



To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 6, 2023
File: AG 23-013899

Re: **Application by 1174602 BC Ltd. for an Agricultural Land Reserve Non-Farm Use at 5440 No. 6 Road**

Staff Recommendation

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

Wayne Craig
Director, Development

WC:sds
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

1174602 BC Ltd. (Director: Manjit Sandhu) has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. A location map and aerial photograph are provided in Attachment 1. The property is located in the ALR, designated “Agriculture (AGR)” in the Official Community Plan (OCP) and zoned “Agriculture (AG1)”.

The proposed non-farm use application is inconsistent with the applicable land use designations and policies of the City and Metro Vancouver, and the purpose of the ALC, generally including the following:

- **OCP and Farming First Strategy:** the subject property is designated for agriculture in the City’s OCP and the Metro Vancouver Regional Growth Strategy (RGS). Policies in the City’s OCP and Farming First Strategy also include protecting the ALR, discouraging non-farm uses in the ALR, and encouraging the use of ALR land for farming. The proposal is contrary to the local and regional land use designations and policies.
- **ALC Act:** the subject property is located in the ALR and subject to the ALC Act. As per the ALC Act, the purpose of the Commission is to preserve the ALR, encourage farming, and accommodate farm use. The proposal is contrary to the stated purpose of the ALC.
- **Industrial Land Intensification Initiative:** the City’s Industrial Lands Intensification Initiative (ILII) includes policy to strengthen and intensify existing industrial land, rather than expanding into non-industrial areas. The proposal to allow industrial uses on agricultural land is contrary to this policy.

Staff are recommending that authorization to forward the proposed non-farm use application to the ALC be denied. Should City Council deny the application, the application will not be forwarded to the ALC for their consideration. More information is provided in the “Analysis” section of this report.

Findings of Fact

A Development Application Data sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

To the North: Agricultural processing building and associated parking and loading on a property zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR), fronting No. 6 Road.

To the South: Agricultural property zoned “Agriculture (AG1)” and located in the ALR, fronting No. 6 Road.

To the East: Agricultural property zoned “Agriculture (AG1)” and located in the ALR, fronting Westminster Highway.

To the West: Across No. 6 Road, property zoned “Industrial Business Park (IB1)” and designated “Mixed Employment (MEMP)” in the OCP, fronting International Place.

Analysis

Proposal

The property is zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the City’s OCP, which does not permit commercial vehicle parking. The purpose of the non-farm use application is to allow commercial vehicle at the subject property. The proposal includes 36 parking spaces for commercial vehicles on the 1.0 ha (2.5 acres) property (Attachment 3). The property is currently being used for commercial vehicle parking, contrary to zoning, and unauthorized fill has been deposited on the property without appropriate approvals from the City and the Agricultural Land Commission (ALC).

Bylaw Enforcement

The property is subject to ongoing bylaw enforcement as the property is being used contrary to zoning and unauthorized fill has been deposited on the property without appropriate approvals from the City and the ALC. Should City Council deny the non-farm use application, it will not proceed to the ALC for their consideration.

If City Council and the ALC approve the non-farm use application, a subsequent application to the ALC would be required to address the placement of fill on the property.

Background

The subject property has a long established history of being actively used for agricultural purposes. Based on a review of historical air photos, the site was used as a nursery farm operation for over 20 years until 2021. The property previously had farm status for over 20 years, but does not currently have farm status according to BC Assessment data.

Official Community Plan / Farming First Strategy

The Official Community Plan (OCP) land use designation for the subject property is “Agriculture (AGR)”, which comprises of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act (ALCA)*.

The proposed non-farm use application is inconsistent with the land use designation and applicable policies in the OCP and Farming First Strategy:

OCP Policy / Farming First Strategy	Subject Application
<p>Maintain the existing ALR boundary and do not support a loss of ALR land.</p>	<ul style="list-style-type: none"> • The property is located in the ALR and subject to the <i>Agricultural Land Commission Act</i> (ALCA). • The proposal is to use the property for commercial vehicle parking, which is an industrial use. • Allowing the property to be used for industrial uses undermines the intent of the policy to protect the ALR for farming.
<p>Continue to encourage the use of the ALR land for farming and discourage non-farm uses.</p>	<ul style="list-style-type: none"> • The purpose of the application is to use the land for non-farm use (commercial vehicle parking). • No farming is proposed as part of the application. • There are appropriately zoned land in the City that accommodate commercial vehicle parking. • Based on a review of historical air photos, the property has a history of being actively farmed (previously a nursery operation until 2021).
<p>Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.</p>	<ul style="list-style-type: none"> • The subject property is designated "Agriculture" in the Metro Vancouver Regional Growth Strategy. • The proposal is not consistent with the regional land use designation and does not support agricultural viability. • Using the property for industrial uses as proposed may require further approvals from Metro Vancouver.

Agricultural Land Commission Act (ALCA)

As per the *Agricultural Land Commission Act* (ALCA), the purpose of the Commission includes the following:

- To preserve the Agricultural Land Reserve.
- To encourage farming of land within the ALR in collaboration with other communities of interest.
- To encourage local governments to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

In order to fulfill its purposes, the Commission must give priority to protecting and enhancing all of the following:

- The size, integrity and continuity of the land base of the agricultural land reserve.
- The use of the Agricultural Land Reserve for farm use.

In staff's view, the proposal to use the ALR lands for commercial vehicle parking is contrary to the ALCA's stated purpose of the Commission.

Industrial Lands Intensification Initiative

The City's Industrial Lands Intensification Initiative (ILII) includes policies that preserve existing industrial land for industrial uses and encourage higher densities and productivity on these lands. The proposal to allow industrial uses on agricultural lands undermines the City's efforts to intensify industrial activities on existing designated industrial lands. Staff note that there are identified areas within the City that allow for commercial vehicle parking, which are appropriately zoned and designated for industrial use.

Food Security and Agricultural Advisory Committee

The subject non-farm use application was not referred to the Food Security and Agricultural Advisory Committee (FSAAC) as the application is contrary to existing City policy and staff are recommending the application be denied.

Financial Impact

None.

Conclusion

1174602 BC Ltd. has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. The application has been reviewed by City staff and found to be inconsistent with the following:

- Official Community Plan and Farming First Strategy;
- Agricultural Land Commission Act; and
- Industrial Lands Intensification Initiative.

On this basis, staff recommend that the ALR Non-Farm Use application be denied.



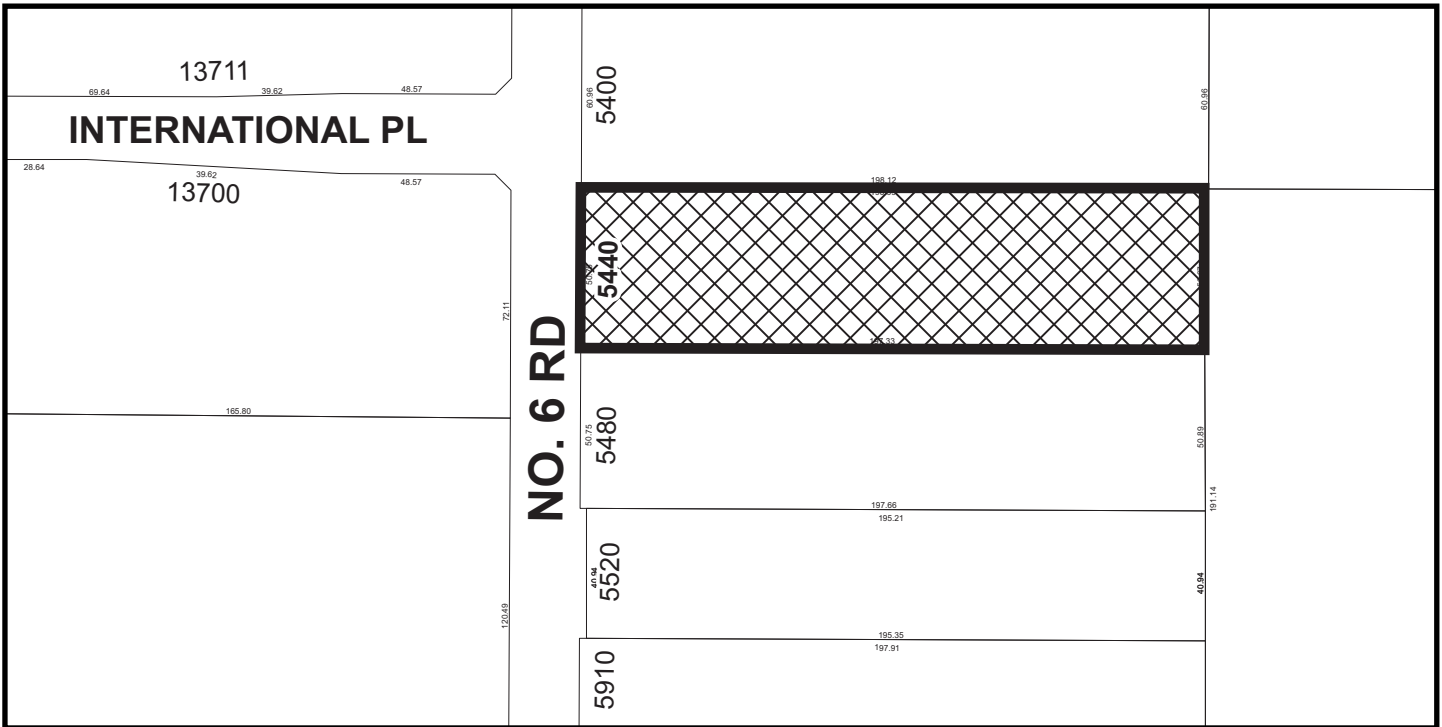
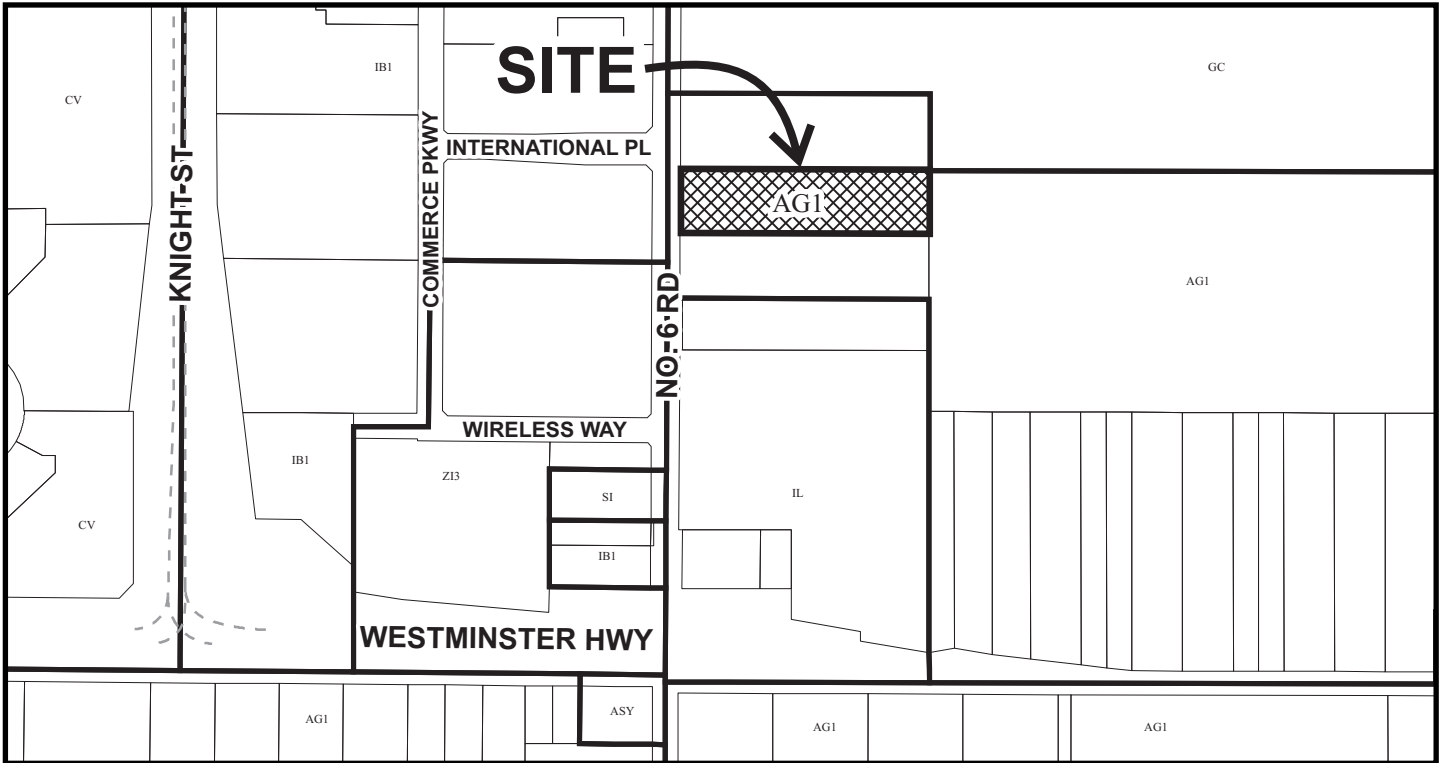
Steven De Sousa
Planner 3

SDS:cas

Attachment 1: Location Map & Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Site Plan



City of Richmond



AG 23-013899

PLN - 32

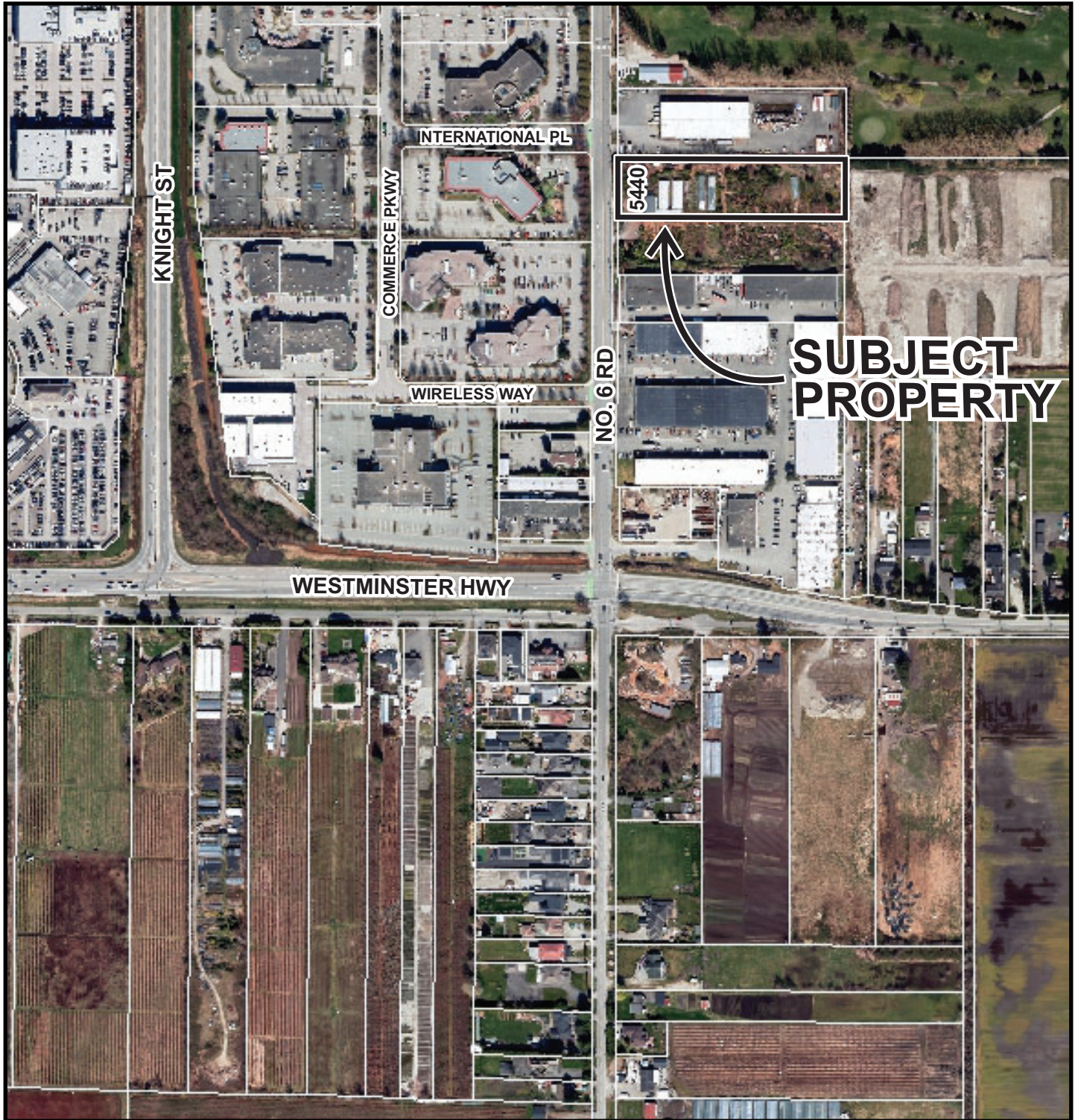
Original Date: 10/26/23

Revision Date:

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTY**

5440



AG 23-013899

PLN - 33

Original Date: 10/26/23

Revision Date:

Note: Dimensions are in METRES



AG 23-013899

Attachment 2

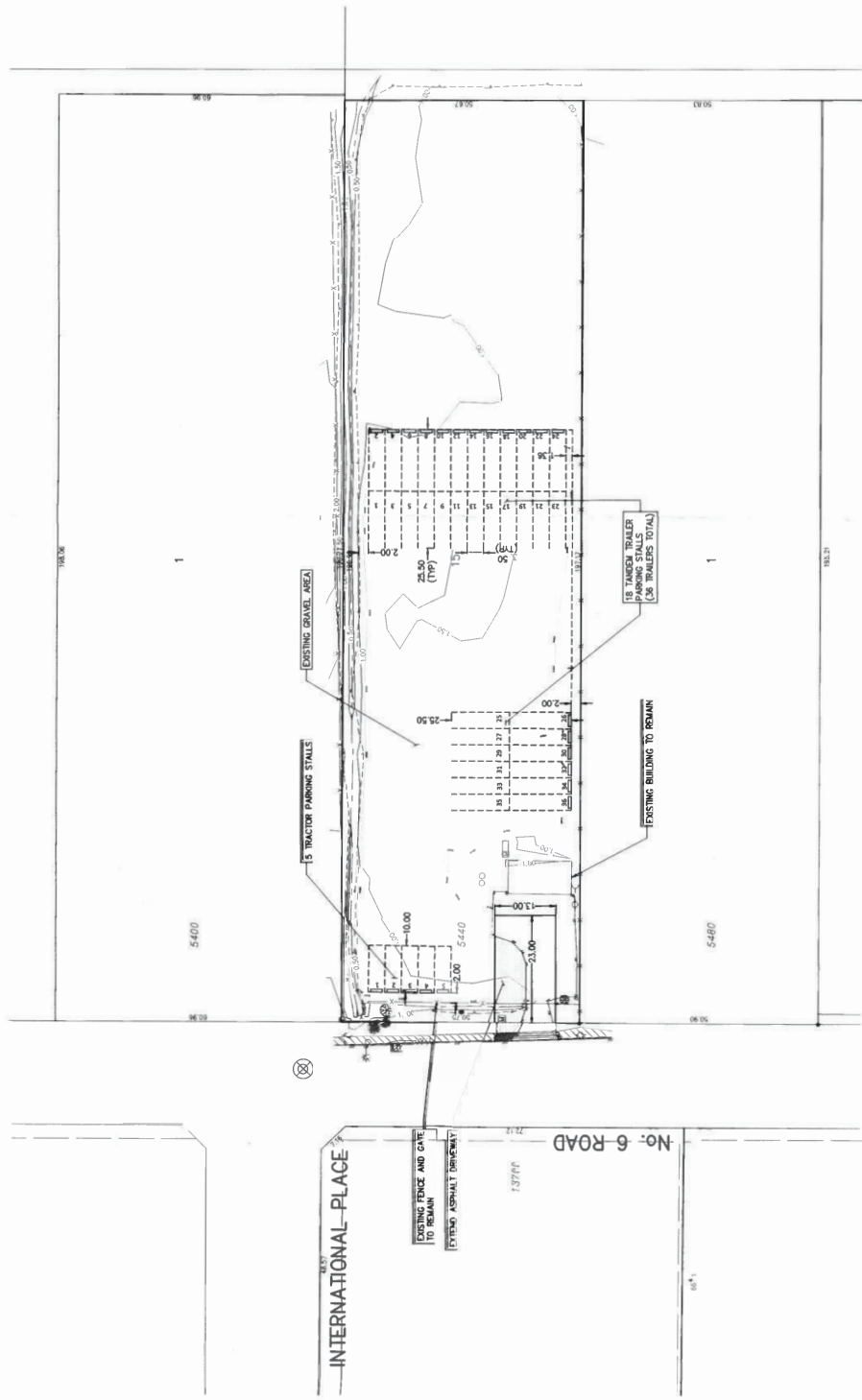
Address: 5440 No. 6 Road

Applicant: 1174602 BC Ltd. (Director: Manjit Sandhu)

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	1174602 BC Ltd.	No change
Site Size:	1.0 ha (2.5 acres)	No change
Land Uses:	Commercial vehicle parking (not permitted)	Commercial vehicle parking
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Rezoning would be required to allow commercial vehicle parking
Other Designations:	Agricultural Land Reserve (ALR)	Non-farm use for commercial vehicle parking

BENCHMARK & CONTROL
 ALL ELEVATIONS ARE REFERRED TO MON. NO. 2784603
 IN ROAD AT INTERSECTION OF NO. 6 ROAD AND INTERNATIONAL PLACE
 ELEV. 0.965m
LEGAL DESCRIPTION OF PROPERTY
 LOT 15, SEC 4, T4, R4, BRD 5th, REG. PLAN JWP6208



PLN - 35

NOTE:
 THIS DRAWING IS THE PROPERTY OF THE CONTRACTOR. IT IS TO BE USED FOR THE PROJECT ONLY AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR.

PRELIMINARY SUBMISSION
 NOT TO BE USED FOR CONSTRUCTION

1174602 BC LTD. #118-1048-76 AVENUE, SUITE, BC V9V 2V7, CELL: 604-720-2599, EMAIL: mroyj0255@gmail.com		Scale: 1:500 Drawn: LC Designated: DC P.W. P.U. Approved:	
CitiWest Consulting Ltd. No. 101-9030 KING GEORGE BLVD., SUITE Y, BC V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com EGBC Permit to Practice #1001824		1174602 BC LTD. TEMPORARY USE PERMIT (TRUCK PARKING) SITE AT 5440 No. 6 ROAD, RICHMOND, BC	
No. 101-9030 KING GEORGE BLVD., SUITE Y, BC V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com EGBC Permit to Practice #1001824		No. 101-9030 KING GEORGE BLVD., SUITE Y, BC V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com EGBC Permit to Practice #1001824	
No. 101-9030 KING GEORGE BLVD., SUITE Y, BC V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com EGBC Permit to Practice #1001824		No. 101-9030 KING GEORGE BLVD., SUITE Y, BC V3V 7Y3 TELEPHONE 604-591-2213 FAX 604-591-5518 E-MAIL: office@citiwest.com EGBC Permit to Practice #1001824	

DATE: FEB 2023
 REVISION: 01
 DRAWN BY: LC
 CHECKED BY: DC
 APPROVED BY: [Signature]