



To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 13, 2017
File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

Re: Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Staff Recommendation

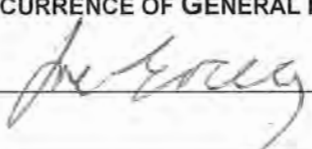
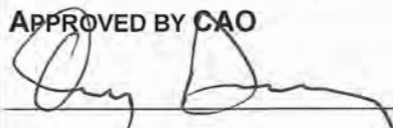
1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading; and

- 7. That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.


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


 Terry Crowe
 Manager, Policy Planning
 (604-276-4139)

WC:acr
 Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

This report responds to Council's direction on March 27, 2017 which stated:

that staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.

This report also summarizes feedback received from the public consultation process that took place between February 27 and March 12, 2017 on potential housing regulations on Richmond's agriculturally zoned land. The consultation results were considered in the preparation of bylaw options that could amend the Official Community Plan (OCP) and Zoning Bylaw. The bylaw options aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access, in the agricultural zones, to minimize their impacts on farmland, to ensure that these lands be can used for agricultural activities.

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

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Findings of Fact

On January 23, 2017, Council directed staff to conduct public consultation regarding potential limitations to house size, farm home plate size and setbacks, including residential accessory buildings, on agriculturally zoned land. Public and stakeholder consultation was conducted between February 27, 2017 and March 12, 2017 through an online LetsTalkRichmond.ca survey, and at a public open house held at City Hall. Staff also consulted with members of the Agricultural Advisory Committee and Richmond Farmers Institute.

Throughout this process, there was a high level of public interest with over 250 people attending the public open house held on March 2, 2017, and a total of 679 completed surveys received during the public consultation period. Feedback was also received through letters and emails to Council, and comments on social media. A copy of all feedback received will be available in a binder, for Council and the public to review, and will include all completed surveys, correspondence to Council, and comments received on the City's Facebook page.

Survey Results

A total of 679 participants completed a survey to provide their input: of these participants:

- 600 residents had a Richmond based postal code;
 - 55 provided a postal code outside of Richmond; and
 - 24 did not provide a postal code but staff is aware that some of these respondents are Richmond residents;
- 115 were a Richmond resident residing on a property in the Agricultural Land Reserve (ALR) based on postal code results; and
- 104 identified themselves as a Richmond farmer on the survey.

A comparison of responses from Richmond residents, ALR residents, and Richmond farmers show differences in opinions on housing regulations. Survey results from Richmond residents were almost identical with responses from the total survey respondents. Not all questions were answered by all respondents.

Key findings in the survey include:

- A significant majority of total survey respondents (71.3%) were in favour of establishing a farm home plate, while farmers and ALR residents were less supportive. Of those who support a farm home plate, the majority prefer a size proportionate to the farm parcel.
- A significant majority of total survey respondents (74.1%) were in favour of a size limitation for the principal home, while farmers and ALR residents were less supportive. Of those that support a size limitation, the preferred limitation is through a maximum house size floor area cap. While the majority of all respondents preferred smaller houses on farmland, farmers and ALR residents were split in their preferences.
- Similar to the principal agricultural house, a significant majority of respondents (76.2%) support a size limitation for accessory residential buildings (e.g., garage, pool house), while farmers and ALR residents were less supportive. While the total respondents prefer to use a maximum size floor area cap, farmers and ALR residents were split on how to control accessory residential buildings size. Responses were also split between different maximum floor areas for these types of buildings.
- While the vast majority of respondents (68.2%) prefer a 50 m (164 ft.) buildable setback for all residential buildings on the parcel, farmers were split, with the preferred setback at 50 m (164 ft.) and “other” setback options, which include a setback that depends on the farm lot size and the current allowable setback.
- Regarding the septic system (e.g., tank and field) on farm parcels, 53% preferred that it be included in the farm home plate; 47% indicated that it should either not be included or partially included in the farm home plate.

Attachment 1 compares the survey responses from the four groups (those who self-identified as Richmond ALR farmers, those who reside on an ALR property, overall Richmond residents, and the total people surveyed).

Overall, the most common feedback received was to establish limits on residential development to protect farmland.

Stakeholders Meeting

A stakeholders meeting was held on March 7, 2017 which included members of the Richmond Agricultural Advisory Committee (AAC). The AAC did not have a quorum at this meeting. After the meeting, the AAC met separately without staff to provide their feedback (Attachment 2). The Richmond Farmer’s Institute (RFI) also attended the meeting. Other individuals attended the meeting who indicated they were part of a newly formed group of ALR

property owners known as the Richmond Farmland Owners Association (who, after several City staff requests, have not clarified their membership).

Each group provided a response on potential farmland housing regulations in Richmond which are summarized below:

- The AAC and the RFI support a farm home plate of 4,046 m² (1 acre) in area;
- All three groups support a floor area limit on a principal house with the following distinctions:
 - the AAC preferred that the maximum house size limit be 1,150 m² (12,378 ft²);
 - RFI preferred that the maximum house size limit be 1,000 m² (10,763 ft²); and
 - the Richmond Farmland Owners Association did not provide a preferred maximum house size, but wanted to use a floor area ratio on the farm parcel.
- All three groups wanted to keep the current buildable setback for the principal agricultural house and accessory residential buildings (i.e., 50 m from the road to the front of the house; 50 m from the back of the house to the front of an accessory building).
- The AAC and RFI did not comment on the maximum size of residential accessory buildings; however, the Richmond Farmland Owners Association preferred to regulate the size of residential accessory buildings through a floor area ratio, but did not specify a maximum floor area; and
- While the AAC and the RFI were in favour of including septic tanks, but not septic fields, in the farm home plate, the Richmond Farmland Owners Association did not want any part of the septic system to be included on the farm home plate.

Correspondence to Mayor and Councillors

As of April 11, 2017 forty seven (47) letters, faxes, and emails have been sent directly to Mayor and Councillors from the beginning of January 2017 to April 11, 2017 regarding ALR housing regulations. Of these, 43 were in support of more limitations on ALR housing development.

A copy of all correspondence to Council will be available in a binder, for Council and the public to review.

2010 - 2017 ALR House Building Permit Applications

- Between 2010 and 2017, the house size of issued and submitted ALR Building Permit applications is shown in Attachment 3;
- Between January 1 and April 3, 2017, a total of 45 ALR house Building Permit applications were submitted, with 73% of the proposed homes over 10,000 ft² (929 m²); and
- In 2017, the average proposed house size is 12,918 ft² (1,200 m²), while the largest proposed house size is 32,660 ft² (3,034.2 m²).

This information is consistent with previous information provided to Council.

Analysis

The objective of implementing changes to housing regulations in the Richmond's ALR is to minimize the impacts of residential development on agricultural land, which is consistent with

the OCP policy “to discourage residential development as a principal use in the Agricultural Land Reserve (ALR)”. This includes managing ALR residential development to avoid reducing farmable areas and to curtail financial barriers to farming that result from residential development.

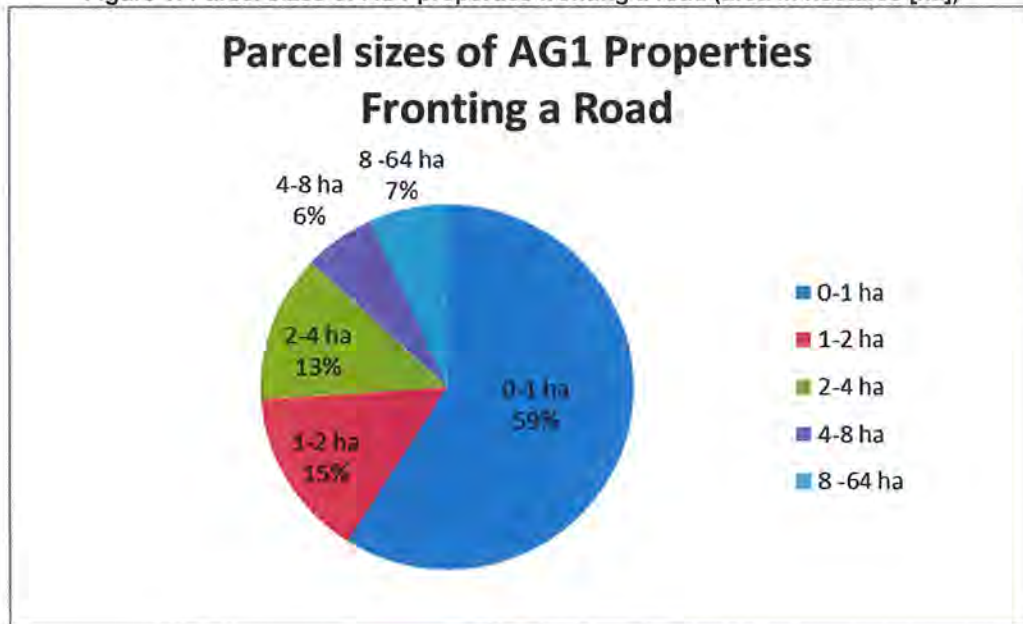
Current Richmond ALR Parcels

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).

Of those parcels with residential development potential:

- 21% (263 properties) are less than 0.2 ha (0.5 ac) in area (as compared to 21% of all AG1 zoned parcels),
- 41% (522 properties) are less than 0.4 ha (1 ac) in area (as compared to 56% of all AG1 zoned parcels),
- 59% (753 properties) are less than 1.0 ha (2.5ac) in area (as compared to 70% of all AG1 zoned parcels), and
- 74% (942 properties) are less than 2.0 ha (5 ac) in area (as compared to 81% of all AG1 zoned parcels).

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



The Importance of Managing Small Lots in the ALR

Richmond has a high proportion of smaller ALR lots (e.g., 522 less than an acre with residential development potential), as indicated above. The feedback and analysis indicates that they must be carefully managed for the following reasons:

- there are many of these small ALR lots on which one can currently build larger houses than in corresponding urban single family areas (e.g., RS1/E Zone),
- as a result, many of these small ALR lots are particularly appealing to residential speculators and buyers, as an alternative to urban sites,

- these small sites are further attractive, as many of them are closer to the City Centre, transit and community amenities than other urban residential areas (e.g., parts of the Thompson, Seafair, Blundell, Broadmoor, Gilmore, Shellmont neighbourhoods are farther away from the City Centre than many of the small ALR lots),
- as a result, urban residential speculators, buyers and builders may be distorting the ALR market upward, and many ALR sites are may be viewed only as residential parcels not to be farmed, and
- consequently, legitimate farmers have difficulty acquiring and farming these properties.

For these reasons, staff suggest that it is particularly important to better manage house sizes in the ALR, particularly the small ALR sites, to avoid having just residences, unnecessarily large residences, inaccessible and un-farmable backlands, and an ALR market in which farmers cannot acquire land to farm.

Urban Lot and House Size Analysis

In determining how to better manage single family house size in the ALR, it is useful to consider how the City manages house sizes in the City's urban areas. Establishing house size regulations in keeping with urban house size regulations is also supported by the Ministry's Guidelines for managing residential development in the ALR.

The City's most commonly applied single family housing district is the RS1/E Zone. The RS1/E zone is the City's standard large lot single family zoning district and is applied to approximately 14,000 lots in the City. The average lot area in the RS1/E zone is 743 m^2 ($8,000 \text{ ft}^2$) which permits an average house size of 339 m^2 ($3,650 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total allowable floor area would be 389 m^2 ($4,187 \text{ ft}^2$).

Proposed Bylaw No. 9711 would permit a maximum house size in keeping with the average house size permitted in the RS1/E Zone.

There are approximately 11,000 lots in the City within the smaller RS1 sub-zones. If all RS1 zoned lots were considered, including these smaller lots, the average lot area would be 626 m^2 ($6,738 \text{ ft}^2$) which permits an average house size of 303 m^2 ($3,261 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total maximum floor area would be 353 m^2 ($3,800 \text{ ft}^2$).

Proposed Bylaw No. 9710 would permit a maximum house size in keeping with the average house size permitted on all urban lots subject to the RS1 Zone.

Land Economics

The average urban single family lot size within the RS1/E zone is approximately 743 m^2 ($8,000 \text{ ft}^2$) which would permit a house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). Almost 60% of the City's urban single family lots are zoned RS1/E.

An economic consultant was asked to comment on the implications of the City establishing a maximum ALR house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). The consultant advises that the increased focus on ALR land is largely due to the significant rise in residential land prices in the urban areas coupled with zoning regulations on ALR land that allow more

flexibility to construct larger homes in the ALR. In many cases, this has priced ALR land beyond what legitimate farmers can afford.

The economic advice indicates that a smaller ALR residential house size would significantly decrease current residential speculation and buying, as the appeal of ALR lands for predominately residential use would be reduced and enable more land to be available for farming, and reduce land costs for farmers. Conversely, the larger the house size, the greater the residential speculation, increase in house prices, less land available for farming, and higher the land cost for farmers. A copy of the consultant's advice is shown in Attachment 4.

Additional Dwelling Units

Currently, the AG1 zone allows additional dwellings for full-time farm workers to be considered on parcels 8 ha (20 acres) or greater, which comprises 7% of properties within Richmond's ALR. An agrologist report is required to demonstrate that additional dwellings for full-time farm workers are required to enable them to live on site for the farm to operate. Recent building permit statistics indicate that the City has not received any such proposals since 2010. Given the concern with house sizes in the ALR, staff propose that any future requests for an additional house for ALR farm workers would require a rezoning application.

Three-Storey Houses in the ALR

As proposed later in the report, the farm home plate is an effective tool that limits the maximum area used for residential development on an ALR site. It may be argued that similarly, if houses in the ALR are limited to a maximum footprint area, regardless of how many storeys, it would limit the impact of residential development on agricultural lands. While such an approach would limit the area for residential purposes, managing ALR residential development involves more than limiting the footprint of residential development.

Currently, the Agriculture (AG1) zone allows a house up to 2.5-storeys (10.5 m) high. Increasing the allowable height to 3-storey houses may create issues of unacceptable adjacent site shadowing, as well as a greater massing of the building that would negatively affect its form and character especially given the high percentage of small agricultural parcels in the City. Further, as the land economics analysis indicates, larger homes may create financial barriers to farming in the ALR, as the demand for these properties is driven by residential development. Considering the above, permitting 3-storey houses in the ALR does not appear to be an appropriate solution to the issue of large homes in the ALR, given that 2.5 storey homes are currently allowed.

It is noted that a rezoning application may be considered for proposed houses that exceed the house size limitation, and wish to increase the height from 2.5 storeys to 3 storeys, on a site specific basis, which would include appropriate neighbourhood input.

Taxes Related to Farm Classified Sites

The City's role is to apply taxes based on the assessment value and classification provided by BC Assessment. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements.

The minimum farm income requirements as determined by BC Assessment to classify as a farm are:

- \$10,000 on land less than 0.8 hectares (1.98 acres) in area;
- \$2,500 on land between 0.8 hectares (1.98 acres) and 4 hectares (10 acres); and
- on land larger than 4 hectares (10 acres), earnings must be \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares.

For all parcels in the ALR, property owners receive a 50% school tax exemption from the Province. For property owners in the ALR that do not farm or lease the parcel for farming purposes, they will be taxed as Class 01-residential. If owners lease to a farmer, the farmed portion of the property will be assessed as farmland, which will yield significant tax savings. If the property owner lives on the property and farms it, the property can get full farm valuation for the land and building. In this case, the land will be assessed as Class 09-farm and the building will be Class 01-residential but with a significant reduction in assessed value. Finance staff will be available at the Planning Committee, Council and Public Hearing meetings.

Farm Vehicle Access

In the ALR, it is necessary to ensure that farm vehicles can access the rear of the property in order to farm it. Currently, under AG1 Zoning, there is a minimum interior side yard setback requirement to ensure viable farm access. One interior side yard must have a minimum setback of 3 m (10-ft.) on lots less than 0.8 ha (2 acres).

To better enhance farm vehicle access to the rear of residential properties, staff propose:

- for lots less than 0.8 ha (2 acres), to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- for lots greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

This approach will better ensure that farm vehicle access can be achieved on such sites.

Options and Draft Bylaws

A Proposed Comprehensive Set of OCP and Zoning Bylaw Amendments

Based on public feedback and analysis, staff have prepared the following comprehensive set of OCP and Zoning Bylaw amendments, specifically:

- (1) A rezoning approach for any future ALR proposals which exceed Council's established house size maximums,
- (2) A rezoning approach for any future ALR proposals which involve second or subsequent houses,
- (3) Preserving and enhancing farm vehicle access to the rear of ALR farm residences, by increasing farm vehicle access widths, for certain ALR sites,
- (4) Restricting accessory residential building size to 70 m² (753 ft²),
- (5) Introducing a range of farm home plates based on lot size dimensions,
- (6) The restriction of ALR house size to 500 m² (5,382 ft²),
- (7) Miscellaneous other OCP and zoning amendments.

For issues 1, 2, 3, 4 and 7, background information and a recommendation is provided below, and for issues 5 and 6, background information, options and a recommendation are provided below.

The primary objective of staff's recommendations is to better manage the size and number of houses in the ALR, accessory residential buildings and enhance rear farm access, to enable better agricultural viability.

1. A Rezoning Approach For Any Future ALR Residential Proposals Which Exceed Council's Established Farm House Size Maximums

To better implement the approved 2041 OCP, Chapter 7.0 Agriculture and Food, Objective 1 which states: *Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)*, the following OCP amendment is proposed.

- limit the size of houses on agriculturally zoned properties, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the size limit, if the applicant clearly provides the following information:
 - verification that the site has been actively used for agricultural production for a significant period of time and that it has generated significant agricultural income,
 - verification that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time,
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time,
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted.

2. A rezoning approach for any future ALR proposals which involve second or subsequent houses,

The AG1 zone currently allows additional dwelling units for full-time farm workers on properties larger than 8 ha (20 acres) provided that a certified registered professional with the BC Institute of Agrologist provides written justification for the additional dwelling unit. Staff are recommending the current approach to managing additional dwelling units be revised so that a rezoning application is required for any additional dwelling units.

An OCP amendment is proposed to limit the number of dwelling units to one (1) on agriculturally zoned parcels, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the maximum number of dwelling units, if the property is 8 ha (20 acres) in area or greater, and the applicant provides the following information 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.

Note: The maximum house size, farm home plate size and setbacks for a proposed secondary house would be determined through a site specific rezoning application, which would require Council approval.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted. The Farm Home Plate Bylaw options discussed below, remove the current secondary dwelling unit, as an outright use from the AG1 Zone.

3. Preserving and Enhancing Farm Vehicle Access to the Rear of ALR Farm Properties by increasing farm vehicle access widths, for certain ALR sites

Staff recommend improving farm vehicle access to the rear of ALR residential sites, to ensure that they can be farmed. For lots that are:

- less than 0.8 ha (2 acres), staff propose to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

Such an arrangement will ensure that all sites will provide enhanced farm vehicle access to the back, to facilitate farming.

All Farm Home Plate Bylaw options include this enhanced farm access provision (Bylaw No. 9707, 9708, 9709).

4. Restricting All ALR Accessory Residential Buildings to 70m² (753ft²)

Currently, the only restriction on the maximum size of an ALR residential accessory building is that it has to be within the total allowable density (e.g., 0.6 FAR).

Currently, in the urban areas of the City (RS1 zones), the maximum size of an accessory building or structure is 70 m² (753 ft²). Similarly, staff recommend applying this maximum to AG zoned sites which would establish a maximum residential accessory building or structure size of 70 m² (753 ft²), to minimize the impact on farmland while accommodating residential needs.

In site specific situations, if requested, Council could issue a Development Variance Permit (DVP), to vary the maximum size of an ALR accessory building, provided that it is within the maximum density for all residential buildings on the site.

If there is a request to increase the maximum density for all residential buildings, the property owner would have to submit a rezoning application.

All House Size Bylaws options include this accessory residential building restriction (Bylaw No. 9710, 9711, 9712, 9716).

5. Restricting The Range Of Farm Home Plates Based On Lot Size Dimensions

The establishment of a farm home plate would limit residential development to the front of the property to allow for farming activities on the remainder of the property.

In preparing options for farm home plates, the existing ALC regulation that limits soil disturbance (e.g., soil imported or exported) on a parcel in the ALR, to a maximum area of 2,000 m² (21,527 ft²), without further approval from Council and the ALC, was considered.

The recommended Zoning Bylaw amendment would include:

- a definition for “farm home plate” which would be defined as the portion of a lot which includes a principal dwelling unit, additional dwelling unit(s), and any accessory residential buildings, or accessory structures, including driveways to the dwelling unit(s), decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and residential sewerage septic tanks and field, in one contiguous area;
- a maximum depth for the farm home plate to be 60 m (196 ft.);
- increasing the interior side yard setback, from 3 m (10 ft.), to 4 m (13 ft.), to better accommodate farm vehicle access, from the road to the farm; and
- removing Section 14.1.4.3 under the Agriculture (AG1) zone which allows additional dwelling units for full-time workers for a farm operation under certain conditions, as this will be regulated through a rezoning process and the criteria that would be included in the OCP.

If requested, it is proposed that Council may issue a Development Variance Permit, if an applicant justified their farm proposal to:

- increasing the maximum size of the farm home plate;
- increase the maximum depth of the farm home plate; or
- remove the septic tank and/or field, from the farm home plate area (the size of a septic field depends on the size and use of the house including the number of bedrooms and bathrooms, as well as the soil conditions).

The current 50 m (164 ft.) maximum setback for a dwelling unit, which has been in the City’s Zoning Bylaw since 1994, would remain in the AG1 zone; however, the 60 m (196 ft.) maximum farm home plate depth would allow accessory buildings or structures to be located in the rear portion of the farm home plate.

The following three Farm Home Plate Bylaw options are presented:

A.) Farm Home Plate Option 1 – Bylaw No. 9707 (Recommended)

The recommended bylaw establishes a proportionate maximum area of the farm home plate to be:

- a) 50% of the lot area for lots 0 to 0.2 ha (0 to 0.5 ac);
- b) 1,000 m² (10,764 ft²) for lots 0.2 to 1 ha (0.5 to 2.5 ac);
- c) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- d) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option would reserve the greatest amount of farmland. It would also ensure that, for lots that are less than 0.2 ha (0.5 acres), a minimum of 50% of the property would be protected for farming. For larger lots, the minimum amount of property protected for farming would increase.

B.) Farm Home Plate Option 2 – Bylaw No. 9708

This option establishes a proportionate maximum area of the farm home plate to be:

- a) 1,000 m² (10,764 ft²) for lots 0 to 1 ha (0 to 2.5 ac);
- b) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- c) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option uses a proportionate maximum farm home plate floor area. However, 7% (94) of the properties in the AG zone that are 0.1 ha (0.25 acres) or less could have the entire lot used for the farm home plate.

C.) Farm Home Plate Option 3 – Bylaw No. 9709

This option establishes a maximum area of the farm home plate to be 2,000 m² (21,528ft²) for all lots regardless of size.

This option is based on the Ministry of Agriculture’s Guidelines. However, it does not take into account Richmond’s smaller lot sizes. If this option were implemented, a greater number of properties in the AG1 zone could have the entire lot used for the farm home plate.

Both the Agricultural Advisory Committee and the Richmond Farmers Institute preferred a maximum farm home plate area to be 4,046 m² (43,560 ft²) or 1 acre. This preference is not presented in a bylaw option as:

- Under existing ALC regulations, the maximum area of soil disturbance on a parcel is 2,000 m² (21,527 ft²) without requiring Council and ALC approval for a non-farm use; and
- 41% of the AG1 zoned properties are less than 0.4 ha (1 ac) in area meaning that many of those properties could have the entire lot used for the farm home plate rather than reserving it for farming uses if a farm home plate of 4,046 m² (43,560 ft²) or 1 acre was used.

Attachment 5 provides a summary analysis, including the percentage of farmland retained, of the three farm home plate bylaw options.

6. Restricting ALR House Size to 500 m² (5,382 ft²)

In preparing the recommended bylaw, staff consulted with the Ministry of Agriculture’s Guidelines which recommend that residential development be commensurate with residential development in urban areas such as the City’s “Single Detached (RS1/A-H, J-K)” zone. To ensure that density calculations are the same as the urban areas of Richmond, the following is included in the recommended bylaw:

- density would be calculated as 0.55 Floor Area Ratio (FAR) applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, with 0.30 FAR applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²);
- floor area exemptions would be provided for porch area (10% of floor area), 1 accessory building (10m²), and a staircase/entry (10 m²) area; and
- a maximum size of an accessory building of 70 m² (753 ft²).

If requested, Council could issue a Development Variance Permit, to vary the maximum size of an accessory building provided they are within the maximum floor area limit for all residential buildings.

If there is a request to increase the maximum limit for all residential buildings, the property owner would have to submit a rezoning application.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m²

(4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

D.) House Size Option 4 – Bylaw No. 9716 (AAC's Preference)

This option would use the RS1 zone FAR density provisions up to a maximum of 1,114m² (12,000 ft²) for all residential buildings.

This option is preferred by the Agricultural Advisory Committee. The Richmond Farmers Institute supported a maximum floor area of 1,000 m² (10,763 ft²).

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 3,326 m² (35,833 ft²). Smaller sites would have a maximum house size smaller than 1,114 m² (12,000 ft²) and would be based on the FAR provisions.

Flexibility

In addition to the four options listed above, Council has the ability to choose another house size limitation which could be incorporated in the Zoning Bylaw amendment.

7. Miscellaneous Other OCP and zoning amendments

Upon adoption of a bylaw limiting house size in the AG1 zone, staff recommend that Council direct staff to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zones that permit single family development in the ALR. This would largely include the RS1/F and RS1/G zoned properties on Fedoruk Road, Kartner Road and along Westminster Highway.

Consultation

Staff have reviewed the proposed 2041 OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the Provincial Agricultural Land Commission for comment, as the proposals affect ALR land.

Table 1 clarifies this recommendation. ALC referral comments will be requested prior to the public hearing date. Public notification for the public hearing will be provided as per the *Local Government Act*.

Table 1 – OCP Public Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met.
NO REFERRAL NECESSARY	
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups (e.g., the Richmond Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Owners Association) and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

Financial Impact

None

Conclusion

This report summarizes feedback received throughout the public consultation process on potential housing regulations on Richmond's Agriculture (AG) zoned land.

Based on this feedback, in addition to analyzing Richmond's agricultural land base, and housing regulations in Richmond's urban areas, staff have prepared a series of OCP and Zoning Bylaw amendment options for Council's consideration.

The proposed bylaws aim to better manage residential development in the Agricultural Land Reserve (ALR) and to minimize impacts on land that may be used for agricultural activities.

It is recommended that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706,
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate and Setbacks in the AG1 Zone), and
3. Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone).



John Hopkins
Senior Planner
(604-276-4279)



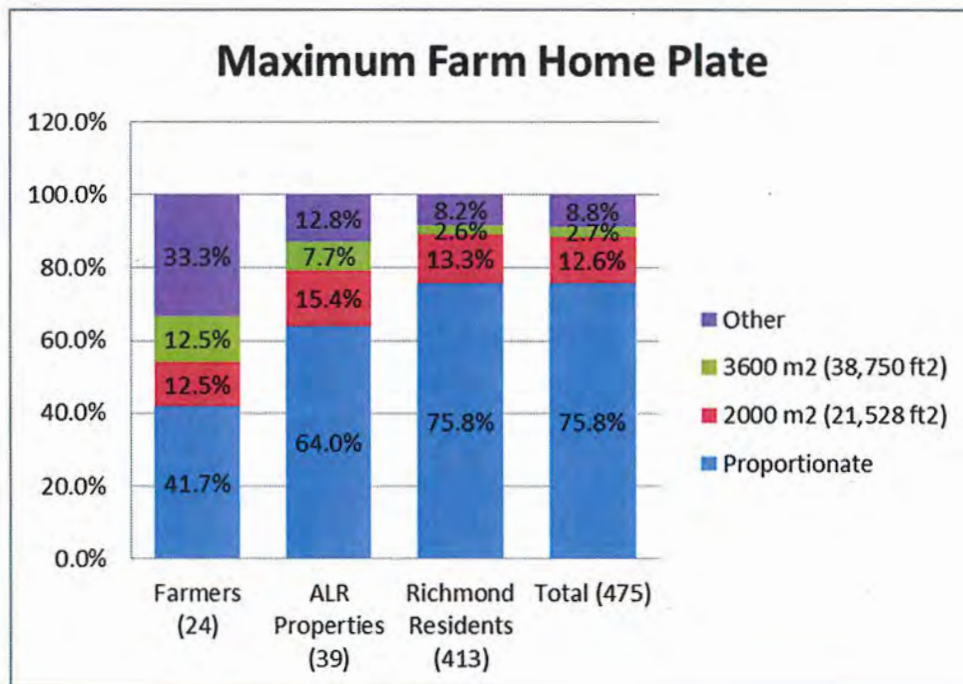
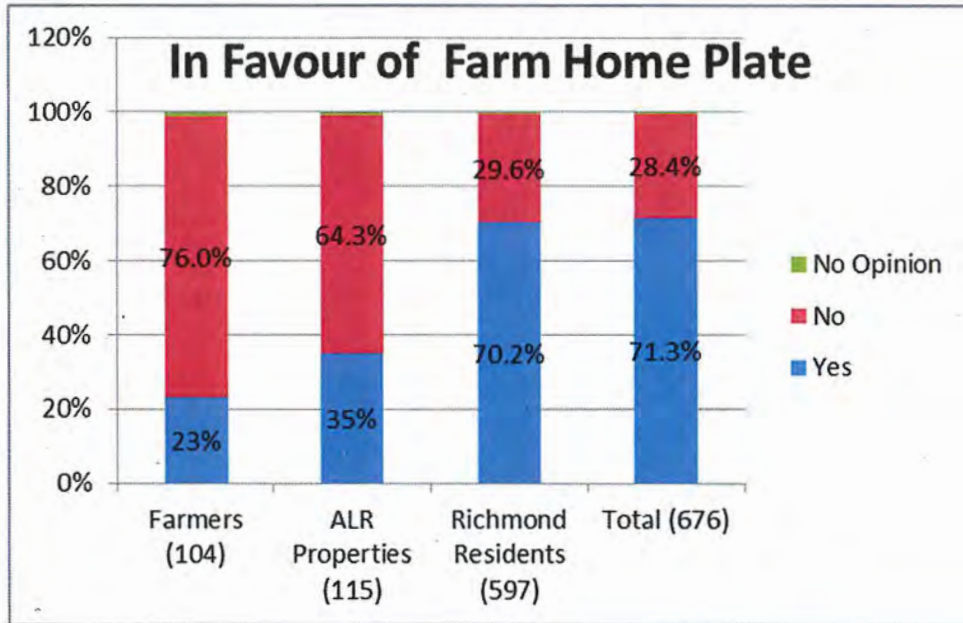
Ada Chan Russell
Planner 1
(604-276-4188)

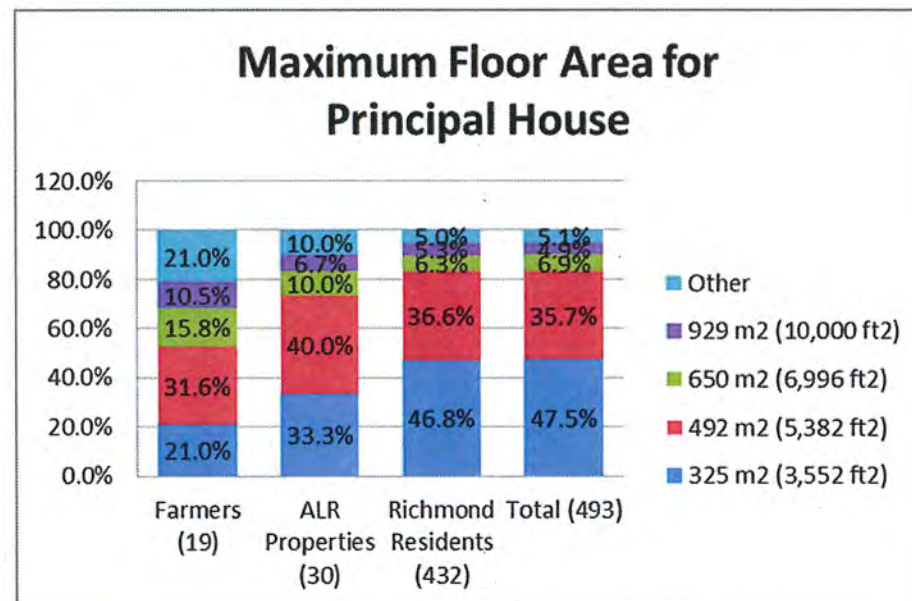
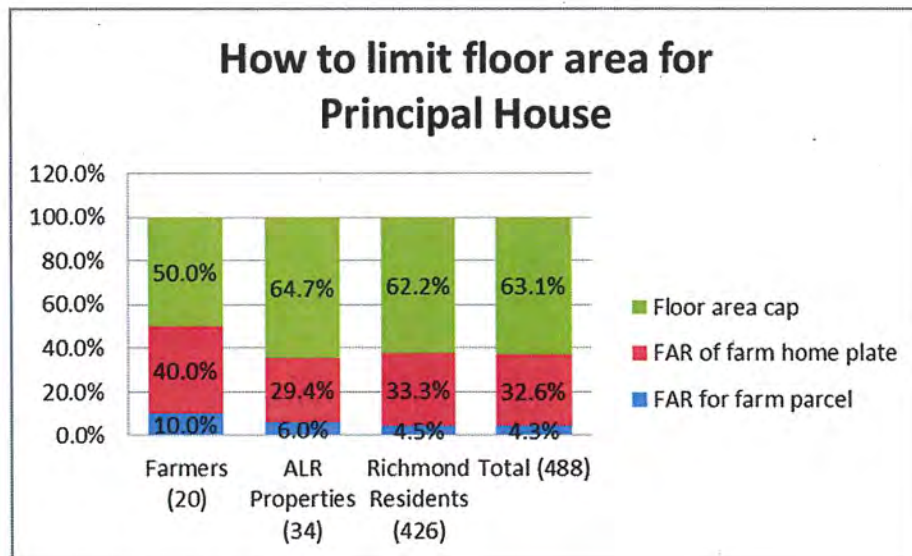
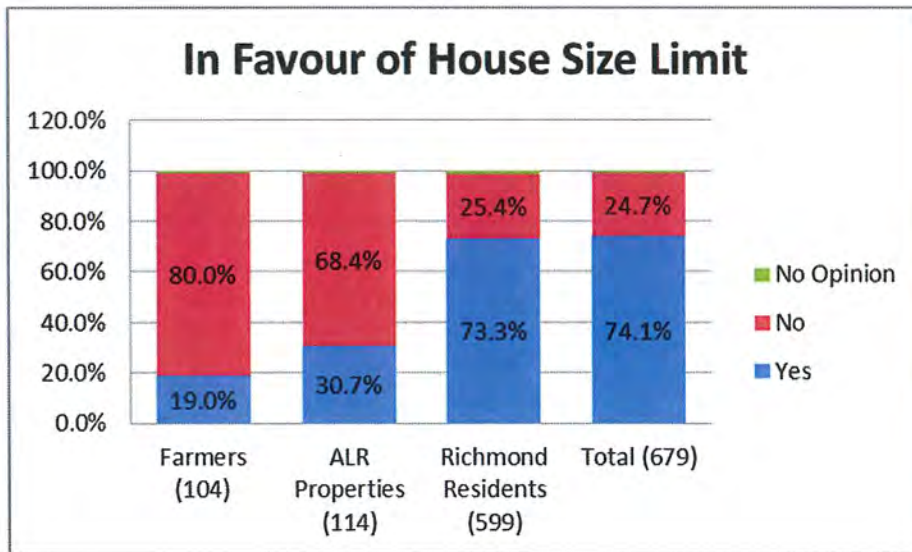
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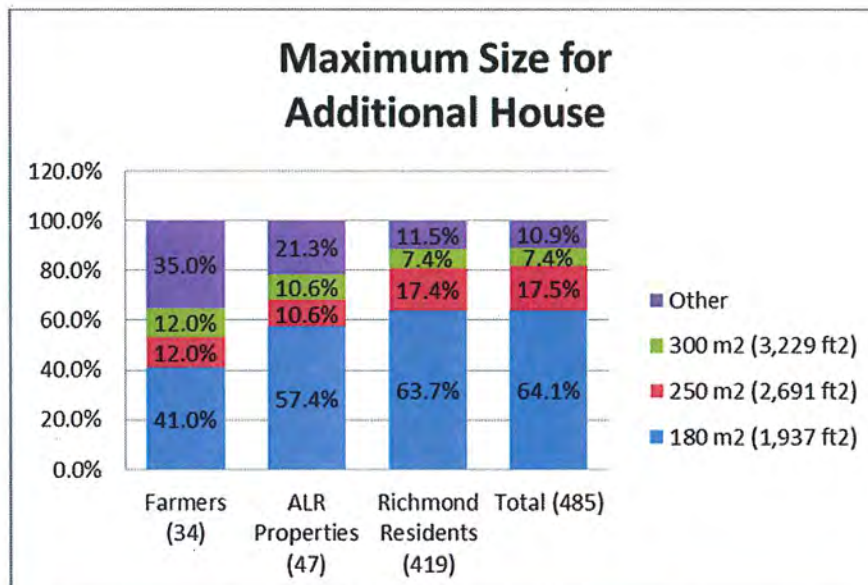
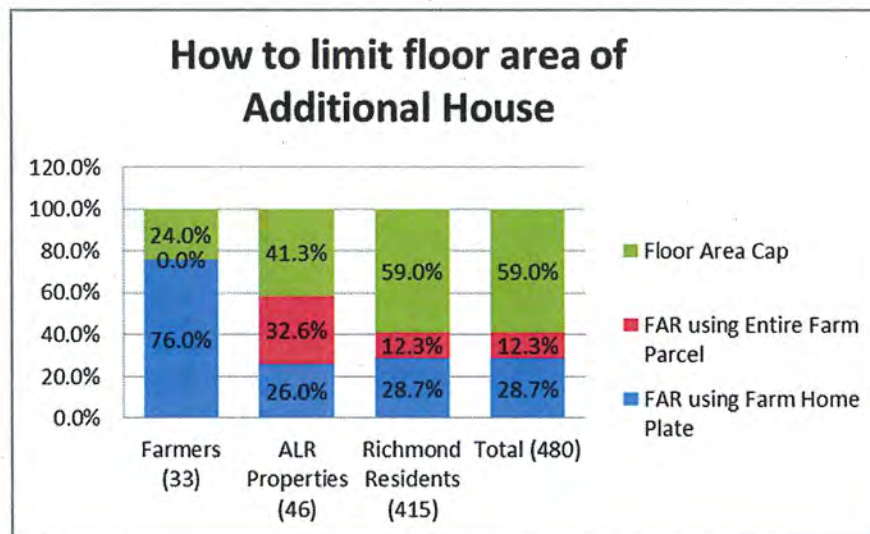
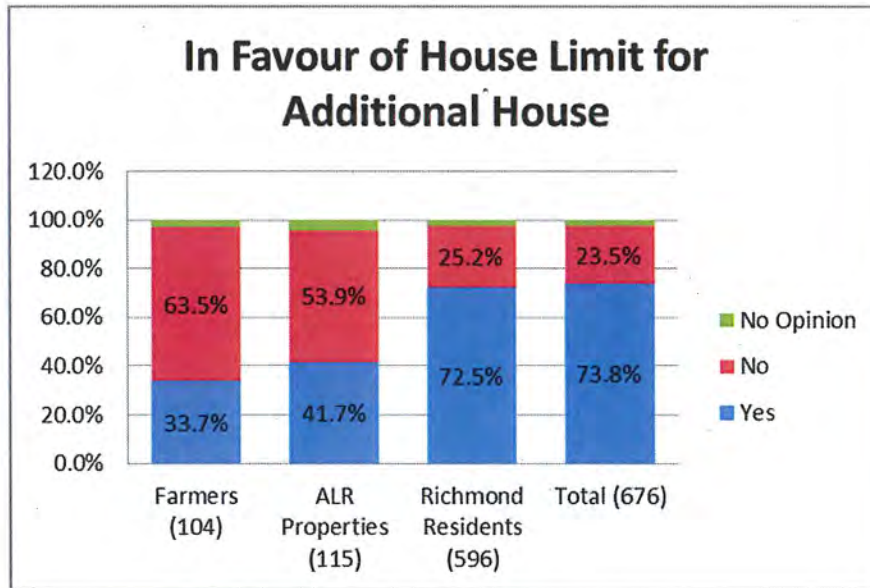
- Attachment 1: Survey Results Summary
- Attachment 2: AAC Comments of March 11, 2017
- Attachment 3: Building Permits Statistics (2010 – 2017)
- Attachment 4: Professional Economic Consultant Advice
- Attachment 5: Zoning Bylaw Amendment Options – Summary Table
- Attachment 6: Summary Analysis of the Farm Home Plate Bylaw Options
- Attachment 7: Comparison of House Size Regulations in Metro Vancouver's ALR

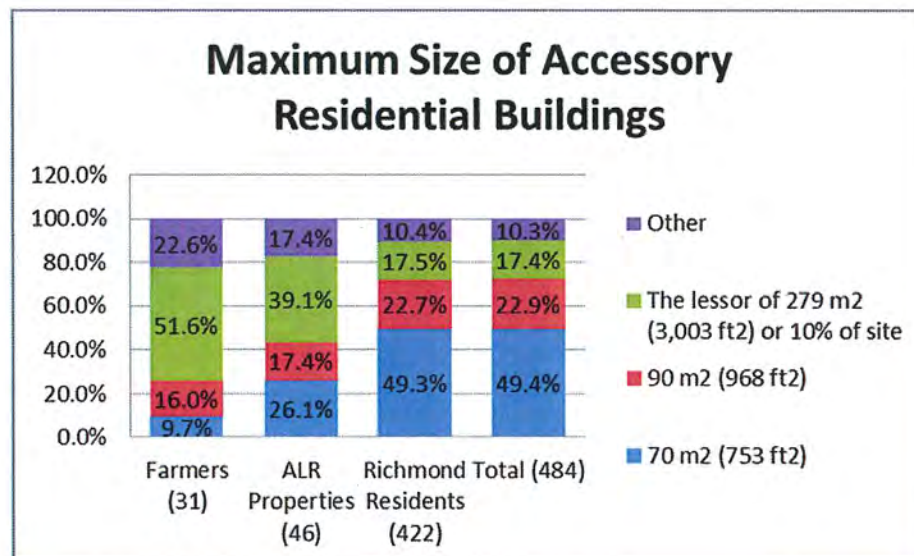
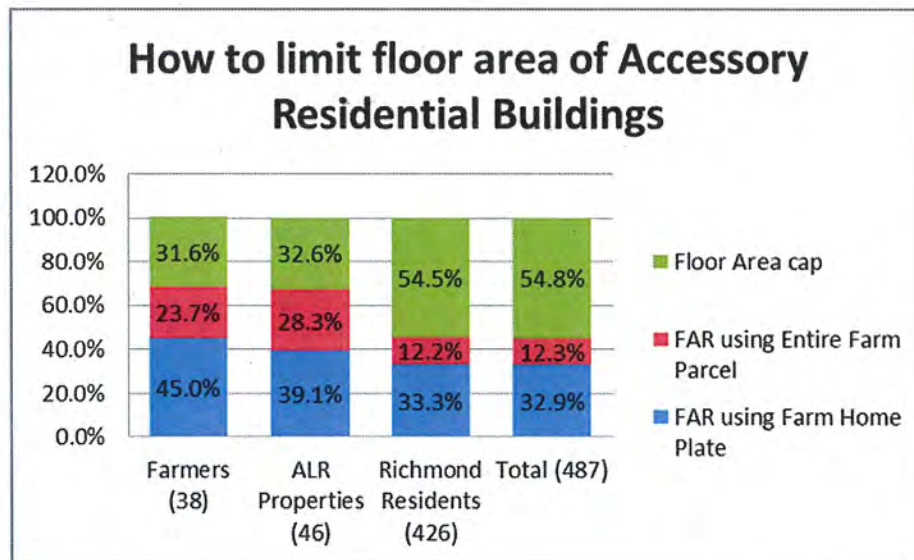
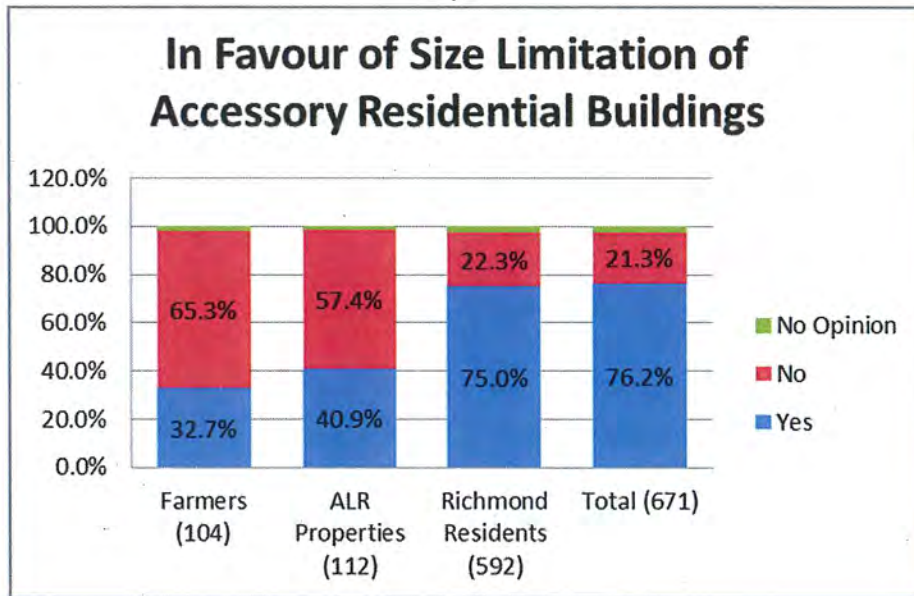
Survey Results Summary

Total 679 Complete surveys
 600 Richmond Residents
 104 Richmond Farmers
 115 Richmond Residents living in the ALR (65 Richmond Farmers)
 55 Provided a postal code outside of Richmond
 24 Did not provide a postal code

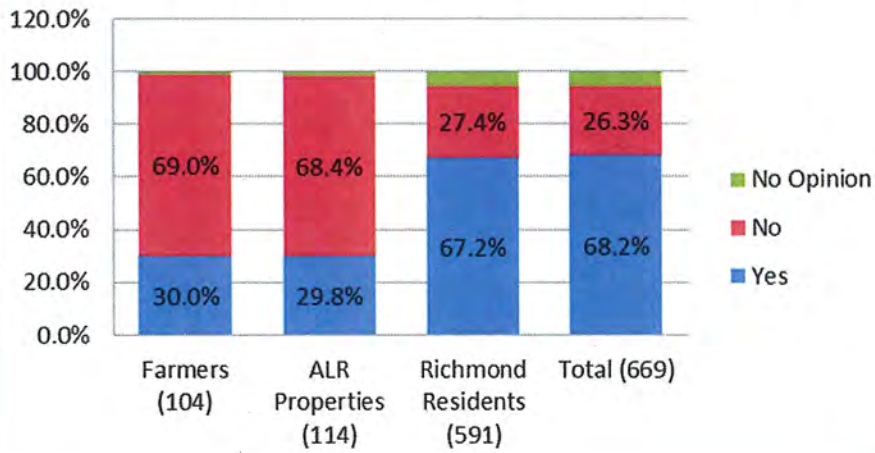




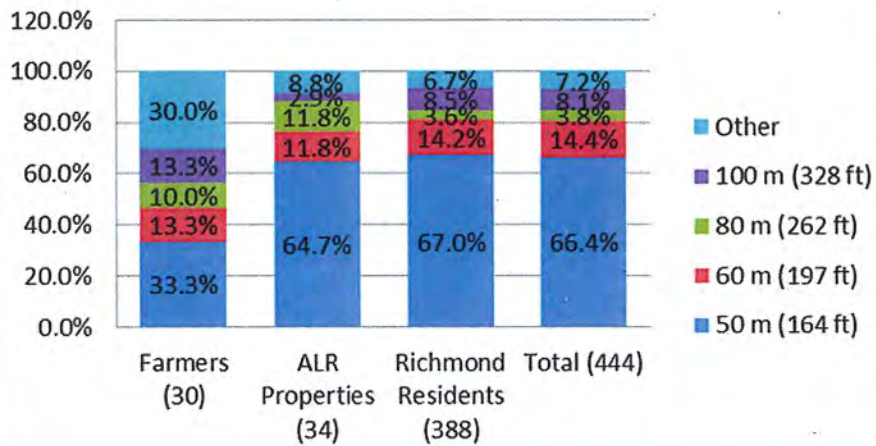


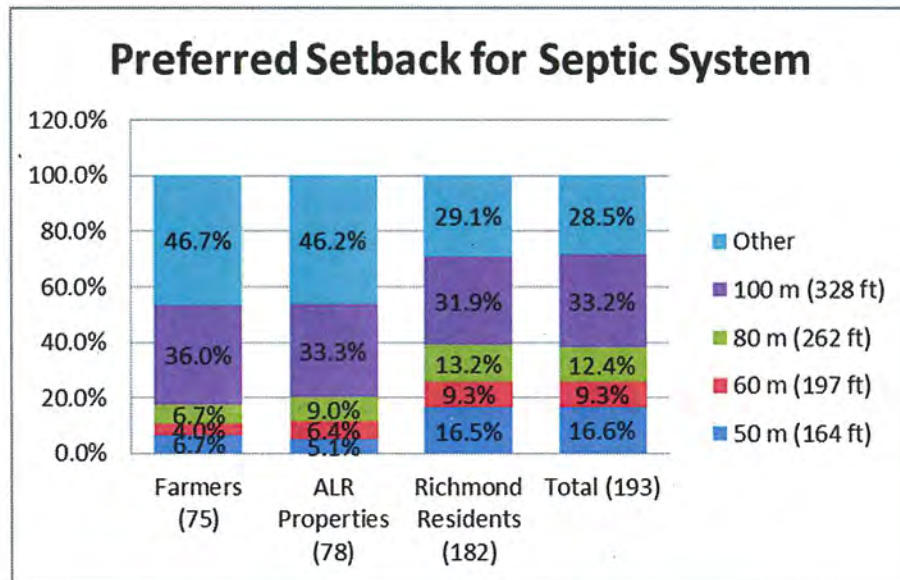
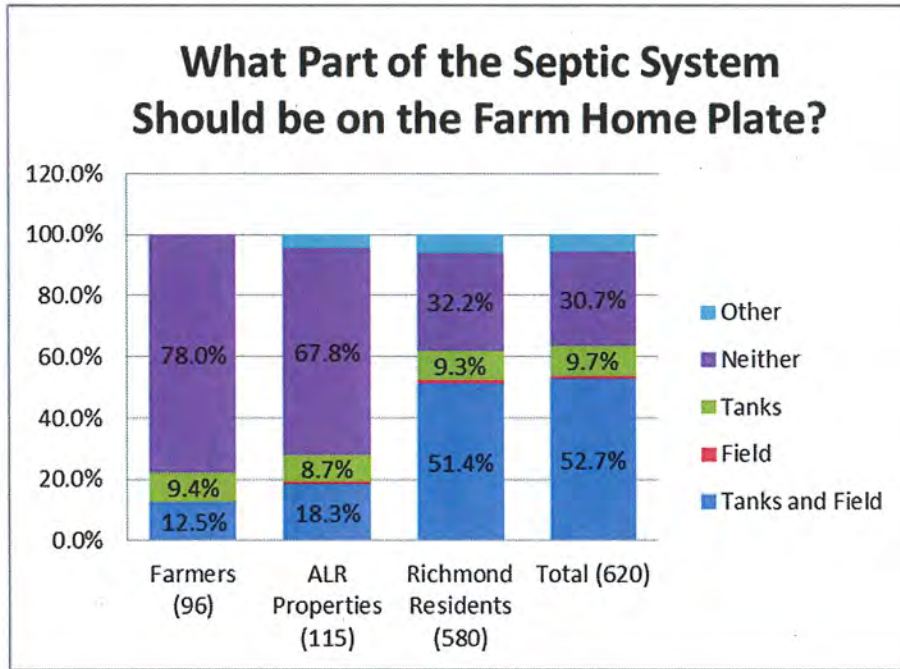


In Favour of a 50 m Buildable Setback for all Residential Buildings



Maximum Buildable Setback for all Residential Buildings





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.

Building Permit for Single Family Dwelling in the AG1 Zone (2010-2017)

Building permit statistics provided below include floor area ranges that correspond to house size bylaw options: 1 - 330 m² (3,550 ft²), 2 - 500 m², (5,381 ft²), and 3 - 1,114 m², (12,000 ft²).

Table 1: Number of Issued SFD AG1 BPs								
Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BPs
2010	2	0	2	0	4	0	1	9
2011	0	2	5	7	3	2	2	21
2012	0	1	4	1	3	2	1	12
2013	0	1	1	5	2	3	3	15
2014	0	2	2	1	2	3	0	10
2015	0	0	2	4	4	3	4	17
2016	0	2	4	7	1	3	1	18
Total	2	8	20	25	19	16	12	102

Table 2: Number of Submitted SFD AG1 BPs (January, 1-April 3, 2017)								
Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BP
2017	0	0	5	7	8	17	8	45

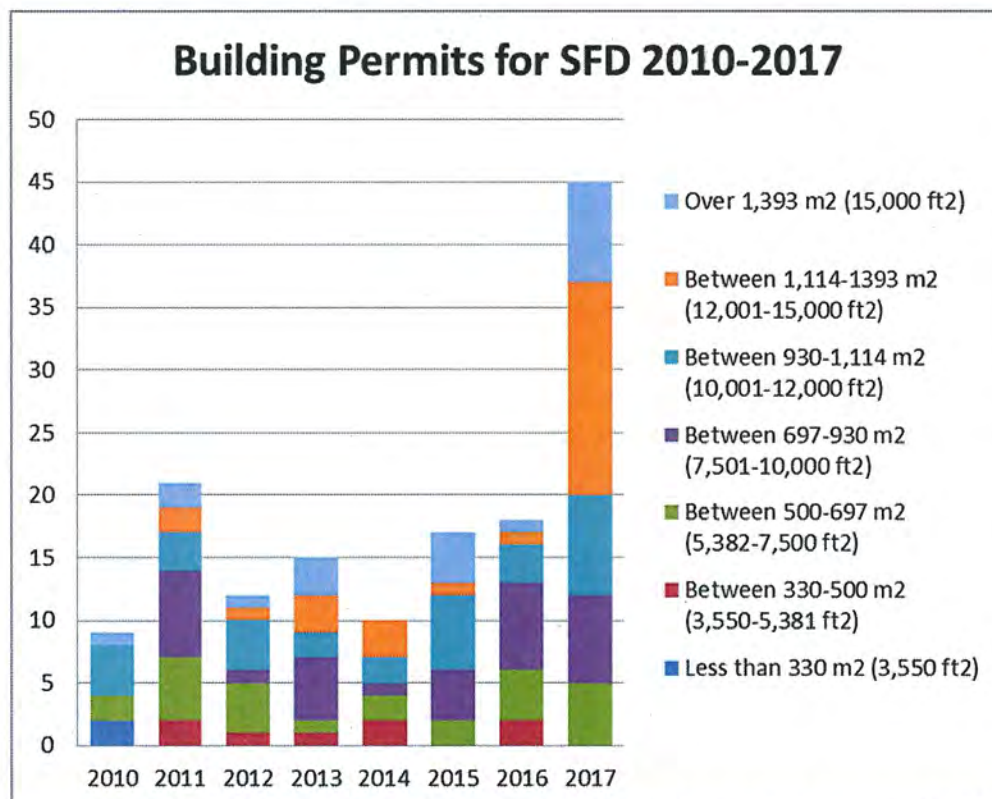


Figure 1: Comparison of Building Permits issued (2010-2016) with those submitted in 2017

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April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
 If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
 The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Wozny', written in a cursive style.

Richard Wozny, Principal
Site Economics Ltd.

Att. 1

Table 1 - Recent ALR Residential Sales in Richmond

No.	ML #	Status	Address	List Price	Sale Price	Sold Price per		List Date	Sold Date	DOM	Tot BR	Tot Baths	Total Size	Yr Blt	Age	Lot Size Acres	Lot Size (SF)
						SqFt											
1	V1134800	S	8471 NO 5 ROAD	\$3,888,000	\$3,680,000	\$	338	2015-07-14	2015-09-28	76	7	8	10,897	2014	1	2.2	94,961
2	V1132323	S	11951 GRANVILLE AVENUE	\$4,880,000	\$4,280,000	\$	353	2015-07-01	2015-10-10	101	8	8	12,108	2015	0	0.5	21,780
3	R2066270	S	9491 FINN ROAD	\$4,999,800	\$4,800,000	\$	419	2016-05-06	2016-05-25	19	7	8	11,443	2014	2	0.6	27,878
4	R2076674	S	6780 NO 5 ROAD	\$5,999,000	\$5,380,000	\$	304	2016-06-03	2016-09-09	98	14	8	17,672	2015	1	3.0	129,112
5	R2066397	S	12133 NO 3 ROAD	\$26,000,000	\$18,500,000	\$	1,491	2016-05-06	2017-02-08	278	5	8	12,411	2009	8	18.1	788,523
6	R2133049	A	11111 BIRD ROAD	\$5,999,999	\$5,999,999	\$	594	2017-01-18		63	17	8	10,100	1990	27	0.9	37,244
7	R2138977	A	8880 SIDAWAY ROAD	\$6,180,000	\$6,180,000	\$	461	2017-02-13		37	9	8	13,413	2010	7	2.0	87,120
8	R2139278	A	7120 NO. 5 ROAD	\$11,880,000	\$11,880,000	\$	839	2017-02-15		35	10	8	14,157	2013	4	3.8	163,698
Average				\$8,728,350	\$7,587,500	\$	594						12,775		3.9	168,790	

Table 2 - Recent ALR Land Sales in Richmond

No.	Address	Sale Date	Sale Price	Site Size		Price Per		Zoning
				Acres	Sq. Ft.	Acres	Sq. Ft.	
1	10551 No. 6 Road Richmond	Jan-17	\$2,897,700	2.74	119,137	\$1,059,488	\$24.32	AG-1
2	10260 Westminster Highway Richmond	Jan-17	\$3,150,000	2.18	94,961	\$1,444,954	\$33.17	AG-1
3	South Half Lot 5 & 12200 Block, No. 3 Road Richmond	Dec-16	\$1,500,000	9.75	424,710	\$153,846	\$3.53	AG-1
4	10531 Granville Avenue Richmond	Dec-16	\$5,999,800	4.39	191,098	\$1,367,632	\$31.40	AG-1
5	2280 No. 6 Road Richmond	Aug-16	\$3,700,000	8.61	375,226	\$429,533	\$9.86	AG-1
6	13740 Westminster Highway Richmond	Aug-16	\$1,250,000	0.24	10,454	\$5,208,333	\$119.57	AG-1
7	7560 Steveston Highway Richmond	Jul-16	\$6,530,000	3.00	130,680	\$2,176,667	\$49.97	AG-1
8	10180 Granville Avenue Richmond	Jul-16	\$2,480,000	0.28	12,023	\$8,985,507	\$206.28	AG-1
9	7120 No. 5 Road Richmond	Jul-16	\$5,588,000	3.74	162,914	\$1,494,118	\$34.30	AG-1
10	12751 Blundell Road Richmond	Jul-16	\$1,711,000	2.61	113,692	\$655,556	\$15.05	AG-1
11	9660 Sidaway Road Richmond	Jun-16	\$3,800,000	10.00	435,600	\$380,000	\$8.72	AG-1
12	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
13	12191 Gilbert Road Richmond	May-16	\$4,200,000	10.78	469,577	\$389,610	\$8.94	AG-1 / CR
14	9760 Sidaway Road Richmond	Apr-16	\$1,650,000	10.02	436,471	\$164,671	\$3.78	AG-1
15	8191 No. 6 Road Richmond	May-16	\$1,830,000	0.86	37,462	\$2,127,907	\$48.85	AG-1
16	12060 No. 2 Road Richmond	May-16	\$4,800,000	6.19	269,636	\$775,444	\$17.80	AG-1
17	6351 No. 5 Road Richmond	May-16	\$4,490,000	8.56	372,743	\$524,717	\$12.05	AG-1
18	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
19	13660 Blundell Road Richmond	May-16	\$1,760,000	1.00	43,560	\$1,760,000	\$40.40	AG-1
20	10071 Granville Avenue Richmond	May-16	\$1,950,000	0.44	19,036	\$4,462,243	\$102.44	AG-1
Average				5.33	232,210	\$641,991	\$	15

Zoning Bylaw Options – Summary

Zoning Bylaw Section	Farm Home Plate Bylaw Options (select one)			House Size Bylaw Options (select one)			
	Bylaw 9707	Bylaw 9708	Bylaw 9709	Bylaw 9710	Bylaw 9711	Bylaw 9712	Bylaw 9716
Definitions	New definitions for 'farm home plate' and 'farm home plate setback'			No new interpretations			
Density Exemptions for single family dwellings	No density exemptions			Exemptions for: – porch area (up to 10% of floor area), – 1 accessory building (up to 10m ²), and – staircase/entry (up to 10m ²) area			
				Exemption for garage area (up to 50 m ²)		Garage area not exempted	
Maximum House Size	Not applicable for these bylaw options			RS1 FAR up to 303m ²	RS1 FAR up to 339m ²	RS1 FAR up to 500m ²	RS1 FAR up to 1,114m ²
Additional Dwelling Units	Remove section 14.1.4.3 (additional dwelling unit may be considered on a site specific basis through a rezoning application)			Not required as included in farm home plate bylaw options			
Maximum Accessory Building Size	Not applicable for these bylaw options			70m ² (753 ft ²) for each residential accessory building or structure			
Farm Home Plate	Proportionate farm home plate: a) 50% of the lot area for lots 0-0.2 ha; b) 1,000 m ² for lots 0.2-1 ha; c) 10% of the lot area for lots 1-2 ha; and d) 2,000 m ² for lots 2 ha or greater.	Proportionate farm home plate: a) 1,000 m ² for lots 0-1 ha; b) 10% of the lot area for lots 1-2 ha; and c) 2,000 m ² for lots 2 ha or greater	Maximum 2,000 m ² for all lot sizes	Not applicable for these bylaw options			
Depth of Farm Home Plate	Establish a maximum depth of 60 m for farm home plate.			Not applicable for these bylaw options			
Yards & Setbacks	Increase interior side yard setback from 3 m to 4 m			Not required as included in farm home plate bylaw options			

Farm Home Plate Options – Analysis**Farm Home Plate Option 1 (Recommended)**

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> - 0 to 0.2 ha - (0 to 0.5 acres) 	<ul style="list-style-type: none"> - lesser of 50% of the lot area, or - 1,000 m² (10,764 ft²) 	50%	21% (263)
<ul style="list-style-type: none"> - 0.2 ha to 1 ha - (0.5 to 2.5 acres) 	<ul style="list-style-type: none"> - 1,000 m² - (10,764 ft²) 	50% to 90%	38% (490)
<ul style="list-style-type: none"> - 1 ha to 2 ha - (2.5 to 5 acres) 	<ul style="list-style-type: none"> - lesser of 10% of the lot area, or - 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> - 2 ha + (5 acres +) 	<ul style="list-style-type: none"> - 2,000 m² - (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 2

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> - 0 to 1 ha - (0 to 2.5 acres) 	<ul style="list-style-type: none"> - 1,000 m² - (10,764 ft²) 	<ul style="list-style-type: none"> - 0.1 ha (0.25 ac.): 0% - 0.2 ha (0.5 ac.): 50% - 0.4 ha (1 ac.): 75% - 1 ha (2.5 ac.): 90% - Note: 7% of properties are less than 1,000 m² (10,764 ft²) 	59% (6753)
<ul style="list-style-type: none"> - 1 ha to 2 ha - (2.5 to 5 acres) 	<ul style="list-style-type: none"> - lesser of 10% of the lot area, or 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> - 2 ha + - (5 acres +) 	<ul style="list-style-type: none"> - 2,000 m² - (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 3

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
All sizes	<ul style="list-style-type: none"> - 2,000 m² - (21,527 ft²) 	<ul style="list-style-type: none"> - ha (0.25 ac.): 0% - ha (0.5 ac.): 0% - ha (1 ac.): 50% - ha (2.5 ac.): 80% - ha (5 acres): 90% - Greater than 2 ha (5 ac.): 90% + - Note: 21% of properties are less than 2,000 m² (21,527 ft²) 	100% (1274)

Comparison of House Size Regulations in Metro Vancouver's ALR

Jurisdiction	House Size Maximum
Ministry of Agriculture (guidelines)	Lesser of a floor area commensurate with urban areas or 500 m ² (5,382 ft ²)
Corporation of Delta	On lots less than 8 ha (20ac.), 330m ² (3,552 ft ²)
	On lots 8 ha or greater, 465m ² (5,005 ft ²)
City of Surrey	Not specified (only regulate farm home plate)
City of Port Coquitlam	Max. floor area of 500 m ² (5,382 ft ²)
City of Maple Ridge	Max. floor area of 650 m ² (6,996.5 ft ²)
City of Pitt Meadows	In the process of preparing bylaws to limit the house footprint size to 600 m ² (6,458 ft ²) in the ALR, which would allow for a total floor area of 1,673 m ² (18,000 ft ²) *

* On April 4, 2017, Pitt Meadows City Council directed staff to:

- A. Prepare a zoning bylaw amendment for consideration by Council to limit the building footprint size based on the BC Building Code complex building threshold to 600 square metres or 6,458 square feet within the Agricultural Land Reserve which would allow for a structure size of 1,673 square metres or 18,000 square feet under current building regulations; AND
- B. Prepare a zoning bylaw amendment for consideration by Council to limit the number of dwellings on a property to one within the Agricultural Land Reserve and to include in the zoning bylaw amendment language with respect to grandfathering of reconstruction of existing dwellings that suffer a loss due to fire or other damage of over 75% of the building value.

According to the BC Building Code, if the building footprint area exceeds 600 m², a Part 9 building (Simple) becomes a Part 3 building (Complex), where there are more stringent requirements in the building code (i.e.; roof fire ratings, fire alarms, fire access routes, etc.). If multiple storeys are proposed, the total floor area would exceed 600 m² but as long as the building footprint does not exceed the 600 m² allowable footprint, it is still a Part 9 building.



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

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

"Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:
 - verification that the site has been actively used for agricultural production and the site has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);
 - demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and/or anticipated farm workers on the site, and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure improvements; and
 - a security deposit, to address any issues if the applicant fails to meet their requirements.

Council may vary the above rezoning application requirements on a case-by-case basis.

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

of dwelling units may be considered 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 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 No. 9000, Amendment Bylaw 9706**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9707
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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 home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

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

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A 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;
 - b) 1,000 m² 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 m² for **lots** greater than a 2 ha.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:

- i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
- ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
- iii) 4.5 m for all other **agricultural buildings and structures**.

6. For lots zoned AG4, the minimum setbacks for buildings and structures are:

- a) 20 m for west and east setbacks;
- b) 18 m for south setbacks; and
- c) 13 m for north setbacks.

7. For lots zoned AG4, the minimum setbacks for accessory buildings and structures is 9 m to all property lines."

5. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9707".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9708
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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 home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

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

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is the greater of 10% of the **lot area** or 1,000 m², up to a maximum of 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and

iii) 4.5 m for all other **agricultural buildings and structures**.

6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
- b) 18 m for south **setbacks**; and
- c) 13 m for north **setbacks**.

7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."

5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9708**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9709
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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 home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

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

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.

2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**.”
5. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9709”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9710
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 303 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9710**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9711
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 339 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9711**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 500 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

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MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9716
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 1,114 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9716**”.



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MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors

Date: April 21, 2017

From: Wayne Craig
Director, Development

File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

**Re: Requested Planning Committee Revisions to OCP Amendment Bylaw No. 9706
and Zoning Amendment Bylaw No. 9712**

Purpose:

The purpose of this memorandum is to present Planning Committee's April 19, 2017, requested revisions to proposed OCP Amendment Bylaw No. 9706 and Zoning Amendment Bylaw No. 9712.

Details:

Planning Committee requested that OCP Amendment Bylaw No. 9706 be revised, to provide greater flexibility (e.g., recognizing cultural and inter-generational reasons), when considering rezoning applications, for a home that exceeds the maximum permitted house size (Attachment 1).

Planning Committee requested that Zoning Amendment Bylaw No. 9712 be revised, to establish a maximum house size of:

- 500 m² (5,382 ft²), for lots less than 0.2 ha (0.5 acres); and
- 1,000 m² (10,742 ft²), for lots 0.2 ha (0.5 acres) or greater (Attachment 2).

For convenience, for each attached proposed revised Bylaw, staff have included a version which shows the tracked changes (Attachments 3 and 4).

Related Zoning Bylaw Adjustments:

The staff report considered at the April 19, 2017 Planning Committee meeting indicated that, upon the adoption of a bylaw limiting the maximum house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments, to implement similar density limits in all other zones that permit single family dwellings in the Agricultural Land Reserve (ALR). For convenience, staff have taken the liberty of preparing this Bylaw (Attachment 5). Should Council wish to establish consistent house size limitations for all single detached dwelling units in the ALR, staff recommend that Council grant First reading to Zoning Amendment Bylaw No. 9717, which would place similar maximum house size limitation on ALR lots in the RS1/F and RS1/G zones.

April 21, 2017

- 2 -

Staff will be available to explain these changes at the April 24, 2017 Council meeting.

For clarification, please contact either of the undersigned.


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


Terry Crowe, Manager,
Policy Planning (604-276-4139)

TTC:rg

Att. 5

pc: Joe Erceg, MCIP, General Manager, Planning and Development

Attachment 1 – Revised OCP Amendment Bylaw No. 9706

Attachment 2 – Revised Zoning Amendment Bylaw No. 9712

Attachment 3 – Tracked Changes to Revised OCP Amendment Bylaw No. 9706

Attachment 4 – Tracked Changes to Revised Zoning Amendment Bylaw No. 9712

Attachment 5 – Zoning Amendment Bylaw No. 9717

ATTACHMENT 1

Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

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

“Residential Development

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

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.


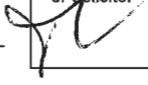
FIRST READING

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SECOND READING

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CITY OF RICHMOND
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APPROVED
by Manager or Solicitor


MAYOR

CORPORATE OFFICER

ATTACHMENT 2

Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - II. if the **lot area** is:
 - i. less than 0.2 hectares, 500 m²; or
 - ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.


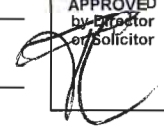
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APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER

ATTACHMENT 3

Tracked Changes to Revised OCP Amendment Bylaw No. 9706



Richmond Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706 (Limits on Residential Development in Agricultural Zones)

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

- 1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

Residential Development

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f) limit the area used for residential development on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the in the Agricultural Land Reserve. The following to the satisfaction of policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
verification that the site has been actively or can be used for agricultural production and;
verification that the site applicant has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information); been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;
submission of a detailed report from a Professional Agrologist stating that demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers on the site, and why they cannot be

~~accommodated elsewhere (e.g., in other existing farm or urban dwelling units); through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;~~

- ~~• submission of a detailed farm plan which justifies acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements; and~~
- ~~• a including providing financial security deposit, to address any issues if the applicant fails to meet their requirements to ensure that the approved farm plan is implemented;~~

~~Council may vary the above rezoning application requirements on a case-by-case basis.~~

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 propose to exceed the maximum number of dwelling units ~~may be considered if 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 labour is workers are required to live on the farm; and~~
 - ~~• the secondary farmhouse is subordinate to the principal farm dwelling unit.~~~~

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2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706".

FIRST READING

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MAYOR

CORPORATE OFFICER

ATTACHMENT 4

Tracked Changes to Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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 deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
 - c) one **accessory building** which is less than 10.0 m².
- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones, and site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:
 - a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.
- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones, and site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**^{22, 23}

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

“1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.

b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:

I. ~~i.~~ the floor area ratio of 0.55 applied to a maximum of 464.5 m² of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m²; or

II. ~~ii.~~ if the lot area is:

i. ~~less than 0.2 hectares, 500 m²; or~~

ii. ~~0.2 hectares or greater, 1,000 m².~~

c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

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3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

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MAYOR

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ATTACHMENT 5

Zoning Amendment (ALR RS1/F - G Zones) Bylaw No. 9717



Richmond Zoning Bylaw 8500
Amendment Bylaw 9717
(House Size Regulations in Residential Zones in the
Agricultural Land Reserve)

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 deleting Section 8.1.4.2 and replacing it with the following:
2. For single detached housing zoned RS1/A-E, H, J-K, the maximum floor area ratio is 0.55 applied to a maximum of 464.5 m2 of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m2.
2A. Notwithstanding Section 8.1.4.2 above, for single detached housing zoned RS1/F-G located in the Agricultural Land Reserve, the maximum floor area is the lesser of:
a) the floor area ratio of 0.55 applied to a maximum of 464.5 m2 of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m2; or
b) if the lot area is:
i) less than 0.2 hectares, 500m2; or
ii) 0.2 hectares or greater, 1,000m2.
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9717".

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MAYOR

CORPORATE OFFICER