contiguous area with the farm home plate area of the principal dwelling unit. If a property owner who is applying for an additional dwelling unit wishes to have two separate farm home plate areas, or cannot work within the incremental additional farm home plate, they would have to apply for a Development Variance Permit to vary the definition of a farm home plate for their property.

With these amendments, the provision for an additional dwelling would only apply to AG1 zoned lots with road access that are greater than 8 ha (20 ac.) in area. Staff have confirmed that only 85 properties, or 7% of AG1 zoned properties would qualify for an additional dwelling. Those properties are identified in the map on Attachment 1. If AG1 zoned lots are consolidated to create a lot that is 8 ha (20 ac.) in area or greater, that number could potentially increase.

Table 1 provides a breakdown on the number of existing lots that would be eligible to apply for an additional dwelling in the AG1 zone for Option 3.

Table 1: Number of Lots that Can Apply for Additional Dwelling Units in the AG1 Zone

Number of Additional Dwelling Units	Lot Area	Number of Lots
1	8 ha (20 ac.) to 25 ha (62 ac.)	61
2	25 ha (62 ac.) to 30 ha (74 ac.)	8
3	30 ha (74 ac.) or greater	16

If these bylaw amendments were to be adopted, any application for an additional dwelling for farm workers would not require Council approval. Rather, the applicant would be required to meet the conditions as outlined above (e.g., the lot is classified as 'farm', submission of an agrologist report and a statutory declaration, and meets the minimum lot area requirements) through a building permit application.

If Council wish to consider Option 3, staff have prepared proposed bylaw amendments that would amend the 2041 OCP and Richmond Zoning Bylaw 8500 as indicated in Attachment 5.

Public Consultation for OCP Amendment

Staff have reviewed both possible OCP bylaw amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that both OCP amendments do not require referral to external stakeholders as the OCP amendments are consistent with the existing policy framework on limiting the size of residential development on farmland. Both OCP amendment bylaws are housekeeping in nature

and are an enhancement of the City's existing policy framework for additional dwellings on agriculturally zoned land.

Council's referral directed staff to examine the issue, and did not include a specific referral to other stakeholders or committees. In order to provide a timely response to Council, staff did not undertake additional formal consultation. Staff did however, take the opportunity to provide an update on this item to the Agricultural Advisory Committee (AAC) at their regular meeting held on April 19, 2018. At that meeting, the AAC passed a motion to indicate support reinstating the provisions for additional dwelling units in the Agriculture (AG1) zone exactly as they appeared prior to the adopted Zoning Bylaw amendments on May 17, 2017 on limiting residential development on farmland.

If Council consider one of the bylaw options outlined in this report, a Public Hearing will be held, which will give all interested parties an opportunity to provide Council with their input, and the Public Hearing notice will be placed in the local newspapers, in compliance with the requirements of the *Local Government Act*. In staff's opinion, the Public Hearing would be sufficient to obtain public and stakeholder input on any of the proposed bylaw amendments.

Should Council wish additional public input, staff can undertake formal consultation with various stakeholders, if so directed.

Farm Home Plate and House Size Limits in the AG1 Zone

The referral on additional dwellings for farm workers is part of a larger referral back to staff on revising limits to house size and farm home plate regulations on agriculturally zoned land. As staff have addressed this referral in this report and have addressed an additional referral on the size of farm structures on farmland in a separate report titled "Cannabis Bylaw Framework and Regulation of Agricultural Structures" dated April 18, 2018 from the Manager, Policy Planning and the Senior Manager of Community Safety, Policy and Programs and Licensing, to be reviewed at the May 7, 2018 General Purposes Committee, staff recommend that Council provide staff with direction on revised residential development limits in the AG1 zone, and timing for bylaw(s) to be presented for consideration.

Specifically, staff are seeking direction on the:

- maximum permitted house size;
- maximum house footprint;
- maximum number of storeys;
- the location of the septic field in relation to the farm home plate; and
- a maximum permitted farm home plate area in the Agriculture (AG1) zone.

The report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager, Policy Planning (Attachment 7) provides a series of bylaw options for Council's consideration.

Further, staff recommend that Council authorize staff to send a letter to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses. This is based on feedback received during the last round of public consultation on farmland housing regulations.

Financial Impact

None.

Conclusion

This report responds to Council's March 26, 2018 referral to staff on additional dwelling units for farm workers as part of a larger referral back to staff on revising limits to house size and farm home plate regulations on agriculturally zoned land. This report presents three options for Council's consideration which includes the following:

Option 1: maintain the existing OCP policy on additional dwellings units on agriculturally zoned land by requiring all applications for an additional dwelling for full-time farm workers to be reviewed on a case by case basis through a rezoning process, and include additional requirements to ensure any additional dwellings for farm workers are on an existing farm operation;

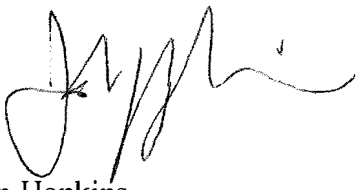
Option 2: allow a maximum of one (1) additional dwelling as a conditional use in the Agriculture (AG1) zone without going through a rezoning process (any proposals for more than one dwelling unit in the AG1 zone would require a rezoning), and include additional requirements to ensure any additional dwelling units for farm workers are on an existing farm operation; or

Option 3: allow the consideration of up to three (3) additional dwellings as a conditional use in the Agriculture (AG1) zone as was previously permitted prior to the residential provisions were approved in the City's agricultural zones in 2017, and include additional requirements to ensure any additional dwelling units for farm workers are on an existing farm operation.

Further, it is recommended that Council provide staff with direction on revised limits to residential development on AG1 zoned land based on the report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning.

As part of that report, staff also recommended that a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home

plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses.

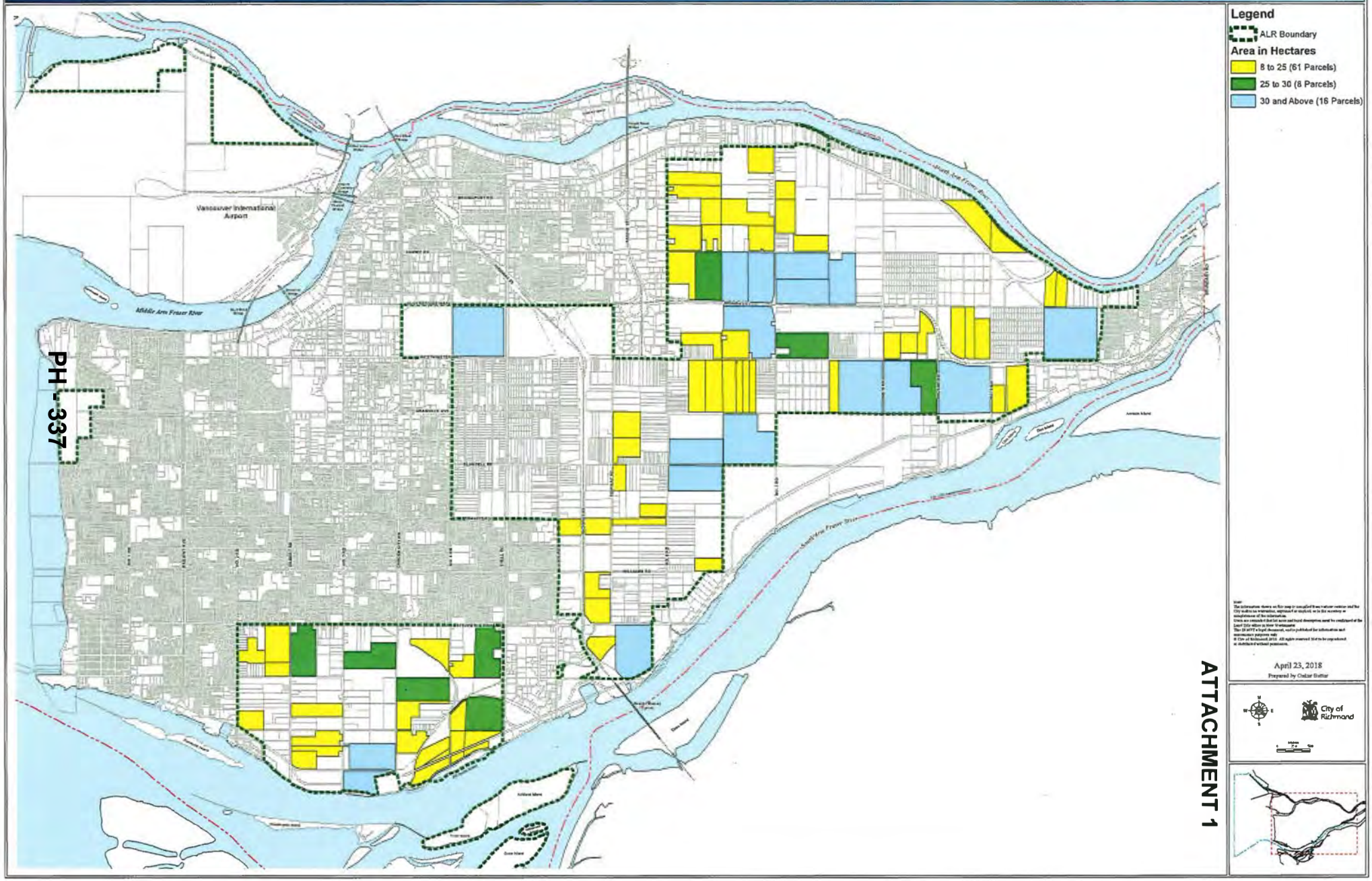


John Hopkins
Senior Planner
(604-276-4279)

JH:cas

Att. 1: Map of AG1 Zoned Parcels with Road Access that are 8 ha (20 ac.) or Larger
2: ALC Policy L-09 on Additional Residences for Farm Help Accommodation
3: Option 1 Bylaw Package:
Draft Official Community Plan Bylaw 9000, Amendment Bylaw 9866
4: Option 2 Bylaws Package:
Draft Official Community Plan Bylaw 9000, Amendment Bylaw 9869 and
Draft Richmond Zoning Bylaw 8500, Amendment Bylaw 9870
5: Option 3 Bylaw Package:
Draft Official Community Plan Bylaw 9000, Amendment Bylaw 9863 and
Draft Richmond Zoning Bylaw 8500, Amendment Bylaw 9862
6: Report to Planning Committee titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning

AG1 Zoned Parcels With Road Access (8 ha and Larger)



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ATTACHMENT 1

ALC ***Agricultural Land Commission Act***	**Policy L-09** **January 2016** **ADDITIONAL RESIDENCES FOR FARM HELP ACCOMMODATION**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36 – Section 18

Unless permitted by this Act, the regulations or the terms imposed in an order of the commission,

(a) a local government, or an authority, a board or another agency established by it or a person or an agency that enters into an agreement under the Local Services Act may not

(ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use

INTERPRETATION:

The *ALCA* and the Regulation do not set a limit on the number of additional residences for farm help accommodation per parcel, but all residences must be necessary for farm use.

Local government must be provided with evidence that there is a legitimate need for an additional residence for farm help accommodation. One criterion is that the parcel should have 'farm' classification under the *Assessment Act*. In coming to a determination, a local government should consider the size and type of farm operation and other relevant factors. To help determine the need and evaluate the size and type of farm operation, the local government may wish to obtain advice and direction from staff of:

a) the Ministry of Agriculture
b) the Agricultural Land Commission.

Local government bylaws should not necessarily be the basis for making a determination about the necessity for farm help accommodation. Some bylaws may automatically permit a second residence on a specified size of parcel in the Agricultural Land Reserve ("ALR"). This is not an appropriate determination under the *ALCA* and should not be used as the basis for issuing a building permit for an additional residence for farm help accommodation. Some local governments have adopted detailed guidelines as a basis for determining legitimacy of a request for additional residences for farm help, in which a threshold for different types of agricultural operations is specified. In these instances, it may be appropriate to consider these as factors in interpreting Section 18 of the *ALCA*. If

there is any doubt with respect to need, an application under Section 20 (3) of the *ALCA* for permission for a non-farm use is required.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.

City of Richmond

ATTACHMENT 3

Bylaw 9866

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9866 (Additional Dwellings on Agriculturally Zoned Land)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, if further amended at Section 7.1 Protect Farmland and Enhance Its Viability by deleting policy g) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)), and replacing it with the following:

   "g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which proposed to exceed the maximum number of dwelling units if:

   - the property is 8 ha (20 ac.) in area or greater;
   - the property is classified as a farm under the B.C. *Assessment Act*;
   - if the owner provides a statutory declaration that any additional dwelling units are for full-time farm workers only; and
   - if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:
     - full-time farm labour is required to live on the farm; and
     - the secondary farmhouse is subordinate to the principal farm dwelling unit."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9866".**

FIRST READING	_____	CITY OF RICHMOND
PUBLIC HEARING	_____	APPROVED by
SECOND READING	_____	APPROVED by Manager or Solicitor
THIRD READING	_____	
ADOPTED	_____	

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Bylaw 9869

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9869 (Additional Dwellings on Agriculturally Zoned Land)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, if further amended at Section 7.1 Protect Farmland and Enhance Its Viability by deleting policy g) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)), and replacing it with the following:

   "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 acres) 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; and
   - 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."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9869".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9870

Richmond Zoning Bylaw 8500 Amendment Bylaw 9870

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

1. Richmond Zoning Bylaw 8500, as amended, is amended by:

   b) deleting Section 14.1.4., subsection 2 and 3 (Permitted Density), in its entirety and replacing it with the following:

   "2. The maximum **density** is one **principal dwelling unit** per **lot**.

   3. A maximum of one additional **single detached housing** unit for full-time farm workers for a **farm operation** employed on the **lot** in question is permitted provided:

      a) the **lot** is classified as 'farm' under the B.C. *Assessment Act*,

      b) that a statutory declaration is submitted by the owner of the **lot** indicating that the additional **single detached housing** unit is for full-time farm workers only;

      c) that the need for the additional **single detached housing** unit is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag.), and

      d) that the **lot** has a **lot area** of 8.0 ha or greater.

   4. The maximum **floor area** for an additional **single detached housing** unit is 300 m^2 where permitted.

   5. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11."

2. Richmond Zoning Bylaw 8500, as amended, is amended by deleting Section 14.1.4.A (Farm Home Plate) in its entirety and replacing it with:

   "1. The maximum area of the **farm home plate** for a **principal dwelling unit** is:

      a) 50% of the **lot area** for **lots** less than 0.2 ha;

      b) 1,000 m^2 for **lots** between 0.2 ha to 1 ha;

      c) 10% of the **lot area** for **lots** between 1 ha to 2 ha; and

d) 2,000 m^2 for **lots** greater than 2 ha.

2. The maximum area of the **farm home plate** for an additional **single detached housing** unit is 600 m^2."

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9870".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

ATTACHMENT 5

Bylaw 9863

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9863 (Additional Dwellings on Agriculturally Zoned Land)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, if further amended at Section 7.1 Protect Farmland and Enhance Its Viability by deleting policy g) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)), and replacing it with the following:

   "g) limit the number of principal dwelling units to one (1) on agriculturally zoned properties, and only permit additional dwelling units provided the property is 8 ha (20 acres) 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 any additional dwelling units are 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; and
   - the secondary farmhouse is subordinate to the principal farm dwelling unit."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9863".**

FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		APPROVED by Manager or Solicitor
THIRD READING		
ADOPTED		

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9862

Richmond Zoning Bylaw 8500 Amendment Bylaw 9862

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

1. Richmond Zoning Bylaw 8500, as amended, is amended by:

   a) deleting Section 14.1.4., subsection 2 and 3 (Permitted Density), in its entirety and replacing it with the following:

   "2. The maximum **density** is one **principal dwelling unit** per **lot**.

   3. The following additional **single detached housing** units for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided:

      a) the **lot** is classified as 'farm' under the B.C. *Assessment Act*,

      b) that a statutory declaration is submitted by the owner of the **lot** indicating that any additional **single detached housing** unit is for full-time farm workers only;

      c) that the need for the additional **single detached housing** unit is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag.), and

      d) that the **lot** has the **lot area** specified below:

         i. 1 additional **single detached housing** unit on a **lot** between 8.0 ha and 25.0 ha; or

         ii. 2 additional **single detached housing** unit on a **lot** between 25.0 ha and 30.0 ha; or

         iii. 3 additional **single detached housing** unit on a **lot** over 30.0 ha.

   4. The maximum **floor area** for each additional **single detached housing** unit is 300 m^2 where permitted.

   5. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11."

2. Richmond Zoning Bylaw 8500, as amended, is amended by deleting Section 14.1.4.A (Farm Home Plate) in its entirety and replacing it with:

"1. The maximum area of the **farm home plate** for a **principal dwelling unit** is:

a) 50% of the **lot area** for **lots** less than 0.2 ha;

b) 1,000 m^2 for **lots** between 0.2 ha to 1 ha;

c) 10% of the **lot area** for **lots** between 1 ha to 2 ha; and

d) 2,000 m^2 for **lots** greater than 2 ha.

2. The maximum area of the **farm home plate** for each additional **single detached housing** unit is 600 m^2."

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9862".**

FIRST READING	_____	CITY OF RICHMOND
PUBLIC HEARING	_____	APPROVED by
SECOND READING	_____	APPROVED by Director or Solicitor
THIRD READING	_____	
ADOPTED	_____	

_____ _____

MAYOR CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	March 13, 2018
From:	Barry Konkin Manager, Policy Planning	**File:**	08-4057-10/2018-Vol 01
Re:	**Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger**		

Staff Recommendation

1. That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;

2. That staff be directed to:

   a. prepare a bylaw based on an option chosen from the potential options presented in the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning; or

   b. prepare a customized bylaw with specific direction on:

      i. maximum permitted house size;

      ii. maximum house footprint;

      iii. maximum number of storeys;

      iv. the location of the septic field in relation to the farm home plate; and

      v. a maximum permitted farm home plate area; or

   c. maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017;

3. That, following Council's ratification of any option identified in recommendation 2a or 2b at the March 26, 2018 Regular Council Meeting, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting; and

4. That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses.

Barry Konkin
Manager, Policy Planning
(604-276-4139)

Att. 10

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals Finance Law	☑ ☑ ☑	for JOE ERCEG
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

Staff Report

Origin

As part of a six month review of bylaws adopted in May 2017 that established limits to residential development on land in the Agricultural Land Reserve, this report responds to Council's direction on December 20, 2017 which stated:

(1) That staff be directed to:
- *(a) conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, farm home plate and house footprint;*
- *(b) receive comments regarding Provincial involvement to encourage farming;*
- *(c) provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint;*
- *(d) provide sample pictures of houses with the proposed maximum sizes;*
- *(e) include the maximum house floor area of 5,380 ft^2 for houses on agricultural land, as noted in the Provincial guidelines, as an option in the public consultation process; and*
- *(f) include the existing regulations on maximum house size on agricultural land as an option in the public consultation process.*

This report summarizes the feedback received from the public consultation process that took place between February 1 and February 18, 2018, and presents a number of options on how Council can address this issue. The consultation process also encouraged feedback on what actions other levels of government should consider to encourage farming activity.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

8.3. The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.1. Understandable, timely, easily accessible public communication.

Findings of Fact

On May 17, 2017, Council adopted a number of bylaw amendments to better preserve land for agriculture by incorporating new regulations for residential development on the City's agriculturally zoned land (AG1 zone). These amendments included establishing a maximum floor area for all residential buildings, including the principal dwelling unit and all residential accessory buildings, and creating a maximum farm home plat

improvements (e.g., driveway, decorative landscaping, swimming pools, tennis courts). A summary of these existing zoning regulations as adopted by Council can be found in Attachment 1.

As part of the six month review on the implementation of those bylaw amendments, Council reviewed options on December 20, 2017 to further limit house size (floor area) and farm home plate area, septic field location in relation to the farm home plate, and to consider a maximum house footprint limit on parcels of land zoned Agriculture (AG1) that are 0.2 ha (0.5 acre) or larger. On December 20, 2017, Council directed staff to seek public input on these options. The Council-endorsed consultation was conducted between February 1 and February 18, 2018 through an online LetsTalkRichmond.ca feedback form, and three public open houses which were held on February 7 and 8, 2018 at City Hall, and on February 15, 2018 at the East Richmond Community Hall.

Throughout this process, there was a high level of public interest with over 200 people attending the three public open houses, and a total of 525 completed feedback forms received during the public consultation period. Feedback was also received through letters and emails to Council.

Feedback Form Results

A total of 525 feedback forms were received through the online LetsTalkRichmond.ca and through completed hard copies of the feedback form which were submitted directly to staff, and which were manually input into LetsTalkRichmond.ca. Of those feedback forms:

- 504 indicated they were a Richmond resident, provided a Richmond address and/or a Richmond postal code; and
- Of the remaining 21, 11 indicated an out of town address and 10 indicated an out of town postal code.

Staff analyzed the results of the feedback received from the 504 Richmond residents, which was then broken out into responses from those that self-declared they are a non-farming Richmond resident (408) or a Richmond farmer (96).

A comparison of responses between the 408 Richmond respondents who indicated they are a non-farmer and the 96 who indicated they were a farmer, show clear differences in opinion on further establishing limits on residential development in the AG1 zone.

Key findings in the public feedback received include the following:

All Richmond Respondents (504)	Richmond Non-Farmers (408)	Richmond Farmers (96)
60% indicated they wish to have the farm home plate area reduced	73% indicated they wish to have the farm home plate area reduced	90% indicated they do not wish to have the farm home plate area reduced
56% indicated they wish to have the entire septic systems within the farm home plate area	68% indicated they wish to have the entire septic systems within the farm home plate area	93% indicated they do not wish to have the entire septic systems within the farm home plate area

All Richmond Respondents (504)	Richmond Non-Farmers (408)	Richmond Farmers (96)
64% indicated they support a new regulation to limit the maximum house footprint	77% indicated they support a new regulation to limit the maximum house footprint	91% indicated they do not support a new regulation to limit the maximum house footprint
78% indicated they do not support increasing the house height from 2 ½ to 3 storeys	77% indicated they do not support increasing the house height from 2 ½ to 3 storeys	82% indicated they do not support increasing the house height from 2 ½ to 3 storeys
63% indicated they support reducing the maximum house size	76% indicated they support reducing the maximum house size	93% indicated they do not support reducing the maximum house size
Of the 317 respondents who indicated they support reducing the maximum house size: • 77% indicated support for a house size of 5,382 ft^2 or less	Of the 310 respondents who indicated they support reducing the maximum house size: • 78% indicated support for a house size of 5,382 ft^2 or less	Of the 7 respondents who indicated they support reducing the maximum house size: • 72% indicated support for a house size of 5,382 ft^2 or less

There was a marked difference in opinion between non-farming Richmond residents and Richmond farmers on:

- the maximum house size (reduce size or maintain current regulations);
- introducing a new regulation on limiting the maximum house footprint (include as a new regulation or do not include);
- the size of the farm home plate area (reduce size or maintain current regulations); and
- the location of the septic field in relation to the farm home plate (inside or outside the farm home plate).

The only question that both non-farmers and farmers generally agreed upon was a lack of support to increase the maximum number of storeys of a house from 2 ½ to 3 storeys.

Attachment 2 compares the feedback form results with those who identified themselves as a Richmond resident, but not a farmer, with those who identified themselves as a Richmond farmer. Those results are then compared with the feedback form results of all Richmond residents.

Other Feedback Form Submissions

Through the consultation process, staff were approached by representatives of two Richmond-based farm operations with significant land holdings in Richmond. These land owners requested that they be permitted to submit a feedback form for each parcel of land they own. Accordingly, the requested forms were provided, and 286 additional feedback forms were received.

All 286 feedback forms provided the same comments which included:

1. Maintain the City's existing maximum farm home plate area regulations;
2. Do not include the entire septic system, including the septic field, within the City's farm home plate area;
3. Do not support a new regulation to limit the maximum house footprint;

4. Do not support increasing the maximum house footprint house height from 2 ½ storeys to 3 storeys; and
5. Retain the existing maximum house size of 1,000 m^2 (10,764 ft^2).

The results of one feedback form from each farming operation were included in the total number of feedback forms received on LetsTalkRichmond.ca. The remaining 284 forms were not included in the overall feedback form results, but have been acknowledged as part of the public input into the process.

Stakeholder and Other Submissions

The following letters were received from identified stakeholder organizations requesting that the City maintain the current AG1 house size regulations in Richmond Zoning Bylaw 8500 (Attachment 3):

- 1 letter from the City of Richmond's Agricultural Advisory Committee (AAC);
- 1 letter from the Richmond Farmers Institute (RFI); and
- 1 letter received from the Richmond Farmland Owners Association.

The letters from the AAC and RFI, which can be found in Attachment 3, were the same letters submitted in March 2017 indicating their respective position on establishing limits on residential development. A representative from both the AAC and RFI indicated that their position has not changed since the March 2017 letters were submitted.

To further clarify the position of the AAC, the following motion was passed at their regular meeting on March 7, 2018:

> *"The Agricultural Advisory Committee supports the current AG1 zoning limitation on residential development and do not support further changes."*
>
> *7 members supported / 1 member opposed*

The following was received from stakeholder organizations requesting that the City reduce the farm home plate and house size regulations in the AG1 zone (Attachment 3):

- 1 letter received from Richmond FarmWatch.

In addition to the letters received as noted above, Council received a petition from a delegation representing the Richmond Citizens Association at the February 26, 2018 Council meeting. The petition had a total of 5,504 names with the following:

- 4,379 names compiled through a digital petition that included names of individuals from all over the world. Of those names 710 (16%) indicated they were from Richmond. Staff note that no specific addresses were recorded as part of this petition.
- 1,125 names were also submitted as part of a second petition. Of those names:
  - 34 indicated they reside outside of Richmond; and
  - of the 1,091 names from Richmond, this represented 981 distinct Richmond households due to multiple names from the same household.

The main focus of the petition was to request Council to implement a moratorium on new building permit applications on ALR land, and to establish a maximum house size of 500 m^2 (5,382 ft^2) for AG1 zoned properties. A copy of the petition is available for viewing at City Hall, in addition to a copy in the Councillors lounge.

As of March 13, 2018, three additional emails to Mayor and Councillors have been received regarding limits on residential development on farmland. The three emails all request Council to consider a smaller house size limit. A copy of those letters can be found in Attachment 4.

Analysis

Profile of Richmond's AG1 Parcels

As background information in this report, Attachment 5 provides a detailed breakdown on the size of Richmond's AG1 zoned parcels with road access.

House Size and Related Regulations: Options for Consideration

Staff were directed by Council to examine potential further limits to house size (floor area), introducing a maximum house footprint limit, determining septic field location in relation to the farm home plate, and further limits to the farm home plate area on parcels of land zoned AG1 that are 0.2 ha (0.5 acre) or larger. The combination of these factors results in a myriad of potential, functional options. As a result, staff have prepared Table 1 below with 12 separate options all of which consider the various parameters.

Table 1 – Options for Consideration
(all measurements are in square feet)

	Option 1	Option 2		Option 3			Option 4			Option 5		
		A	B	A	B	C	A	B	C	A	B	C
Maximum House Size	5,382	6,500		7,500			8,500			10,764		
Number of Storeys *	2	2.5	2.5	2.5	2.5	3	2.5	2.5	3	2.5	2.5	3
Maximum House Footprint (% of floor area)*	60%	45%	40%	45%	40%	40%	45%	40%	40%	45%	40%	40%
Maximum House Footprint (house size x footprint %)	3,229	2,925	2,600	3,375	3,000	3,000	3,825	3,400	3,400	4,844	4,306	4,306
Maximum Septic Field Area (30% of floor area)	1,615	1,950	1,950	2,250	2,250	2,250	2,550	2,550	2,550	3,229	3,229	3,229
Total House Footprint and Septic Field Area (50% of farm home plate)	4,844	4,875	4,550	5,625	5,250	2,250	6,375	5,950	2,550	8,073	7,535	3,229
Farm Home Plate with Septic Field Inside (minimum 10,764 ft^2)	**10,764**			**11,250**	**10,764**		**12,750**	**11,900**		**16,146**	**15,070**	
Farm Home Plate with Septic Field Outside (minimum 10,764 ft^2)	**10,764**											

* Attachment 6, 7, 8 and 9 provide conceptual diagrams for a 2-storey, 2 ½ storey and 3 storey house which are meant to illustrate potential building massing based on the maximum house footprint identified in Table 1.

Some additional notes for Table 1 include:

- The septic field area has been calculated as approximately 30% of the overall house floor area. This is based on a correlation between the house floor area and septic field area of Type 2 septic systems, which are the most commonly used septic systems in Richmond, noted through an examination of agricultural building permits from the past 7 years. This calculation has been used to establish a maximum farm home plate area.
- The septic field area and house footprint should not occupy more than 50% of the farm home plate area to allow for setbacks of buildings, driveways, and other recreational areas. This calculation has been used to establish a maximum farm home plate area.
- A 2 storey house would be limited to a maximum house footprint of 60% of the overall floor area on the first storey with the remaining 40% to be on the second storey. The first storey of the house would include the garage floor area and the 60/40 ratio between the first and second storey allows for adequate articulation of the building. See Attachment 6 for a conceptual diagram of a 2 storey house.
- A 2 ½ storey house would include either:
  - a maximum house footprint of 45% of the overall floor area on the first storey, with 38% on the second storey, and 17% on the ½ storey. The ½ storey would be no more than 50% of second floor area to be in keeping with the definition of a ½ storey in Richmond Zoning Bylaw 8500. The first storey of the house would include the garage floor area and the 45/38/17 ratio between the first, second and ½ storey allows for articulation of the building. See Attachment 7 for a conceptual diagram of a 2 ½ storey house with this type of building massing; or
  - a maximum house footprint of 40% of the overall floor area on the first storey, with 40% on the second storey, and 20% on the ½ storey. The ½ storey would be no more than 50% of second floor area to be in keeping with the definition of a ½ storey in Richmond Zoning Bylaw 8500. The first storey of the house would include the garage floor area and the 40/40/20 ratio between the first, second and third storey allows for some articulation of the building. See Attachment 8 for a conceptual diagram of a 2 ½ storey house with this type of building massing.
- A 3 storey house would have a maximum house footprint of 40% of the overall floor area to be on the first storey, with 35% on the second storey, and 25% on the third storey. The first storey of the house would include the garage floor area and the 40/35/25 ratio between the first, second and third storey allows for articulation of the building. See Attachment 9 for a conceptual diagram of a 3 storey house. Note: the current Zoning Bylaw does not currently permit a 3 storey house in the AG1 zone.
- Staff also note that all options in Table 1 would establish a maximum farm home plate area that is less than what is currently permitted in Richmond Zoning Bylaw 8500. Staff do not suggest reducing the maximum farm home plate area to less than 1,000 m^2 (10,764 ft^2) which is half of the Ministry of Agriculture's Guidelines. The Ministry's Guidelines suggest a minimum farm home plate area of 2,000 m^2 (21,528 ft^2) regardless of parcel size.

Discussion of Options

Table 1 provides 12 different options for Council's consideration and includes the five different house size options based on Council's December 20, 2017 referral to staff.

For the 6,500 ft^2 house size option (Option 2), there are two sub-options for a 2 ½ storey house, each with a different maximum house footprint (40% and 45% of overall house floor area).

For the 7,500 ft^2, 8,500 ft^2, and 10,764 ft^2 house size options (Options 3, 4 and 5), each have 3 sub-options. The first two sub-options are for a 2 ½ storey house with a different maximum house footprint (40% and 45% of overall house floor area). The third sub-option considers a full 3 storey house with a 40% maximum house footprint. The 3 storey option is based on a reduced maximum house footprint, and the maximum height of the house of 10.5 m (34 ft.).

Some of the conclusions with Table 1 include the following:

1	Option 1	Max. house size	5,382 ft^2
		Max. farm home plate with septic field	10,764 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 (could be included in 2 ½ storey)
		Max. house footprint	60% of the total house floor area
2	Option 2A	Max. house size	6,500 ft^2
		Max. farm home plate with septic field	10,764 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	45% of the total house floor area
3	Option 2B	Max. house size	6,500 ft^2
		Max. farm home plate with septic field	10,764 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	40% of the total house floor area
4	Option 3A	Max. house size	7,500 ft^2
		Max. farm home plate with septic field	11,250 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	45% of the total house floor area
5	Option 3B	Max. house size	7,500 ft^2
		Max. farm home plate with septic field	10,764 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	40% of the total house floor area
6	Option 3C	Max. house size	7,500 ft^2
		Max. farm home plate with septic field	10,764 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	3 storey
		Max. house footprint	40% of the total house floor area

7	Option 4A	Max. house size	8,500 ft^2
		Max. farm home plate with septic field	12,750 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	45% of the total house floor area
8	Option 4B	Max. house size	8,500 ft^2
		Max. farm home plate with septic field	11,900 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	40% of the total house floor area
9	Option 4C	Max. house size	8,500 ft^2
		Max. farm home plate with septic field	11,900 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	3 storey
		Max. house footprint	40% of the total house floor area
10	Option 5A	Max. house size	10,764 ft^2
		Max. farm home plate with septic field	16,146 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	45% of the total house floor area
11	Option 5B	Max. house size	10,764 ft^2
		Max. farm home plate with septic field	15,070 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ½ storey
		Max. house footprint	40% of the total house floor area
12	Option 5C	Max. house size	10,764 ft^2
		Max. farm home plate with septic field	15,070 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	3 storey
		Max. house footprint	40% of the total house floor area

Should Council wish to consider a bylaw amendment to reduce house size and farm home plate, establish a maximum house footprint, indicate the location of the septic field in relation to the farm home plate, and potentially increase the maximum number of storeys, Council can select one of the 12 options from Table 1 in which staff would prepare the necessary bylaw amendment for Council's consideration at the April 9, 2018 Regular Council meeting.

Alternatively, Council could direct staff to prepare a bylaw based on a customized option for consideration with specific direction on:

1. maximum house size;
2. maximum house footprint (as percentage of overall house size);
3. maximum number of storeys;
4. the location of the septic field in relation to the farm home plate; and
5. maximum farm home plate area.

As another alternative, Council could maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017.

Single Family Residential Building Massing

Since 2015, there have been a series of bylaw amendments that have been adopted by Council that address single family building massing. Most of those regulations apply to all single family dwellings, including single detached homes on AG1 zoned land. Some of the regulations apply to how a half-storey is defined, how the interior ceiling height is measured, how the residential vertical lot width envelope is measured, establishing a 70 m^2 (753 ft^2) maximum area for residential accessory buildings, establishing projection limits on chimney, fireplaces, bay windows and hutches, and setting a maximum projection for an attached garage.

Of the adopted single family massing regulations already in Richmond Zoning Bylaw 8500, only four do not apply to single detached homes in the AG1 zone. They are:

1. Maximum height of 7.5 m (24.6 ft.) for a flat roof house;
2. Regulations on the minimum percentage for front yard landscaping;
3. Establishing a variation for rear yard setbacks for the first storey elevation; and
4. Limiting the length of a continuous wall oriented to an interior side yard to a maximum length of 55% of the total lot depth.

The four regulations listed above were developed to apply to house massing in an urban environment where single detached homes are in closer proximity to each other on smaller lots compared to lots in the AG1 zone. Regulations such as a farm home plate already establish maximum setback limits, and all homes in the AG1 have a maximum 50 m (164 ft.) setback limit from the road. With respect to front yard landscaping, this may be difficult to apply to the AG1 zone if the septic field area is located within the front yard area, in addition to the number of AG1 zoned lots that have Riparian Management Areas within the front yard. As a result, staff to do not recommend applying these regulations to the AG1 zone.

Temporary Withholding of Building Permits

The BC *Local Government Act* in Section 463 allows a local government to withhold issuance of a building permit where the permit would be in conflict with a bylaw(s) under preparation. The provisions under Section 463 allow a permit to be held for up to 90 days (30 day initial hold for review, and then a further 60 days, if so deemed by Council). Staff reports are required for both the initial 30 day hold and requesting the additional 60 day hold, to obtain Council approval of the withholding of the building permit.

Council utilized this provision in 2017 when bylaws were being established to set limits to residential development on farmland. If Council were to proceed with the preparation of a bylaw to further reduce house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres), and wished to withhold the issuance of building permits for such properties while the bylaw was under preparation, a resolution would need to be endorsed by Council authorizing the following:

Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and

Whereas Council has directed staff to further review options on reducing house size and farm home plate area, determining septic field location in relation to the farm home plate, and establishing a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres).

(1) That staff be directed to prepare for Council's consideration a bylaw that would further limit house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for properties zoned Agriculture (AG1) on lots 0.2 ha (0.5 acres) or larger; and

(2) That staff bring all building permit applications for residential development in the Agriculture (AG1) zone on properties 0.2 ha (0.5 acres) or larger, received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate area, septic field location in relation to the farm home plate, and house footprint for properties zoned AG1 that are 0.2 ha (0.5 acres) or larger.

Provincial Actions to Improve Agricultural Viability

The protection and use of farmland is regulated by different levels of government (e.g., local, provincial and federal), but is largely a Provincial responsibility regulated by the *Agricultural Land Commission Act*, and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, and various policies of the Provincial Agricultural Land Commission (ALC). The ALC, in cooperation with local government, regulates and administers the use of land that is located within the Agricultural Land Reserve (ALR). Locally, the City of Richmond has the ability to regulate the siting and massing of residential and agricultural buildings and structures.

The City also collects property taxes based on the assessment value and classification provided by the BC Assessment Authority. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements which are then regulated by the Province. The Province also has the ability to set other taxes such as the Property Transfer Tax and the Foreign Buyers Tax.

As part of the public consultation on house size, farm home plate and house footprint regulations in the AG1 zone, staff were directed to ask respondents to list what they think other levels of government should be doing to encourage farming. Attachment 10 provides a summary of the feedback received from the LetsTalkRichmond.ca feedback forms. Most of the feedback received related to possible Provincial actions on foreign ownership and taxation.

Some of the most repeated issues involved the taxation of farmland, foreign ownership, and the need for more incentives for farmers and property owners to ensure agricultural productivity. Particular interest was focussed on the Foreign Buyers Tax which was recently increased from 15% to 20%. The Foreign Buyers Tax only applies to areas of the property that is not assessed as farm. If a property is not assessed for farming, then the Foreign Buyers Tax would apply to the entire property. If a property is assessed for farming and has residential improvements, then

the Foreign Buyers Tax applies to the residential improvements plus 0.5 hectares (1.2 acres) of land. If the entire property is assessed for farming and there are no residential improvements, then the Foreign Buyers Tax would not apply at all.

Listed below are some of the key suggestions from the public consultation feedback that staff recommend be forwarded to the Province:

- Restrict foreign ownership by applying the Foreign Buyers Tax to land that is assessed for farming;

- Review how farmland is taxed by:
  - Increasing the minimum farm income threshold required in declaring farm class status;
  - Revisiting the tax structure for farmland that is not farmed; and.
  - Introducing a tax that would prevent farm properties being resold during a short period of time;

- Introducing enforceable provincial regulations on the maximum house size, farm home plate, and setbacks for houses on farmland;

- Provide greater incentives for farmers (existing and new), including more tax reductions, grants and training opportunities; and

- Strengthen the Agricultural Land Commission's enforcement actions for non-farm uses such as illegal fill and unauthorized uses of farmland and farm buildings.

Staff recommend that a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the ALC's authority and enforcement of non-farm uses.

The timing of this is fortuitous as the BC Ministry of Agriculture is currently seeking strategic advice and policy guidance on measures to revitalize the Agricultural Land Reserve and the Agricultural Land Commission. Staff will be forwarding a staff report requesting Council's endorsement on key issues that should be addressed from the City's perspective as part of the review. The Minister of Agriculture has requested all feedback be provided by April 30, 2018.

At the local level, the City is beginning a review of the City's 2003 Agricultural Viability Strategy. This will help to identify emerging issues and determine priorities and action items to ensure that Richmond's agricultural land is protected, and that there are appropriate incentives to encourage farming activities.

Financial Impact

None.

Conclusion

This report summarizes feedback received throughout the public consultation process on options to further limit house size (floor area) and farm home plate area, septic field location in relation to farm home plate and to consider a maximum house footprint limit on AG1 zoned properties of 0.2 ha (0.5 acres) or larger.

Based on feedback received during the consultation period, there is a difference of opinion between non-farmers and farmers on how to address the size of homes on farmland. Non-farmers are of the opinion that the maximum house should be 500 m^2 (5,382 ft^2) or less, with the septic field area located within a reduced farm home plate. Farmers, on the other hand, would prefer the AG1 regulations on limiting residential development to remain and not be changed.

It is recommended that:

1. this staff report be received for information;
2. staff be directed to:
   a. prepare a bylaw based on an option chosen from the potential options (Table 1) presented in this report; or
   b. prepare a customized option with specific direction on:
      i. maximum permitted house size;
      ii. maximum house footprint;
      iii. maximum number of storeys;
      iv. the location of the septic field in relation to the farm home plate; and
      v. a maximum permitted farm home plate area; or
   c. maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017;
3. following Council's ratification of any option identified in recommendation 2a or 2b, staff be directed to bring forward appropriate bylaws for consideration of 1st Reading to the April 9, 2018 Regular Council Meeting; and
4. a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's authority and enforcement actions for non-farm uses.

John Hopkins, MCIP
Senior Planner
(604-276-4279)

JH:cas

Att. 1: Summary of Existing Regulations that Limit Residential Development on Farmland
2: Feedback Form Results Summary
3: Copies of letters received from the Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Homeowners Association, and Richmond FarmWatch
4: Email Correspondence Sent to Mayor and Councillors
5: Profile of AG1 Zoned Parcels
6: Conceptual Diagram of a 2-Storey House (60/40 ratio between storeys)
7: Conceptual Diagram of a 2 ½-Storey House (45/38/17 ratio between storeys)
8: Conceptual Diagram of a 2 ½-Storey House (40/40/20 ratio between storeys)
9: Conceptual Diagram of a 3-Storey House (40/35/25 ratio between storeys)
10: Summary of Feedback Received on Encouraging Farming

ATTACHMENT 1

Summary of Existing City of Richmond Regulations that Limit Residential Development on Farmland

1. Maximum House Size

For AG1 zoned properties, the maximum house size is regulated by a floor area ratio (FAR) similar to what is used in the City's single-family (RS) zones. However, for the AG1 zone, the maximum house size is eventually capped at:

- 500 m^2 (5,382 ft^2) if the property is less than 0.2 ha (0.5 acres), and
- 1,000 m^2 (10,763 ft^2) if the property is greater than 0.2 ha (0.5 acres).

In calculating the house size under the AG1 zone, the house, garage floor area, and all residential accessory buildings such as sheds, detached garages or workshops are all included.

The only exemptions from floor area calculations under the AG1 zone, which is consistent with the City's RS zones in the urban areas, include the following:

1. one accessory building if it is less than 10m^2 (108 ft^2);

2. 10% of the overall floor area calculated for the lot which can be used for covered areas of the house which must be open on two or more sides and never enclosed. This is intended to allow for covered entry ways and porches and would include a covered area over a driveway. Any covered area beyond the 10% allowance would be included in the maximum allowable floor area calculations for the house; and

3. A maximum of 10m^2 (108 ft^2) of floor area for areas exclusively used for interior entry and staircase purposes that have a ceiling height greater than 5.0 m (16.4 ft.).

The only difference in floor area exemptions between the AG1 zone and the RS zones is that the RS zones provide for a floor area exemption of up to 50m^2 (538 ft^2) for the garage floor area.

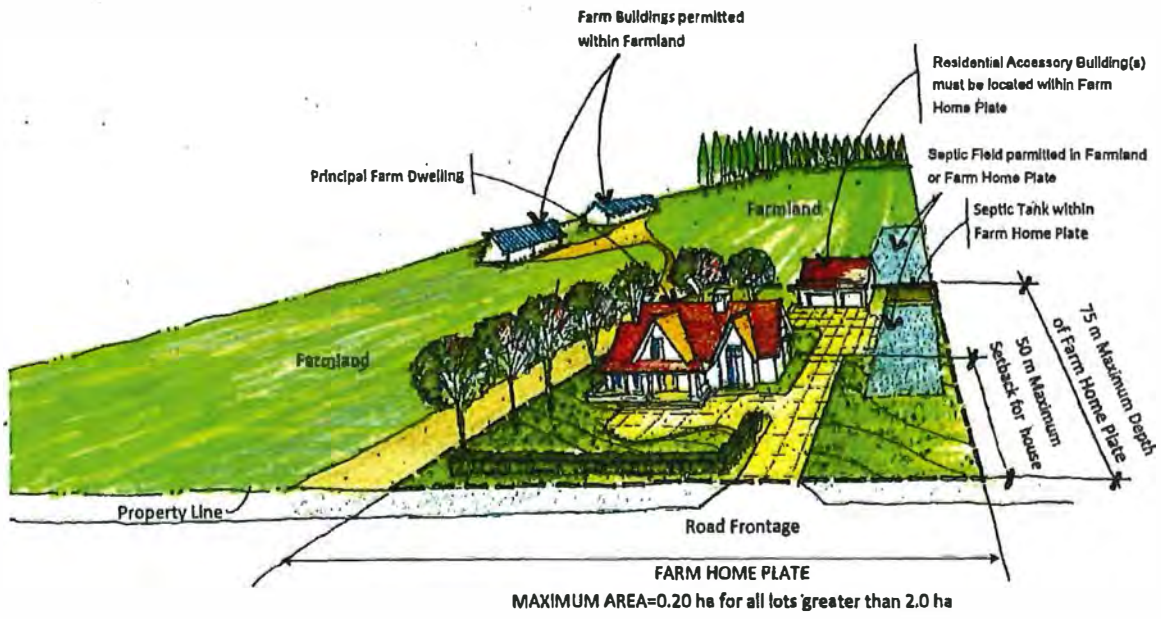
Note: In some municipalities such as Delta and Surrey, the basement floor area may be exempt from the total floor area calculations provided that the majority of the basement floor area is below grade. This is explicitly defined in their respective zoning bylaws as floor area that would be exempt from calculating the overall floor area. In areas where the grade level is at or near the floodplain level which includes most of the agricultural areas in the Greater Vancouver region, a basement may be difficult to achieve.

2. Farm Home Plate

Farm Home Plate Definition: The term 'farm home plate' means the portion of the lot including the principal dwelling unit, any residential accessory buildings or residential accessory structures, including the driveway, decorative lawns and landscaping, artificial ponds and sewerage septic tanks, in one contiguous area. Under the current regulations, the septic field is not included in the farm home plate area. See Figure 1 for an illustration of a typical farm home plate.

Maximum Farm Home Plate Area: The farm home plate regulations are a made-in-Richmond approach that reflects the high number of small agricultural lots, and ensures that every agricultural lot has an area that can be farmed for years to come. For properties that are less than 2.0 ha (4.9 acres), the City's farm home plate regulations are more stringent than the Ministry of Agriculture's Guidelines.

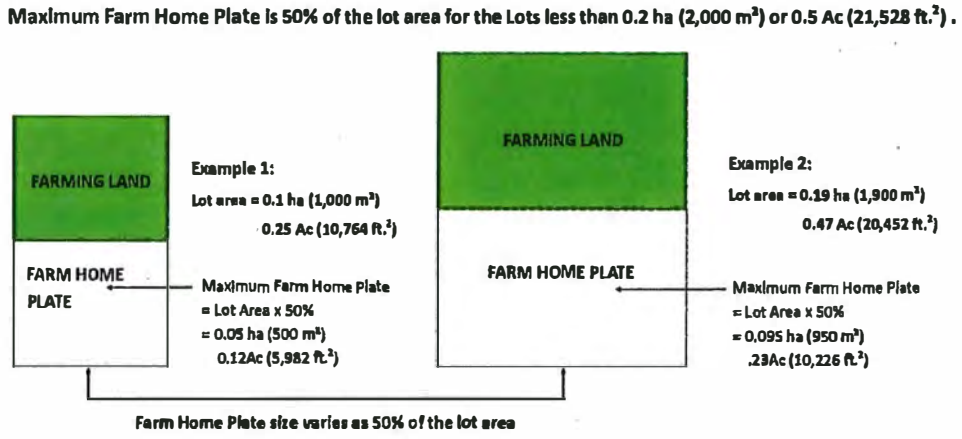
Figure 1: Illustration of a Farm Home Plate



The City's regulations for farm home plate can be broken down into four lot area categories as follows:

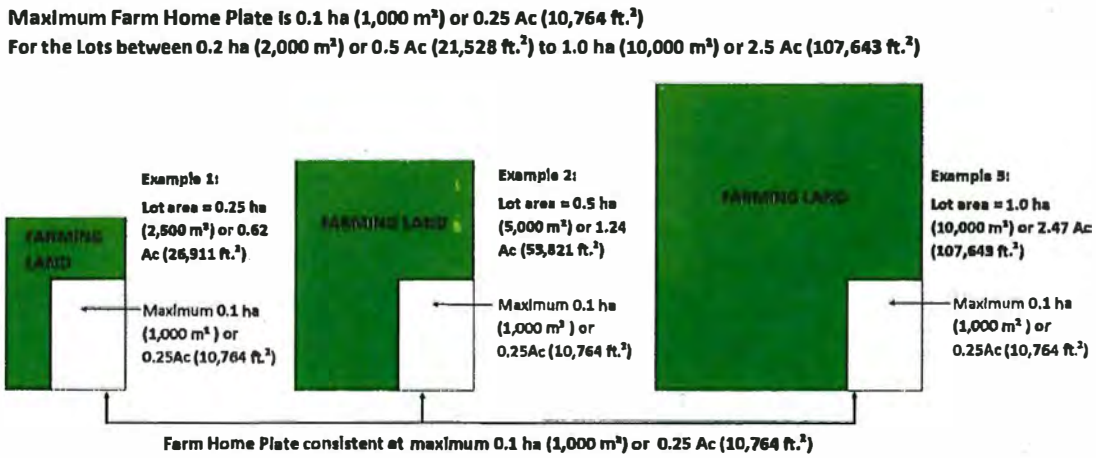
1. On lots less than 0.2 ha (0.5 ac.) the farm home plate must not exceed 50% of the lot area as indicated in Figure 2. In this category, a minimum of 50% of the lot would be preserved for farming.

Figure 2: Lots less than 0.2 ha



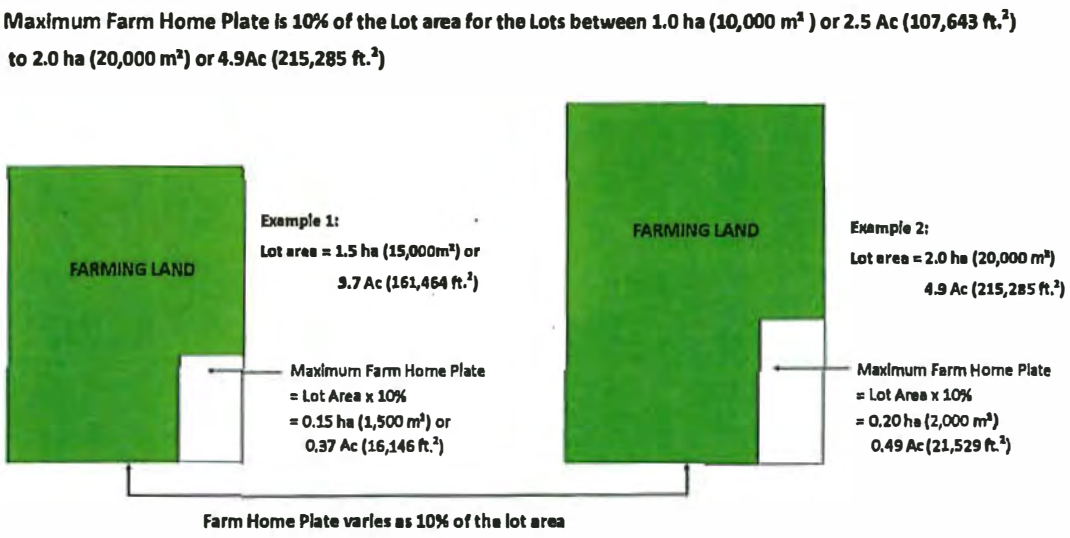
2. On lots that are 0.2 ha (0.5 ac.) to 1.0 ha (2.5 ac.), the maximum farm home plate area is 1,000 m^2 (10,763 ft^2) as indicated in Figure 3. In this category, the amount of land preserved for farming would range from 50% to 90% of the lot.

Figure 3: Lots between 0.2 (0.5 ac.) to 1.0 ha (2.5 ac.)



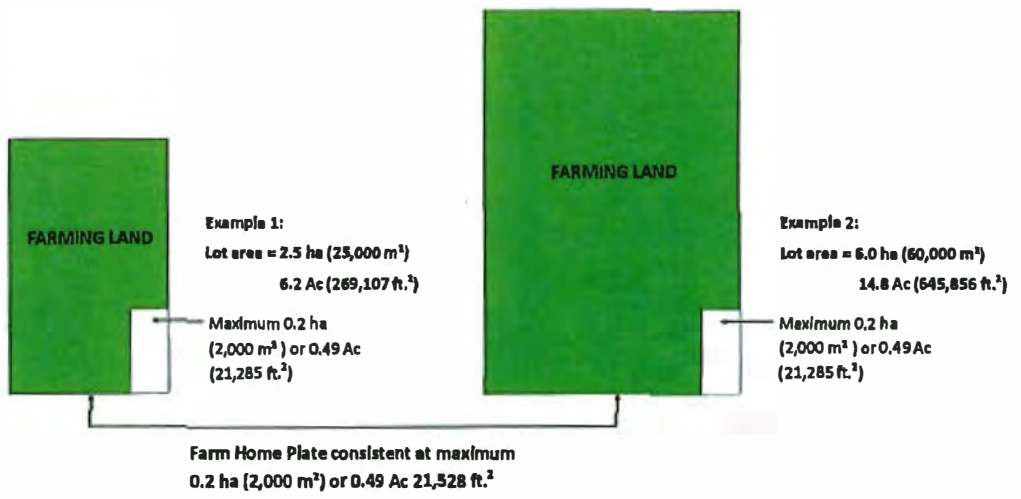
3. On lots that are 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.), the maximum farm home plate must not exceed 10% of the lot area as indicated in Figure 4. In this category, a minimum of 90% of the lot would be preserved for farming.

Figure 4: Lots between 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.)



4. On lots that are 2.0 ha (4.9 ac.) or greater, the maximum farm home plate area is 2,000 m^2 (21,527 ft^2) as indicated in Figure 5. In this category, the amount of land preserved for farming would be greater than 90% of the lot.

Figure 5: Lots 2.0 ha (4.9 ac.) or Greater



A summary table of the maximum farm home plate and house size regulations can be found below. The number of lots affected include AG1 zoned lots that have road access which is required to support residential development.

Table 1: Summary of Richmond's AG1 Farm Home Plate and House Size Regulations

Lot Size	No. of Lots Affected	Maximum Farm Home Plate (area of land used for residential improvements)	Maximum House Size (total floor area including garage and residential accessory buildings)
Less than 0.2ha (0.5 ac.)	263	50% of lot area (farm home plate would be less than 1,000m^2 [10,763 ft^2] of the lot)	*For lots less than 0.128ha (0.32 ac.): • less than 500m^2 (5,382 ft^2) For lots 0.128ha (0.32 ac.) to 0.2ha (0.5 ac.): • 500m^2 (5,382 ft^2)
0.2ha (0.5 ac.) to 1.0ha (2.5 ac.)	490	1,000m^2 (10,763 ft^2) of the lot	*For lots 0.2ha (0.5 ac.) to 0.29ha (0.73 ac.): • 716m^2 (7,708 ft^2) to 1,000m^2 (10,763 ft^2) For lots 0.29ha (0.73 ac.) to 1.0ha (2.5 ac.): • 1,000m^2 (10,763 ft^2)
1.0ha (2.5 ac.) to 2.0ha (4.9 ac.)	189	10% of lot size (farm home plate would be between 1,000m^2 [10,763 ft^2] to 2,000m^2 [21,527ft^2])	1,000m^2 (10,763 ft^2)
2.0ha (4.9 ac.) or greater	332	2,000m^2 (21.527 ft^2)	1,000m^2 (10,763 ft^2)

* Derived from the City's floor area ratio of 0.55 for first 464.5 m^2 (5,000ft^2) of lot size, and 0.30 for the remainder of the lot.

3. Other AG1 Regulations Adopted

The bylaws adopted on May 17, 2017 also established the following:

1. To limit the size of residential accessory buildings, the maximum floor area is 70 m^2 (753ft^2). This floor area would apply to each residential accessory building and would be included in the overall maximum floor area for residential buildings.

2. To ensure that residential improvements are located close to the fronting road providing access to the lot, the farm home plate must not exceed a maximum depth of 75 m from the front property line.

3. To ensure that the house is located close to the fronting road, the back wall of the principal dwelling must not exceed 50 m (164 ft.) as measured from a constructed public road abutting the property.

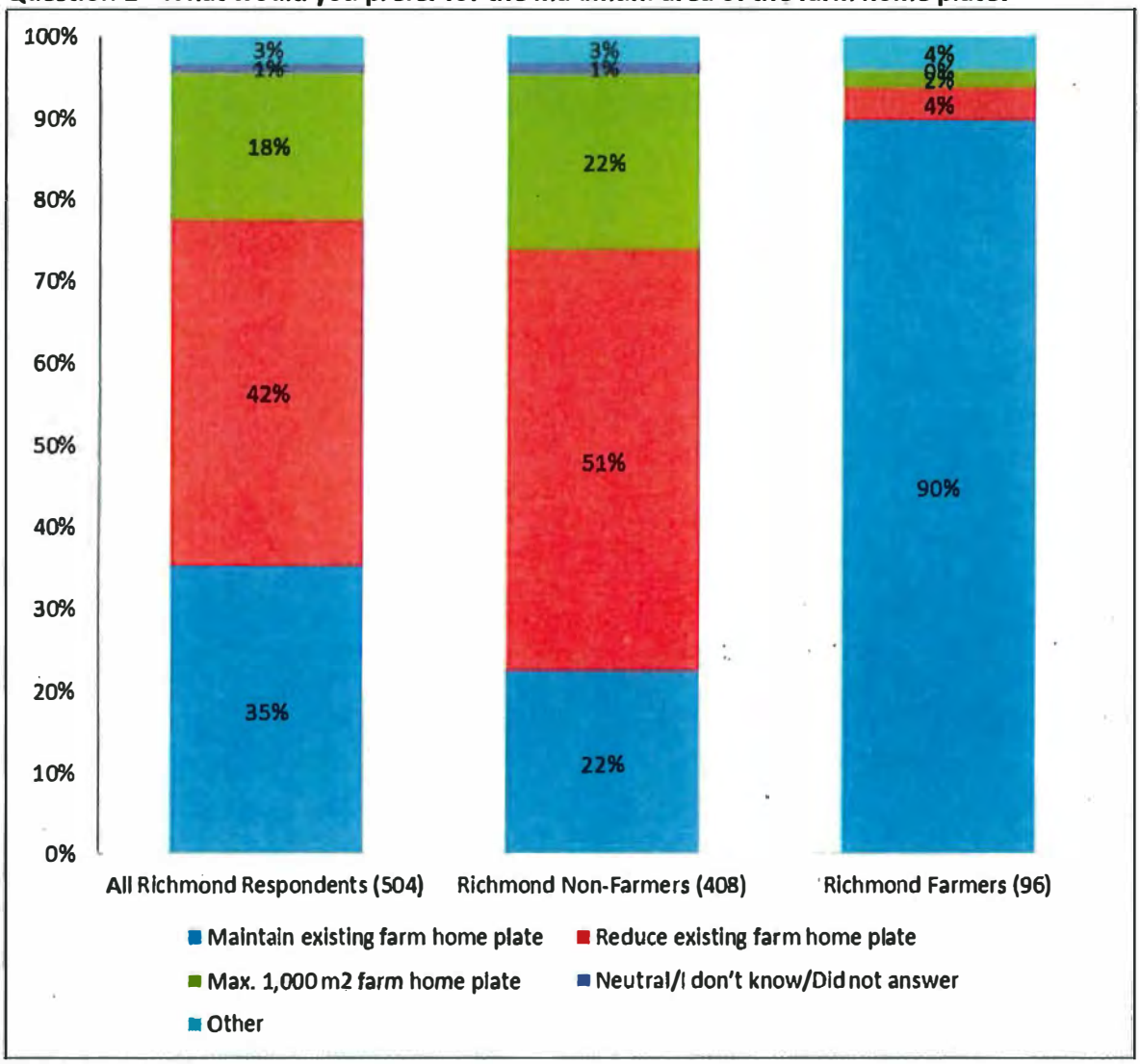
4. To ensure farm access, the minimum residential side yard setback was increased to 4 m (13ft.) for lots that are less than 0.8 ha (2 ac.). For lots that are greater than 0.8 ha (2 ac.), the minimum side yard setback of 6 m (19.7 ft.) would remain.

5. To limit the number of dwellings on a property, no more than 1 principal dwelling per lot.

ATTACHMENT 2

Farmland Housing Regulations – Feedback Form Results Summary

Question 1 - What would you prefer for the maximum area of the farm home plate?

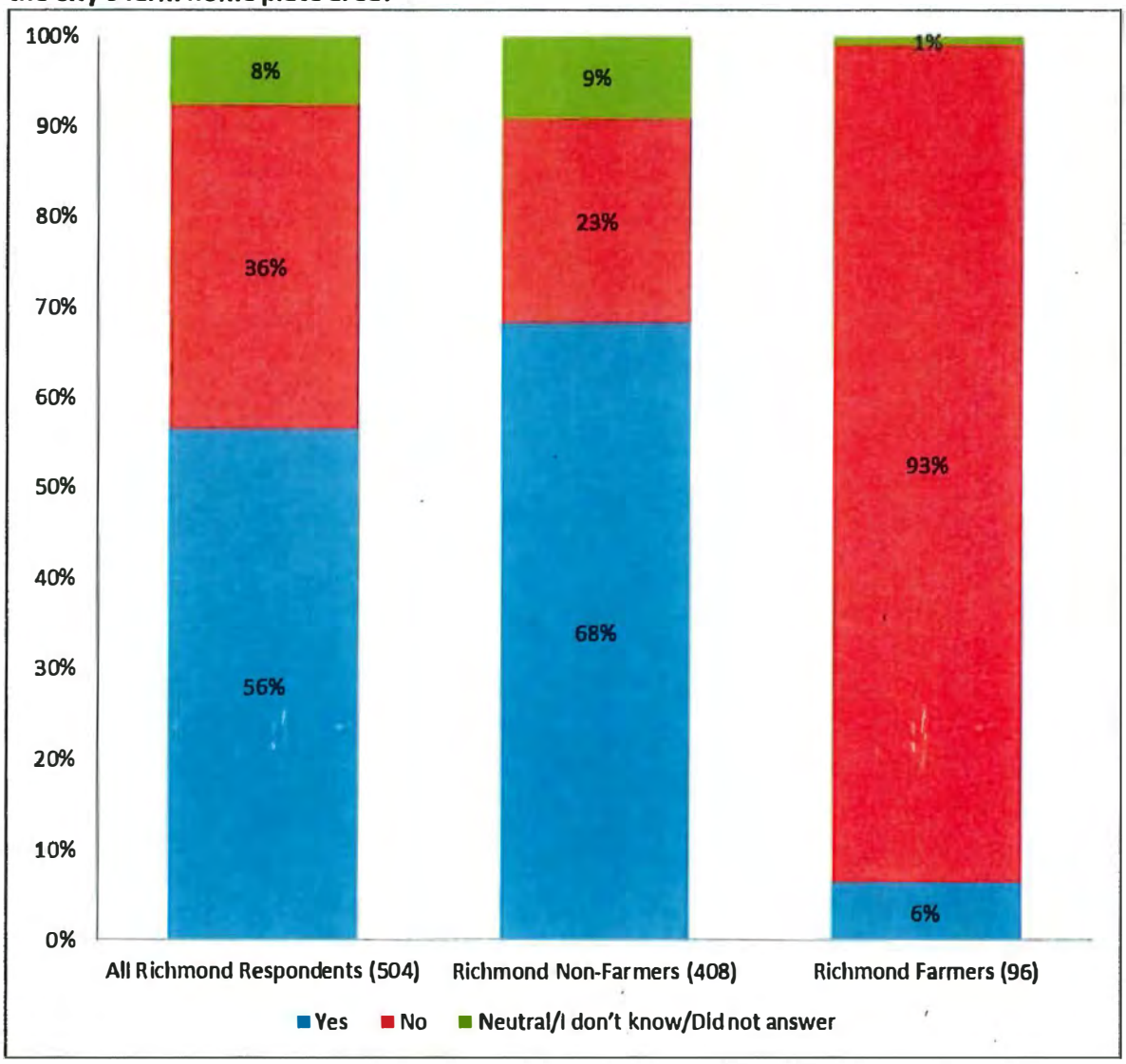


Notes:

- The response 'Max. 1,000 m^2 farm home plate' was not a set response on the feedback form. There were 90 overall respondents who indicated this reponse.
- Other comments included:

Other comment	All	Non-farmers	Farmers
Decrease the City's existing maximum farm home plate area regulations	2	2	0
Increase the City's existing maximum farm home plate area regulations	9	6	3
Remove the City's existing maximum farm home plate regulations	2	1	1

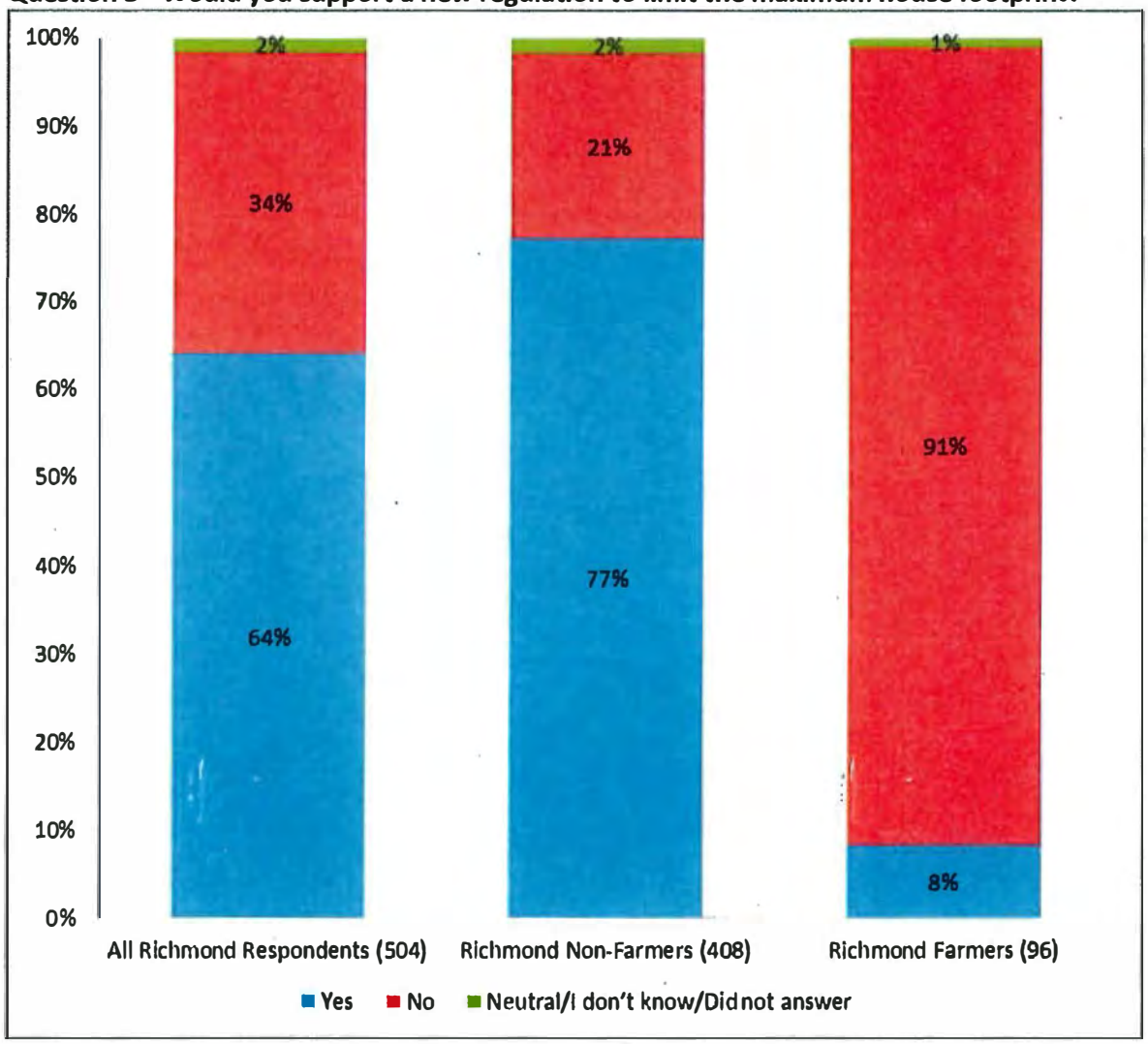
Question 2 - Do you think the entire septic system, including the septic field, should be within the City's farm home plate area?



Notes:

- General comments provided in response to the question included the following:
  - including the entire septic system within the City's farm home plate area will increase the amount of land available for farming (51)
  - the location of the septic system should be determined by the farmer (or property owner) on a case-by-case basis (14)
  - the City's existing farmland housing regulations are sufficient (3)
  - including the septic field within the farm home plate area is not functional (10)
  - Require connection to the City's sanitary sewer system (if within reasonable distance to the property) (6)
  - Require the septic tank in the farm home plate area, but the septic field outside the farm home plate area (4)

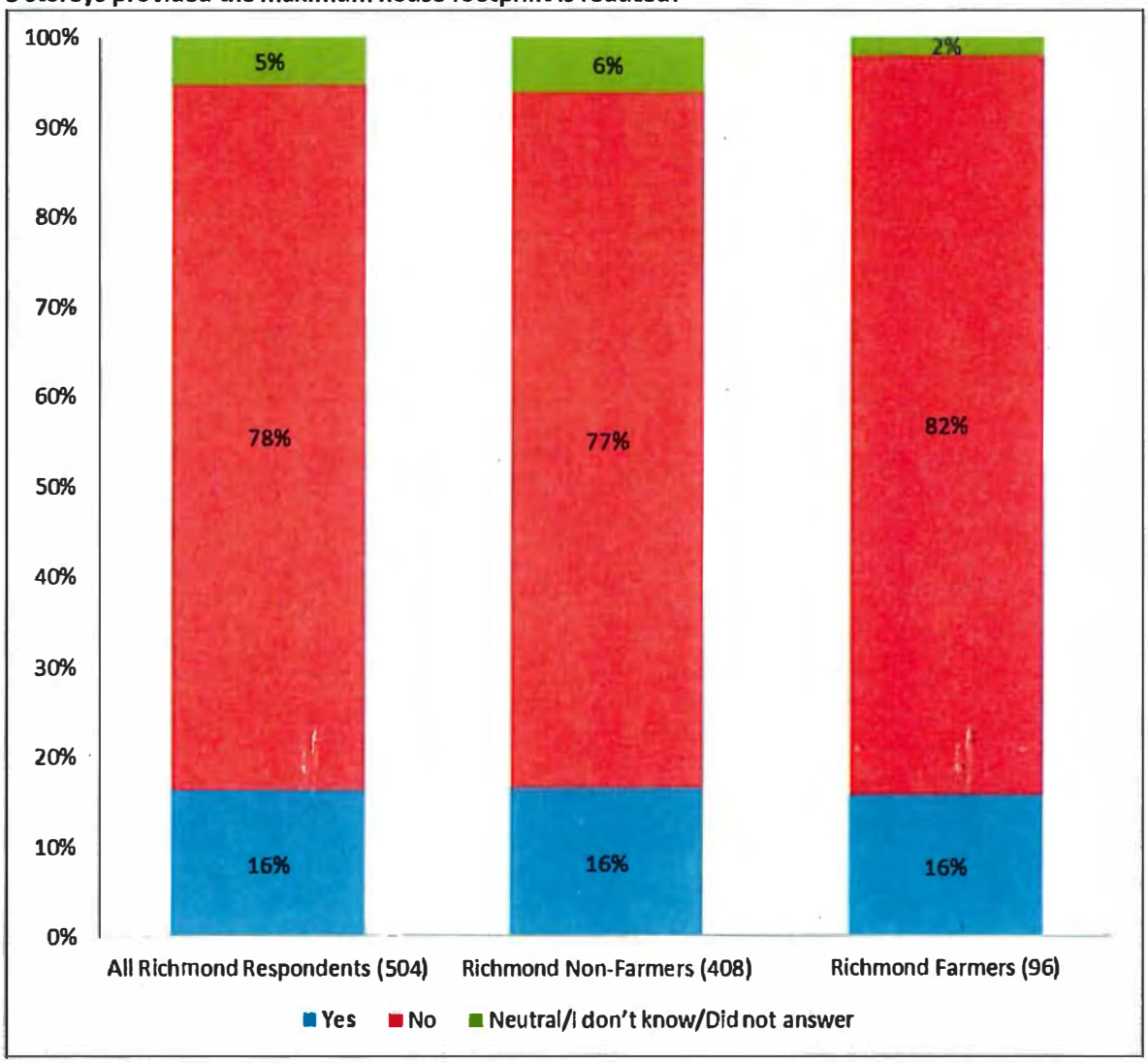
Question 3 - Would you support a new regulation to limit the maximum house footprint?



Notes:

- General comments provided in response to the question included the following:
  - The existing regulations regarding housing on farmland should be more restrictive (76)
  - The maximum house footprint should be approximately 500 m^2 (5,382 ft^2) (3)
  - The existing regulations regarding housing on farmland are adequate (24)
  - The other proposed regulations, including farm home plate area and septic field location, are sufficient (1)
  - There should be different limits to maximum house footprint for a one-storey house and two-storey house to ensure the same buildable floor area (2)

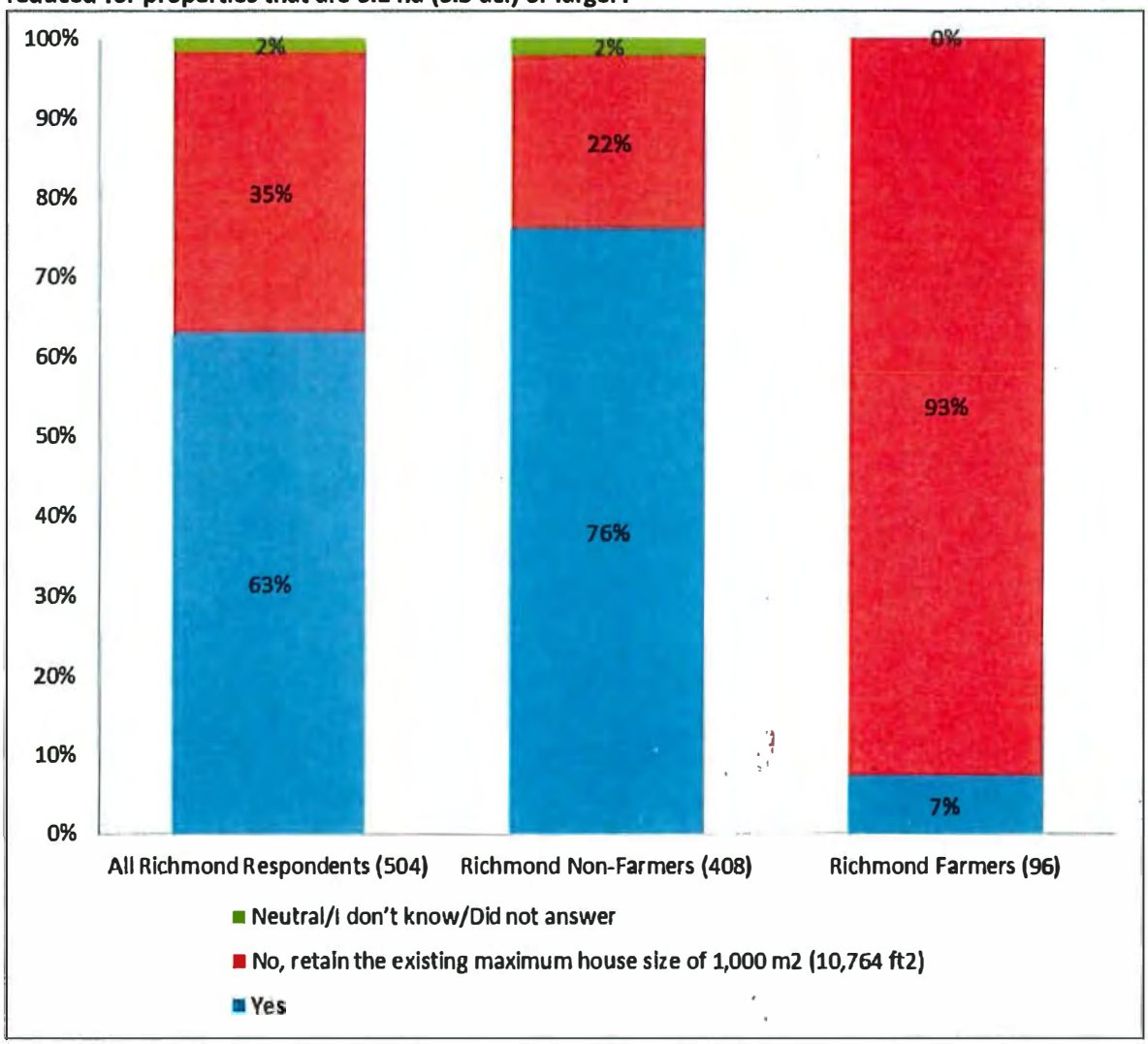
Question 4 - Would you be supportive of increasing the maximum house height from 2 1/2 storeys to 3 storeys provided the maximum house footprint is reduced?



Notes:

- General comments provided in response to the question included the following:
  - increased house heights is not supported and should be consistent with surrounding single-family neighbourhoods (86)
  - reduce the maximum house height further to 2 storeys (5)
  - maintain the maximum house height and provide a maximum house footprint (2)
  - if balanced with a required maximum house footprint (20)
  - increase the maximum house height and do not limit the maximum house footprint (13)

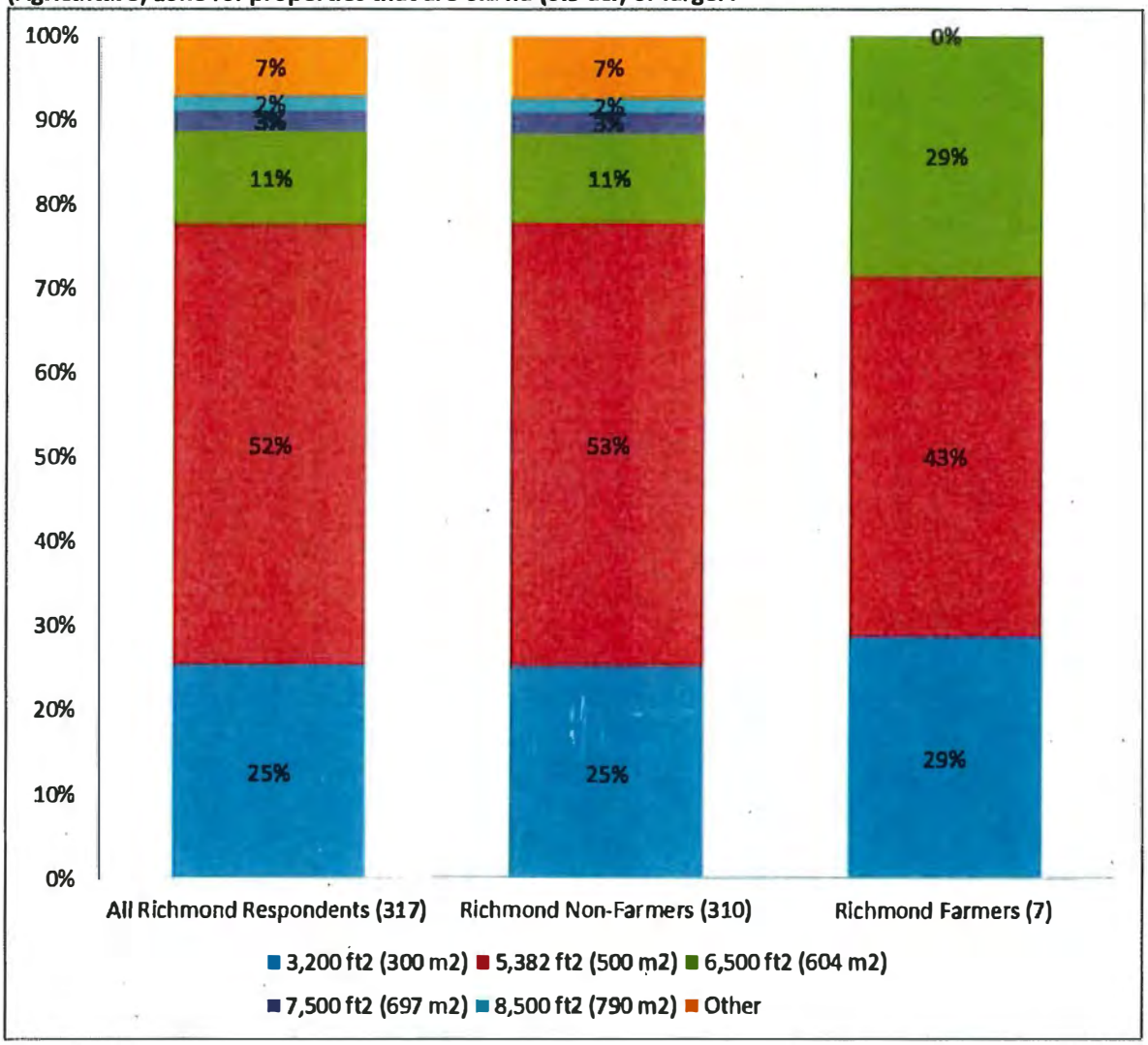
Question 5 - Do you think the maximum house size in the City's AG1 (Agriculture) zone should be reduced for properties that are 0.2 ha (0.5 ac.) or larger?



Notes:

- General comments provided in response to the question included the following:
  - the maximum house size should be reduced (90)
  - maximum house size should not be reduced any further (25)
  - the maximum house size should be increased (4)
  - allow the farmer (or property owner) to determine the size of house to meet their needs (2)
  - Maximum house size should be based on percentage of uses (i.e. living, farming) (1)

Question 6 - If you answers yes to Question 5, which of the following house sizes (total floor area, including garage) do you think would be an appropriate maximum house size limit in the City's AG1 (Agriculture) zone for properties that are 0.2 ha (0.5 ac.) or larger?



Notes:

- The response '3,200 ft^2 (300 m^2)'for maximum house size was not a set response on the feedback form. There were 80 overall respondents who indicated this reponse.
- Other comments included the following:

Other comments	All	Non-farmers	Farmers
2,500 ft^2	1	1	0
4,000 ft^2	5	5	0
Not specific, but less than 5,382 ft^2	10	10	0
More than 8,500 ft^2	3	2	1
No maximum house size limit, instead allow the farmer (or property owner) determine the size of house to meet their needs	1	0	1
No maximum house size limit, instead the total buildable floor area should be proportional to the size of the lot	3	3	0

Richmond Agricultural Advisory Committee March 11, 2017

Memo to Richmond City Council Re: Proposed Farmland Housing Regulations

The farmers of the AAC are **strongly opposed** to the regulation alternatives proposed by the City. We feel it is important that we come up with a **"made in Richmond"** solution that respects the core nature of our community, that is – a community with a legacy and historic fabric consisting of a well-integrated blend of urban and rural residents. That being said, in respect of the City's objective to implement some form of regulations that provide reasonable rules with which to administer building applications that protect and preserve Richmond farmland and farming activities we tender the following recommendations.

1) Home Size:

a) Home size should be limited to 1,150 Square Metres. This size is in line with the current average "approved building permit" applications as specified in the City's "Open House Summary Presentation". The document indicates the current average home size in the Richmond ALR / AG1 for 2015/2016 is about 1,100 square meters. We feel it would be highly inappropriate and inconsistent to implement a dramatic reduction in the size of new construction. Implementing the cap of 1,150 square metres will allow fairness and a degree of uniformity to the conditions that currently exist as well as stop the trend of increasing home sizes.

b) The existing rules have worked well for bona-fide multi-generational farmers, hence we do not want to implement rules that prevent reasonable options to farmers.

c) Large homes in Richmond's ALR do not necessarily discourage use of farmland for farming purposes. Cooperation between farmers and non-farming residents that have purchased farmland for the purpose of building a large home often results in the farm back lands being leased to a bona-fide farmer at a low lease rate. The homeowner benefits in reduced taxes on the portion of the land that is farmed and the bona-fide farmer benefits from inexpensive leased farm land on which to farm. In the existing environment it is less likely for a new farmer to purchase Richmond ALR land at current market rates and have an economically viable farming operation. Hence, this symbiotic relationship results in preservation and protection of farmland.

d) In the case of a farm property owned by a non-farming resident that achieves farm classification by way of leasing its land to a bona-fide farmer, residential property tax rates should be applied to the residential portion of the property and the farm class property tax rate should be applied to the farmed portion of the property.

2) Home Plate Size:

a. While not in favour of a home plate size restriction we feel the existing building setback limit of 50 metres is effective in preserving land for farming purposes. Therefore, a reasonable home plate size formula should be the lessor of:

i. 1 Acre or
ii. 50 meters x the roadside property width. As an example a property with a 30 metre width x 50 metre setback = a maximum home plate of 1,500 square metres.

b. It should be noted that 75% of the ALR / AG1 properties are less than 2 hectares and are narrow in width. We believe the majority of these properties would have a home plate of less than 1 acre because of the setback limitations.

c. Regardless of size of the home plate, access of farm vehicles from the road to the farmable portion of the property must be provided in the building site design.

3) **Homeplate and House Size of Farm Manager's residence:**
   a. For those properties that qualify for a second or third residence there should be a separate home plate and home size equal to the guidelines set out above. Additional residences should not be forced into a common home plate with the primary residence home plate.
4) **Seasonal Worker Buildings:** should not be included nor affected by these regulations.
5) **Setbacks:**
   a. The existing bylaw calling for a 50 metre setback on homes plus an additional 50 meters for accessory buildings is adequate, however, it should be amended to increase the setbacks by the width of any Riparian Management Setbacks that may fall within the building setback. By way of example, if there is a 15 metre Riparian setback required on a property then the home setback should be adjusted to 65 meters and the accessory building setback should be adjusted to 115 metres.
6) **Septic Tanks / Fields:**
   a. The septic tank should be included in the home plate but
   b. The septic field need not be located in the home plate.

The farmers of the AAC.

Richmond Farmers Institute

Response to the City of Richmond's proposed house size limits for AG1 zoned lands

The farmers of the Richmond Farmers Institute are opposed to further regulations impacting the viability of agriculture in the City of Richmond.

The RFI believes that truly bona fide farmers, whose primary occupation is farming, have behaved responsibly. Farmers have constructed and reside in homes that are appropriate and supportive of agriculture in our community.

We are aware of non-farmers who are purchasing AG1 land with the primary objective of building large residences and their impact on agriculture.

City Council may determine that the course of action needed to resolve this behaviour is to impose limitations on the size of house that can be constructed on AG1 zoned land. Regulations imposed on farm land in Richmond should be carefully considered to specifically address the challenges and needs of farm land in this municipality.

The RFI provides the following guidance when considering the impacts to the livelihoods of generational farmers and their families.

The maximum house size limit should be consistent with recent average house sizes constructed on AG1 zoned lands. A maximum house size of 1000 sq.m provides consistency and will prevent increasingly larger houses from being constructed.

A home plate should be determined using the following criteria;

1. Access for farming equipment to the farmable area of the property needs to be maintained.
2. Residential accessory structures should be limited to a maximum home plate size of 0.4 ha

The current maximum 50m setback for a residence is satisfactory. Additional residential structures within the current 100m setback are also satisfactory. Should a Riparian Management Area be present, the setbacks should be measured from the termination of the RMA.

Septic tanks may be included in the home plate, but septic fields need not be included.

Additional houses for full time farm workers, when appropriately qualified, should each have individual home plates, and be limited by the regulations consistent with the primary residence.

The current 0.6 Floor Area Ratio for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses is satisfactory.

Seasonal worker buildings should not be affected by the proposed housing regulations.

The Richmond Farmers Institute

By Hand
Feb 19/18
9:20 a.m.
B.C.

RICHMOND FARMLAND OWNERS ASSOCIATION

February 18, 2018

City of Richmond Planning Committee
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Dear City of Richmond Planning Committee & Staff:

In May of 2017, Richmond Farmland Owner's Association worked extensively and sincerely with Richmond City Council, Pioneer Farming Families and Local Community Groups to create new policies regarding house sizes on our farmland.

These new regulations were evidence-based, pragmatic, and practical, assuring that farming in Richmond would continue for generations to come. This 'Made in Richmond' solution was a fair compromise, developed using evidence-based decision-making. After this implementation, the average home being built in Richmond is 8,192 sqft in size, compared to 12,000 sqft prior to adoption of the policy. Under the modified regulations, only 11 new applications have been submitted and there has been a 32% reduction in home size. This is clear evidence that the current bylaws are working.

The policy created in 2017 has not yet had time to prove itself since the homes currently under construction were approved prior to the 2017 restrictions. A true measure of the success of this new policy is the 32% reduction in home size on those applications that have been submitted after the implementation of the 2017 restrictions. This compromise is working.

Now, barely six months after this updated policy came into effect, we are finding ourselves once again being targeting by individuals who unfortunately do not understand the realities of farming in our community. Due to pressure from special interest groups, Richmond City Council is considering dramatically reducing these home sizes again which is creating economic uncertainty within the local farming community, and putting its long-term sustainability at risk.

We are asking the City of Richmond Mayor and Council to not make any further changes to this policy, as we truly believe that we have reached a balanced and fair solution, which leads the Province by example.

Sincerely,

Bhupinder Dhiman

Signed on Behalf of the Membership
Richmond Farmland Owners Association

RICHMOND
FARMWATCH

FarmWatch Richmond asks Mayor and Council to listen to experts and majority, adhere to Ministry guidelines for home size to Save our Soil

"Estate mansions should be built on a hillside, not on the best soil in the world" - Teresa Geddert, retired farmer

In Richmond, high-capacity, agricultural land reserve (ALR) farmland has been under significant threat for decades. Farms with class 1-3 soil have been regularly removed for non-farming uses.

In the last decade, land speculators and property developers have been buying farmland, driving up prices and building sprawling, gated, mega-mansions on what were productive strawberry, raspberry and vegetable fields.

Precious farmland needed for growing food continues to be taken out of production at an alarming rate.

In the last year alone, Richmond has seen a net loss of 50 farms, according to a Richmond Finance Department memorandum, *Property Use in Agriculturally Zoned Lands in the City of Richmond*, January 12, 2018.

While 61 properties either lost the farm classification entirely or had a reduced percentage of farming on the property, 11 properties were given farm status.

Of the 61 farms which lost farm status in 2017-2018:

- 17 properties had 100% farm use in 2017 and switched to 100% residential use in 2018.
- 39 properties with mixed farm/residential/other use in 2017 lost their farm use in 2018.
- 5 properties had 100% farm use in 2017 and switched to residential and farm use in 2018.

These statistics are alarming and prove that the residential development we have seen is not for farm use. With residential development squeezing farmers off the land, the number of local farms is declining. Speculative land owners are less likely to issue leases to local farmers. The farm house should be no larger than Ministry of Agriculture guidelines to ensure the property remains farmable in the future.

May 2017 new rules
In 2017, to address the growing problem of mansions taking farmland out of production, Richmond City Council adopted bylaw amendments to preserve land for agriculture.

Amendments included an introduction of various home plate sizes depending on the size of the parcel, as well as two separate house size maximums, 500m² (5382 ft²) for farms less than 0.2 ha (0.5 ac) and 1000m² (10,764 ft ²).

Will these new rules make any difference to saving our soil for farming?

Yes, but the rules don't go far enough.

If a large farm house is required for a large farm operation, this is certainly not required on a 0.75 acre parcel. Some farmers we have consulted suggested a larger home size for farms over 10 acres. The 0.5 acre separation for house size has no relevance to needs for farming. The small farms we see that produce food have very small houses with maximized growing space. Even homes of 500m² will have a significant negative impact on a small farm when replacing a house that is 150m². Most of the small farms are right in the city centre. These are the most vulnerable to speculative development as pointed out in the Ministry of Agricultural guidelines to bylaw development. These farms are where it is essential to have house sizes in line with the average of what would be allowed on nearby residential lots.

If Richmond continues with a two-tiered house size bylaw, our suggestion would be 300m² (3,299 ft²) on farms under 10 acres and up to 500m² (5,382 ft²) on farms over 10 acres.

Farmers who want to build larger homes for farming needs can apply for a variance from the City through Richmond Bylaw 9706 (p.4). The only farmers impacted by a house size limit that follows expert recommendations and Ministry of Agriculture guidelines are those involved in real estate development.

We have heard at public hearing that owners of farmland should have the right to recoup their property investment, and that limiting house size to smaller than 10,764 ft. would have a significant financial impact. We wanted to know if this was true so we consulted a financial expert.

When a new home is built, a large building is worth more than a small building because of the construction costs. But, BC Assessment depreciates buildings every year. It is the value of the land that increases over time, while the value of the building decreases over time, unless major improvements are made.

In effect, there is only profit found in building a larger home, if it is being built to sell. This is real estate development, not farm use.

The agricultural land reserve was not created to generate a large return for a land owner as an investment. It was created to minimize residential and non-farm use and prioritize agriculture. People are aware of this when purchasing ALR land on their land title, as per ALC "buying or owning farmland". Farmland owners do not have a right of financial return on their land as a property investment only.

Farmers that we have consulted with identify farm price escalation as a barrier for farming.

"It's quality not quantity and the same goes for the house; consumers will pay a hefty price for food if things keep going the way they are going" Tim Rempel - Rockweld Farms

"Large gains in land value add another layer of difficulty for kids to take over the farm" - Adam Renner, Adili Farms Ltd.

"The creation of the ALR automatically determined food production over real estate value. There is no way to reconcile the two; one has to be prioritized unless people start paying $50 per potato." - anonymous Richmond farmer who can't speak up due to land leasing vulnerability

Regarding the consideration for a smaller overall home plate, this will have no major effect on the price of land either. The benefit however is that a much greater portion of the land can be farmed and leased.

The fill that is brought in to cover the entire home plate area often introduces contaminants, illegal material, or invasive plant species to the native soil, and affects the drainage and water systems of the adjacent farmland. We see this effect render remaining farmland unusable or seriously diminished on small Class 1 clay vegetable farms which are more vulnerable than perennial farms such as blueberries.

Richmond FarmWatch recommends a 1000m² home plate including the septic field. We would support the May 2017 bylaw for home plate of up to 2000m² for Richmond's largest farms (over 10 acres), including the septic field, if there was an additional regulation for a maximum 1000m² of fill for the area of the house. The remaining home plate would be at the level of the farming field for better integration of the home plate to the field. This supports farming use and has less of a damaging impact on the soil.

Food security and community needs over the wants of a small special interest group
BC currently produces only 45 per centof its food, according to Dr. Lenore Newman,Canada Research Chair in Food Security and Environment, and a University of the Fraser Valley professor.

Richmond must make saving our soil for food production and saving agricultural jobs a key priority. The history of farming in Richmond, and our unprecedented access to local fresh food so close to an urban area, is a large part of what makes Richmond so special. Our farming community is a large reason for the tourism we receive which benefits local business and Richmond as a whole. Without securing

farmable land for future farmers, Richmond's agricultural economy faces a serious risk of future decline, when in fact there is incredible potential for Richmond to be a leader in regional food production.

Recommendation

Richmond FarmWatch urges Richmond Council show leadership by implementing the following:

1. Maximum Farm Home Plate: Other. 1000m² (possible expansion to 2000m² for larger farms if the maximum fill area remains 1000m²)
2. Septic system within farm home plate. Yes
3. Limit house footprint? Yes
4. Increase house height? No
5. Reduce house size for properties 0.2 ha or larger? Yes and properties under 0.2 ha
6. Appropriate limit for farmhouse size? Other. 300m² (3,299 ft²) (This would require changing the parcels under 0.2 ha (0.5 ac) which are currently 500m² to 300m². Council may wish to consider a two tiered house size based on over 10 acres and under 10 acres.
7. What should other levels of government do?
    - Apply the additional Property Transfer Tax (PTT) (foreign buyers' tax) to farmland.
    - Strengthen the ALR to support the farming economy - jobs, economic spin-offs.
    - Stop farmland speculation to protect the farming industry.
    - Discourage land investors from buying up farms.
    - Step up ALC enforcement.
    - Clarify that houses in the ALR are required to be for farm use.
    - Help new farmers get into farming.
    - Protect farm leasers from instability; incentives to give longer term leases.

Other considerations to strengthen access and ability for leasing farmers to succeed could be implemented during new home permitting process:

- all services required for farming incorporated into the design of the home plate and made available at start of farm field (e.g., access to water for irrigation and electricity for food storage).
- functional access to the farmland for soil amender deliveries and other access needs.
- access to necessary amenities and secure storage for equipment.
- house and footprint design options that allow for suites and temporary dwellings for leasing farmers or farm-workers to live in.

Who we are

Richmond FarmWatch represents farmers, residents and businesses concerned with saving our soil. The organization was originally created in 2013 by South Slough Area farmers - many third and fourth generation - to stop the dumping of construction waste on farmland. Since thenthe organization has grown to represent a wide array of property owners and residents on ALR farmland, Richmond residents and business owners, and those concerned with saving our soil from all parts of the province.

Richmond FarmWatch requested Richmond Council to strengthen its Soil Bylaw and is very pleased with the increase in Agricultural bylaw monitoring/enforcement that has occurred since that time.

Richmond FarmWatch met with the project manager agriculture specialist for the Massey Tunnel Replacement Project to express concerns about the project's negative impact on farmland and farming in Richmond.

Richmond FarmWatch was a stakeholder and consulted for the ALR/ALC Revitalization with the Agricultural Land Commission and Provincial Agricultural Advisory Committee. We have met with the Minister of Agriculture and have an upcoming meeting with BC Green Party leader Andrew Weaver. Richmond FarmWatch was named as a stakeholder for our submission to the provincial government regarding potential regulations to growing cannabis on ALR land.

Richmond FarmWatch has been consulted by major media outlets in the region as a voice for the protection of farmland.

Hopkins,John

From:	MayorandCouncillors
Sent:	Monday, 26 February 2018 10:30
To:	Konkin,Barry; Craig,Wayne; Hopkins,John; Woo,Gavin
Cc:	White,Amelia; Poweli,Jo Anne
Subject:	FW: Let's Push to Have ALR Lands 100% PROTECTED!!! MAKE it available for FARMING ONLY!!! Apply a 100% Foreign Buyer's Tax !

From: vintageann [mailto:vintageann@shaw.ca]
Sent: Friday, 23 February 2018 15:46
To: MayorandCouncillors; Prime Minister/Premier Ministre; Ahmed.Hussen@parl.gc.ca; Bill.Morneau@parl.gc.ca
Cc: AGR.Minister@gov.bc.ca; FIN.Minister@gov.bc.ca; Diane.Lebouthillier@parl.gc.ca; MAH.Minister@gov.bc.ca; AG.Minister@gov.bc.ca; jody.Wilson-Raybould@parl.gc.ca dian; OfficeofthePremier, Office PREM:EX
Subject: Let's Push to Have ALR Lands 100% PROTECTED!!! MAKE it available for FARMING ONLY!!! Apply a 100% Foreign Buyer's Tax !

In Richmond B.C. the City Council has not been proactive in protecting some of the most arable farmland in Canada from becoming private foreign-owned estates, with mansion sized housing and subsequent property assessments so high that the land will never be owned by farmers again.

Start with a 100% **Farming Only for Richmond's ALR lands** and a modest single house size of 3,000 square feet only!

Why in the world would a farmer need a house of 10,763 square feet? That's larger than many hotels!!!!

ABSOLUTELY NO ALR LANDS should be taken out of the ALR Land reserve to be used for other purposes!!!

The BC Government, The CRA , The RCMP, FINTRAC & Inspectors from the City Of Richmond MUST keep doing regular spot checks and frequent monitoring on what's going on in these "MEGA MANSIONS" being built on ALR Land in Richmond.
Richmond council has inadvertently assisted these illegal & dubious activities, by allowing these huge homes to be built, which are OBVIOUSLY not being used by farmers!

Frequent reports in the news about these mega mansions being used as ***illegal casinos, illegal hotels, illegal airbnb's, birth tourism hotels, brothels and for illegal activities abound!***

Both the B.C. Government & Federal Government are now aware of what's been going on here! There's definitely a need for both a Provincial & Federal inquiry.

Mansion Estates or Class A Agricultural Land in the City of Richmond?

23 Friday Feb 2018

Posted by Sandy James Planner in Housing, Infrastructure, Landscape, Richmond, Social issues

≈ 3 Comments

Tags

Big Estate Houses on the ALR

3 Votes

This story illustrates the problem of expectations when existing regulations are not enough to achieve a higher purpose, like protecting farmland. In Richmond B.C. the City Council has not been proactive in protecting some of the most arable farmland in Canada from becoming private foreign-owned estates, with mansion sized housing and subsequent property assessments so high that the land will never be owned by farmers again. There was an outcry in the City of Richmond over the size of the houses being placed on farmland and being taken out of farming and turned into private estates. In May 2017 Council moved that house size would be capped to 10,763 square feet on lots that were larger than half an acre. The Provincial regulations for the Agricultural Land Reserve (ALR) says that houses on these larger lots should be no larger than 5,382 square feet, half of the size.

Price Tags Vancouver has written several times about these ALR properties in Richmond which can be purchased without the 20 per cent foreign buyers tax and can also pay lower agricultural property taxes if a minimal farming crop or livestock are raised on the land. We also covered the story of a shell company that purchased a 26 acre piece of farmland in 2014 for $88,000 in Richmond. Now that the property has a half built mansion on it, with a 2017 assessed property value of $8.3 million. As Richmond Farm Watch and Richmond resident Laura Gillanders observes *"One by one each of these farms is being taken out of production and making sure it is never farmed by a farmer who can live on that land. It goes to show these mansions are not being built for farming."* You can take a look on the Farm Watch site at the "Visuals" section

documenting the before and after photos and films of these properties taken out of agricultural production and made into mansioned estates.

As the Richmond News reports it is no surprise that a group called The Richmond Farmland Owners Association "*has launched a campaign and online petition to protect farmers' property rights and land value.*" You can hardly blame them. They want the current mansion sized dwelling to now remain as the status quo, seeing a reduction in house size as an impediment to property value. Some argue that the large houses are small compared to the land around them. Council docs allow for larger square foot houses when it is for larger extended family groups.

There is a Change.org petition which can be viewed here where the Richmond Farmland Owners Association says that Richmond is infringing on property rights, and that these rights will be taken away if house sizes are reduced . Meanwhile the group Richmond FarmWatch wants the City of Richmond to follow the provincial guidelines for land in the ALR, and are planning a public rally is to be held at Richmond City Hall Monday, Feb. 26 at 6:30 p.m. and you can see a copy of the petition put out by the Richmond Citizens Association here.

The last word goes to land economist Richard Wozny with Site Economics who passed away earlier this month . Wozny's analysis indicated that a house of 4,200 square feet was in line with farm land values, half the size of the currently approved 10,763 square feet for agricultural land over half an acre.

There is a YouTube video below from March 2017 showing the size of "farm" houses being constructed on agricultural land in Richmond.

Share this:

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-

Related

Nix the Farmland,Build a Mansion in Richmond~Make Millions for Shell CompanyIn "City Conversations"

City of Richmond~Agricultural Land, not Mini Estates!In "Affordability"

Farm Land or Large Mansions on the Agricultural Land Reserve?In "Architecture"

About Sandy James Planner

City Planner/Place Shaker,author,co-editor of Price Tags, passionate about Green Streets and Walkability,TEDx Speaker, Director of Walk Metro Vancouver,past chair of International Walk21 Vancouver Conference, Master Gardener, sparking livable walkable places we all want to live in. Twitter: sandyjamesplan

Blog: sandyjamesplanner.wordpress.com www.walkmetrovan.ca

View all posts by Sandy James Planner »

Hopkins,John

From:	MayorandCouncillors
Sent:	Monday, 26 February 2018 10:28
To:	Konkin,Barry; Hopkins,John; Craig,Wayne; Woo,Gavin
Cc:	Powell,Jo Anne; White,Amelia
Subject:	FW: House Sizes on ALR land

From: MayorandCouncillors
Sent: Monday, 26 February 2018 10:28
To: 'De Whalen'
Subject: RE: House Sizes on ALR land

Good morning Ms. Whalen,

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 Planning and Development staff.

Thank you again for taking the time to bring your concerns to our attention.

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

From: De Whalen [mailto:de_whalen@hotmail.com]
Sent: Saturday, 24 February 2018 14:29
To: MayorandCouncillors
Subject: House Sizes on ALR land

February 24, 2018

Richmond City Hall
6911 No. 3 Road
Richmond, BC

Dear Mayor & Councillors:

This is a written submission to Richmond City Council about maximum allowable house sizes on agricultural land in Richmond.

I would urge Council to amend their current policy and bylaw from allowing houses in excess of 10,000 square feet, to the ALR guidelines which allows for a maximum of around 5,000 square feet. Richard Wozny's analysis pointed to the detrimental effect of taking the price of farmland beyond the reach of farmers if very large houses are allowed to be built on ALR. Once that land is built on it is essentially taken out of the ALR.

I have heard it said that farmers should have cart blanche on house sizes. But the City has already built in a variance process. If farmers wish to build a house larger than the ALR guidelines, they can apply for a variance. Richmond residents and land owners apply to the City every day for variances to the bylaws. There should be no reason why farmers would find it so much more difficult to apply for a variance than everyone else.

On a personal note, I can say that one of the 'farmers' at the public hearing who spoke in favour of very large houses on ALR is a neighbour. They paid $2.25 million for 1.3 acres, took possession in July 2017 and bulldozed all the trees and the topsoil in August. This 3000 sq. ft beautifully hand-crafted vacant house somehow burned down in October. A charred hulk and a razed back property is now for sale for about $2.8 million with a promise that the seller can provide house plans to build a new much larger house.

Please, City Council, do the right thing and revert your policy and bylaw to the ALR guidelines.

Sincerely,

Deirdre Whalen
13631 Blundell Road
Richmond BC V6W 1B6

604.230.3158

"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

Kindness is in our power even when fondness is not. Henry James

Hopkins,John

From:	MayorandCouncillors
Sent:	Monday, 26 February 2018 10:27
To:	Konkin,Barry; Hopkins,John; Craig,Wayne; Woo,Gavin
Cc:	Powell,Jo Anne; White,Amelia
Subject:	FW: House Size Limits on Agricultural Land/Land Within the ALR

From: MayorandCouncillors
Sent: Monday, 26 February 2018 10:26
To: 'Jackie Brown'
Subject: RE: House Size Limits on Agricultural Land/Land Within the ALR

Good morning Jackie,

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 Planning and Development staff.

Thank you again for taking the time to bring your concerns to our attention.

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

From: Jackie Brown [mailto:jackiejbrown@shaw.ca]
Sent: Sunday, 25 February 2018 23:37
To: MayorandCouncillors
Subject: House Size Limits on Agricultural Land/Land Within the ALR
Importance: High

Mayor and Councillors,

I write to express my concern with the building of extremely large houses (I won't refer to them as homes) on Richmond's agricultural land.

There have been too many mansions built on land that should have been retained for farming purposes. There are many examples of land where the City has allowed houses and driveways to be built that exclude any possibility of future farm use (No. 4 Road east of Finn Road) and ridiculously large houses that will not house a farmer and his/her family; these properties simply become estates.

As a lifelong resident of Richmond I grew up on farmland, and still live in my family home within the ALR. Fortunately at this time, much of the surrounding land is still farmed, but not by those who have purchased the land and built mansions on them; it has been leased to local farmers to ensure the landowner receives the tax break. My constant fear is that, because of lack of Council action to prevent it, we will lose this fertile land to more gigantic houses that are built for nothing more than prestige and/or investment.

We cannot afford to lose any more viable farmland to housing. I am imploring you to implement changes to City Bylaws to limit the size of houses built on land within Richmond's ALR to a maximum of 500 m2 (5382 sqft), with a moratorium on new applications until the new house size is adopted as a bylaw.

Yours hopefully,

Jackie Brown

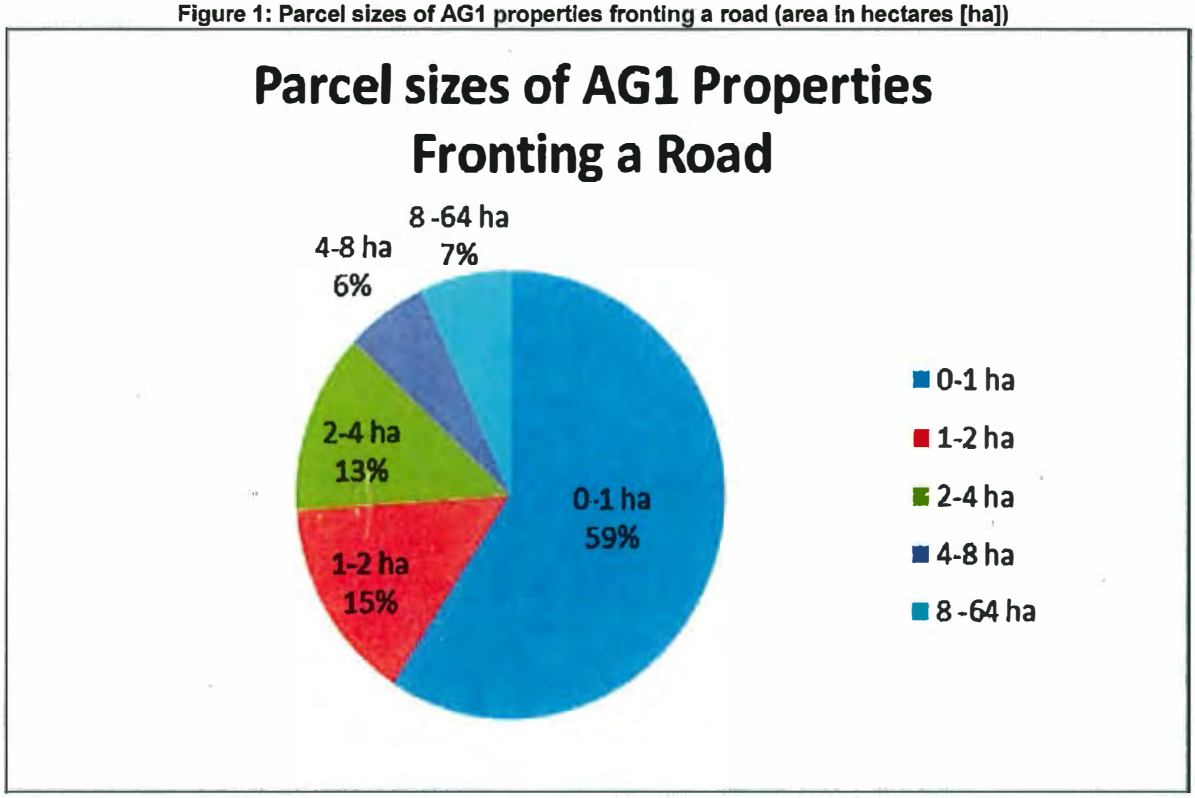
Sent from Mail for Windows 10

ATTACHMENT 5

Profile of Richmond's AG1 Parcels

There are a total of 2,195 parcels in Richmond's Agriculture (AG1) zoned land. However, only 1,274 (58%) of those parcels have residential development potential, as they have frontage on an improved road allowance providing vehicular access (Figure 1).

Figure 1: Parcel sizes of AG1 properties fronting a road (area in hectares [ha])

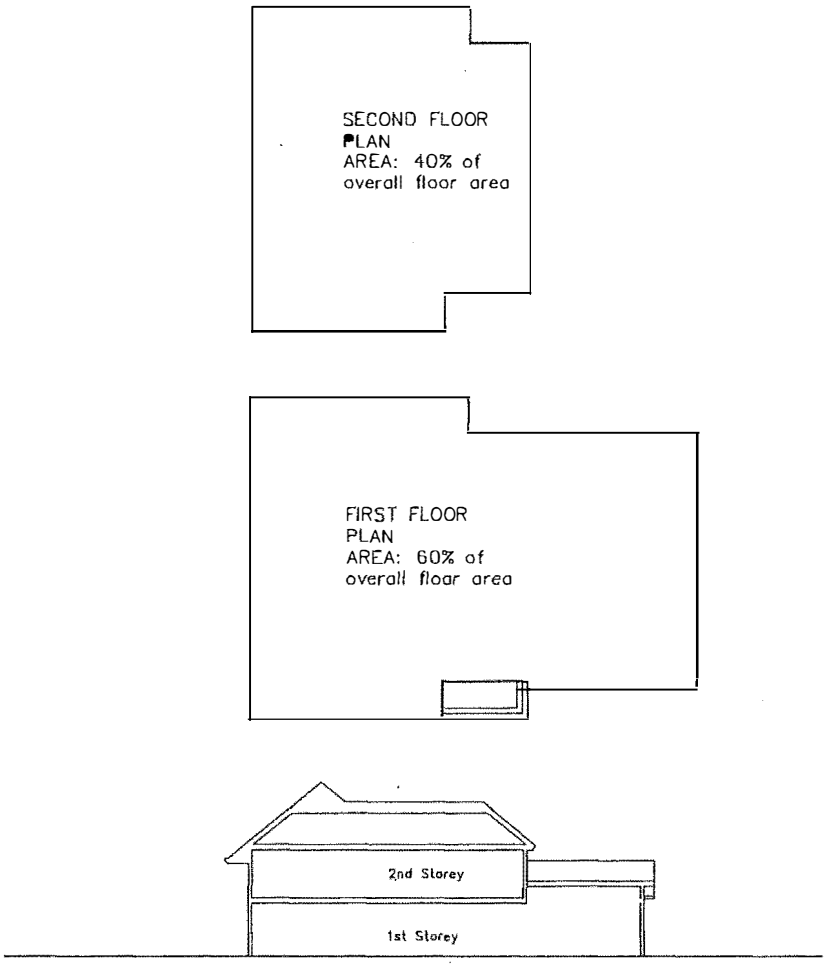


Of the 1,274 AG1 zoned parcels that have residential development potential:

- 753 (59%) are less than 1.0 ha (2.5 acres) with the following sub-sets:
  - 263 are less than 0.2 ha (0.5 acres)
  - 259 are between 0.2 ha (0.5 acres) and 0.4 ha (1.0 acres)
  - 231 are between 0.4 ha (1.0 acres) and 1.0 ha (2.5 acres)
- 189 (15%) are between 1.0 ha (2.5 acres) and 2.0 ha (4.9 acres)
- 166 (13%) are between 2.0 ha (4.9 acres) and 4.0 ha (9.9 acres)
- 166 (13%) are greater than 4.0 ha (9.9. acres)

2 STOREY HOUSE

- FIRST STOREY: 60 % of overall floor area
- SECOND STOREY: 40% of overall floor area

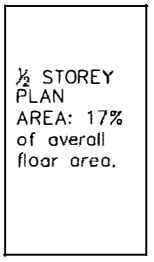


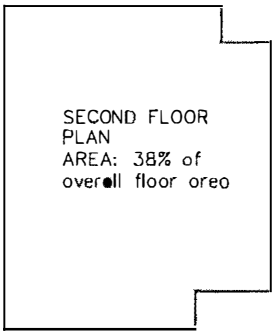
X-SECTION

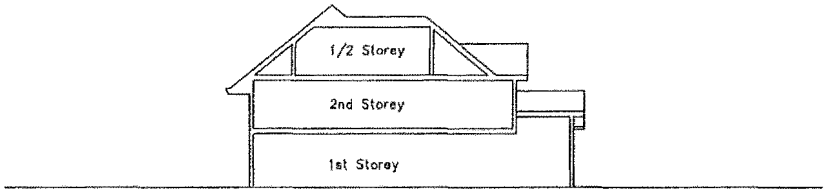
note: this i: ;ram meant
to demonstrate potential building massing

21/2 STOREY HOUSE

- FIRST STOREY: 45 % of overall floor area
- SECOND STOREY: 38% of overall floor area
- ½ STOREY LEVEL: 17% of overall floor area





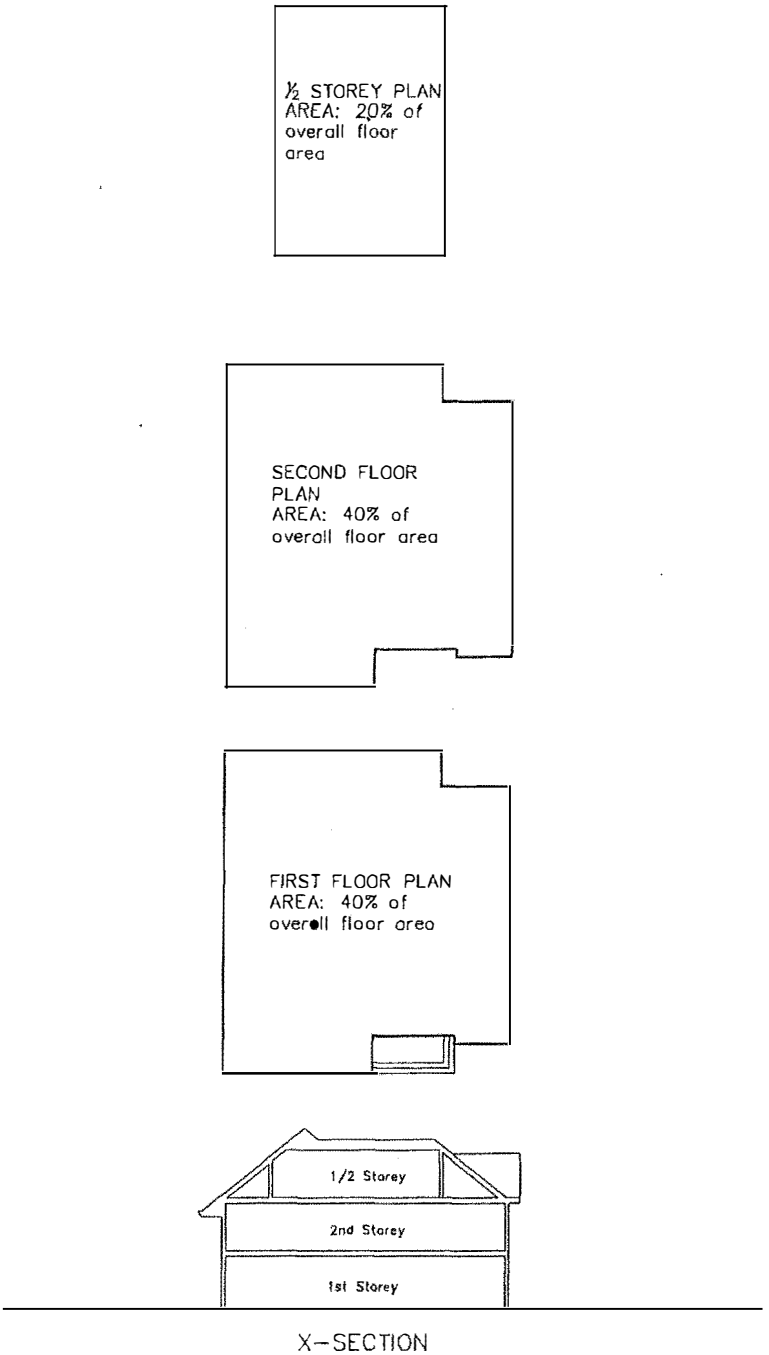


X–SECTION

note: this i gram meant
to demonstrate potential building massing

21/2 STOREY HOUSE

- FIRST STOREY: 40 % of overall floor area
- SECOND STOREY: 40 % of overall floor area
- ½ STOREY LEVEL: 20 % of overall floor area



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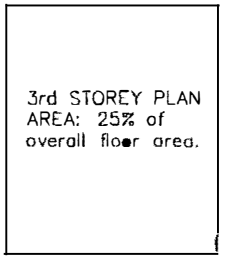
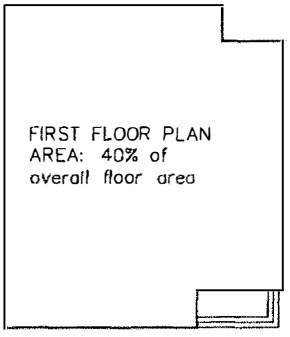
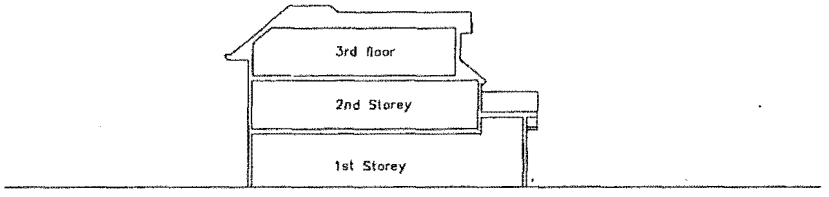
3 STOREY HOUSE

- FIRST STOREY: 40 % of overall floor area
- SECOND STOREY: 35 % of overall floor area
- THIRD STOREY: 25 % of overall floor area







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note: this i gram meant
to demonstrate potential building massing

ATTACHMENT 10

Summary of Feedback Received from the LetsTalkRichmond.ca Feedback Forms

No.	Topic	#
1	Foreign buyers tax should be applicable to farmland	120
2	Provide greater incentives for farmers (existing and new), including more tax reductions, grants and training opportunities	82
3	Agricultural Land Commission (ALC) and Agricultural Land Reserve (ALR) regulations should be strengthened, provided greater authority and enforced (including monitoring, inspections, penalties for non-compliance)	81
4	Prevent farmland speculation by applying additional taxes when properties are sold more than once within a short period of time	80
5	Require ALR land to be used for farming purposes only. For example, purchasers or operators of ALR land are required to go through an approval process to demonstrate what will be farmed and how the land will be farmed	70
6	Increase protection for those who lease farmland for farming purposes and require longer lease terms, and incentivize owners who do not farm to lease their land (i.e. tax exemptions).	42
7	Ban all foreign ownership of farmland	36
8	Implement property tax measures to encourage farming: • Increase property taxes for properties within the ALR that are not farmed (unless evidence is provided the land cannot be farmed) • Increase the minimum farm income requirements as defined by BC Assessment to classify as a farm • Remove the tax exemptions altogether • Restructure the minimum farm income requirements as defined by BC Assessment to be proportional to the lot size to classify as a farm	 27 11 4 2
9	Restrict the maximum size of house permitted on farmland (City)	22
10	Prohibit and enforce illegal activity on farmland, such as hotels, casinos, air b&b, etc. (City)	13
11	Provide education on the benefits of farming and how to farm, and partner with organizations to promote farming in schools	9
12	Promote local purchasing of goods, for example support programs such as farm-to-school	9
13	Allow the farmer (or property owner) to decide how best to use their land and listen to the expertise of existing farmers	9
14	Limit the length of time a property in the ALR can go unfarmed	6
15	Do not permit the rezoning of ALR land	4
16	Reduce water rates for irrigation of farmland	4
17	Monitor and enforce the illegal dumping of materials on farmland and apply significant fines	4
18	Set a cap on the price of farmland (i.e. $/acre) and apply a luxury tax if the sale exceeds this amount	4
19	Permit micro-farming or vertical farming and other innovative farming methods	4
20	Do not permit non-farm uses on farmland (i.e. golf courses and religious institutions)	3

21	Do not permit hobby farms (or remove the ability for these farms to receive tax breaks)	3
22	Regulations should focus on farmland that actually has the ability to be farmed	3
23	Apply the empty homes tax	3
24	Stop encroachment of industry on farmland (i.e. Port of Vancouver	2
25	Provide incentives for organic farming (i.e. tax exemptions and grants)	2
26	Assist farmers to expand their market to sell their products	2
27	Develop a registry of current and potential farmers and landowners to improve accessibility to farming	1
28	City should start purchasing farmland and lease to new farmers	1