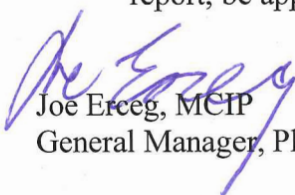




To: Planning Committee **Date:** May 26, 2017
From: Joe Erceg, MCIP **File:** 01-0100-30-ACEN1-01/2017-Vol 01
 General Manager, Planning and Development
Re: **Agricultural Advisory Committee 2016 Annual Report and 2017 Work Program**



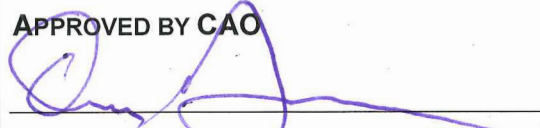
Staff Recommendation

1. That the staff report titled "Agricultural Advisory Committee 2016 Annual Report and 2017 Work Program" dated May 26, 2017 from the General Manager, Planning and Development, be received for information; and
2. That the Agricultural Advisory Committee 2017 Work Program, as presented in this staff report, be approved.



Joe Erceg, MCIP
 General Manager, Planning and Development

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO	
	

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS) which emphasizes soil based farming.

A primary role of the AAC is to provide agricultural advice, to Council, City staff and stakeholders (e.g., the BC Ministry of Agriculture, BC Agricultural Land Commission [ALC] Metro Vancouver), on a wide-range of issues and projects that affect agricultural viability and to help implement the RAVS recommendations

In accordance with the AAC Terms of Reference, this report summarizes the activities of the Committee in 2016 and recommends a 2017 Work Program for consideration and approval by Council. The AAC endorsed the proposed work program at its meeting held on May 24, 2017.

Summary of 2016 Annual Report

The detailed 2016 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided feedback on a total of nine development proposals related to or affecting agricultural activities.
- Received regular updates and provided feedback on various City policies and initiatives (e.g., No. 5 Road Backlands Policy).
- Received regular updates on the George Massey Tunnel Replacement project.
- Received information and commented on local food awareness initiatives (e.g., Updates on the Garden City Lands, Richmond Food Charter).
- Received information on agricultural initiatives and funding programs (e.g., BC Ministry of Agriculture farming advisory sheets).

Summary of Proposed 2017 Work Program

The proposed detailed 2017 Work Program is contained in Attachment 2: the following is a summary of the highlights:

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS) agricultural policies which emphasize soil based farming.
- Provide agricultural advice to Richmond City Council and staff on proposed development, land use, soil fill, road, farm access and infrastructure (e.g., drainage, irrigation, dyking, pumping stations) matters in and adjacent to the ALR.
- Receive updates on a wide range of federal, provincial, regional, City and private sector agricultural initiatives and provide advice when requested.
- Continue to promote agriculture viability and soil based farming awareness in Richmond.

Financial Impact

None.

Conclusion

The 2016 Annual Report for AAC is submitted for information and the 2017 Work Program is recommended for Council approval



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TTC/acr

- Att. 1: 2016 Agricultural Advisory Committee Annual Report
- 2: Proposed 2017 Agricultural Advisory Committee Work Program

2016 Annual Report
Agricultural Advisory Committee (AAC)
Agricultural Advisory Committee 2016 Accomplishments

Projects	Results Expected	Accomplishments and Comments
City and ALC Related Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> • Reviewed and provided comments on a total of 9 development proposals forwarded by staff: <ul style="list-style-type: none"> - 9 required City approval - 6 required both City and ALC approval • Projects covered issues related to a Development Variance Permit application to increase the height of a telecommunication tower, and non-farm use applications: <ul style="list-style-type: none"> - to place fill; - within the No. 5 Road Backlands Policy area; - to adjust property lines; and - for a sand storage facility (see the Development Proposal List below)
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> • Received information on the proposed changes to the No. 5 Road Backlands Policy and provided feedback
External Agency Policy Initiatives	<ul style="list-style-type: none"> • Received information and updates • Provided agricultural advice to the agency (through council) when requested 	<ul style="list-style-type: none"> • Received information on initiatives, funding programs, workshops and farming advisory information sheets from Ministry of Agriculture staff • Received information on the Richmond Food Charter and the Regional Food System Action Plan and provided feedback • Received information on the Metro Vancouver Agriculture Impact Assessment Guidelines and provided feedback
Major Transportation Projects	Agricultural advice to Council	<ul style="list-style-type: none"> • Received regular updates regarding the George Massey Tunnel Replacement project from the provincial GMTR project team and City staff, and provided comments
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> • Received updates on the Garden City Lands (Legacy Landscape Plan) and provided comments
General Agricultural Related Issues	Identified specific initiatives that improve or impact agriculture	<ul style="list-style-type: none"> • Endorsed the Richmond Food Charter

2016 List of Development Proposals Reviewed by the AAC

File No.	Address	Proposed use	Approvals Required		ALC Advice
			City	ALC	
DV 16-721776	17080 Cambie Rd	Telecommunication Tower Proposal to relocate and vary the permitted maximum height	X		That the DVP be supported to ensure no future limitation to agricultural activity
RZ 14-674068	8480 No. 5 Rd	Rezoning application to rezone from Agriculture (AG1) to Assembly (ASY) to allow for a proposed temple.	X		That the rezoning application be supported as presented
NF 15-690592	14791 Westminster Hwy	Non-farm use application to place 176,520 m ³ of soil fill to improve agricultural capability.	X	X	That the ALR non-farm use application for soil fill be supported subject to the following conditions: 1. The applicant ensures that there is no drainage impact on neighbouring properties. 2. The applicant commits to using only non-contaminated soil supported by a Phase 1 Environmental Site Assessment report and not to bring in construction materials and/or non-excavated soil. 3. No soil sub-contractor, other than the designated soil provider, to be used to ensure the soil quality. 4. A performance bond to be provided. 5. The property must be left to a condition that it can still be viable for agriculture if the tree nursery operation ceases.
NF 14-677194	PID 023-860-481	Non-farm use application to place soil fill to make the land suitable to grow raspberries and/or grapes	X	X	That the ALR soil fill application for the site be supported as presented
AG 16-732022	7341 & 7351 No. 5 Rd	Non-farm use application to adjust the lot line (subdivision) to create two evenly sized residential parcels.	X	X	That the ALR application as presented to adjust the shared lot line be supported.

File No.	Address	Proposed use	Approvals Required		ALC Advice
			City	ALC	
AG 16-745186	14671 Williams Rd	Non-farm use application for a sand storage facility on a parcel that contains portions designated as an ESA	X	X	That the ALR application as presented to allow a sand storage facility on 5 ha of the eastern portion of the site provided that the remainder 3.3 ha of the site is improved for agricultural uses be supported.
RZ 16-737760	9500 No. 5 Rd	Rezoning application to rezone the westerly 110 m portion of the former Mylora Golf Course to Assembly (ASY) and the backlands area to remain as Agriculture (AG1), application includes subdivision and remediation of the former golf course	X		That the AAC continue to support the current subject proposal as presented with the request that the rezoning application be brought back to the AAC once a formal decision is made by the ALC on the associated non-farm use application.
AG 16-745803	8160 No. 5 Rd	Non-farm use application to rezone the westerly 110 m portion of the parcel owned by Thrangu Monastery to Assembly (ASY) and the backlands area to remain as Agriculture (AG1), for a proposed extension of a monastery use; includes consolidation with adjacent lot	X	X	That the non-farm use application be supported as presented, subject to a revised farm plan reviewed by staff which would include drainage improvements to ensure agricultural land is not negatively impacted.
AG 16-748982	15240 & 15260 Westminster Hwy	Non-farm use application to adjust the lot line (subdivision) to create two evenly sized farm parcels.	X	X	That the non-farm use subdivision application not be supported as the proposal does not enhance agricultural viability.

2017 Proposed Agricultural Advisory Committee Work Program

AAC Role is to advise Council as follows:

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS) agricultural policies which emphasize soil based farming.
- Provide agricultural advice to Richmond City Council and staff on proposed development, land use, soil fill, road, farm access and infrastructure (e.g., drainage, irrigation, dyking, pumping stations) matters in and adjacent to the ALR.
- Receive updates on a wide range of federal, provincial, regional, City and private sector agricultural initiatives (e.g., BC Ministry of Agriculture, ALC, Metro Vancouver) and provide agricultural advice (through Council) when requested.
- Proactively, invite City Divisions to liaise with the AAC, as early as possible, on works which will have an impact on farming so that the Committee can provide advice.
- Continue to promote agriculture viability and soil based farming awareness in Richmond.

The 2017 AAC Work Program is identified below:

Projects	Results Expected	Objectives and Deliverables
City and ALC related Development Applications	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review development applications forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments as needed.
Soil Removal and Deposit Activities in the ALR	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates on the Metro Vancouver's Illegal Fill Pilot Project and provide comments when requested. • Review soils applications (removal or deposition) forwarded to the AAC from staff or Council
City Policy Initiatives	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review various agricultural/ALR issues (e.g. Proposed ALC housing regulations and RMA Strategy)
Transportation Works and Projects	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Continue to receive updates on the George Massey Tunnel Replacement (GMTR) project, and provide agricultural advice as needed
Richmond Agricultural Viability Strategy Policy Updates	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Monitor, update and implement the recommendations of the RAVS as needed.

Projects	Results Expected	Objectives and Deliverables
Metro Vancouver's Farm Property Tax Investigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates from Metro Vancouver and Richmond financial staff on the Farm Property Tax Investigation and provide comments when requested.
Drainage and Irrigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates from Engineering staff on proposed design, construction, and funding of ALR drainage and irrigation proposals and provide comments when requested.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> • AAC to examine options to promote local agricultural and food awareness, including identifying funding and partnerships with other like-minded organizations. (e.g. Explore the feasibility of a farm tour in 2017)
Agricultural Data System	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review and comment on 2016 Census results and related statistics. • Comment on the latest agricultural trends and how they impact the Richmond Agricultural Viability Strategy as needed.
Port, Industrial, and Non-farm Related Development	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Comment on Port, Industrial and Non-Farm related development for its impact on agricultural viability as needed.