



To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 24, 2022
File: RZ 21-944801

Re: Application by Choice School for Gifted Children Society for Rezoning at 20411 & 20451 Westminster Highway from the "Agriculture (AG1)" and "Assembly (ASY)" Zones to the "Agriculture and Education (ZA5) – Westminster Highway (East Richmond)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10418, to create the "Agriculture and Education (ZA5) – Westminster Highway (East Richmond)" zone, and to rezone 20411 & 20451 Westminster Highway from "Agriculture (AG1)" and "Assembly (ASY)" to "Agriculture and Education (ZA5) – Westminster Highway (East Richmond)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:sds
Att. 9

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

_____ *Joe Craig* _____

Staff Report

Origin

Choice School for Gifted Children Society has applied to the City of Richmond for permission to rezone 20411 and 20451 Westminster Highway from the “Agriculture (AG1)” and “Assembly (ASY)” zones to a new site-specific zone, “Agriculture and Education (ZA5) – Westminster Highway (East Richmond)”, in order to allow the existing education uses, a proposed new classroom building and implementation of the farm plan, consistent with the approved Agricultural Land Reserve (ALR) non-farm use application (AG 19-881146) approved by Council and the Agricultural Land Commission (ALC). A location map and aerial photograph are provided in Attachment 1.

Background

In 2019, during the pre-application stage for the proposal to construct a new classroom building, staff advised the applicant to confirm with the Agricultural Land Commission (ALC) if ALC approval is required, as the property is located in the ALR. ALC staff confirmed the property at 20451 Westminster Highway is subject to the *Agricultural Land Commission Act (ALCA)* and that an ALR non-farm use application was required to allow the existing education uses to continue and to construct a new classroom building. Also during the pre-application stage, ALC staff confirmed the adjacent property at 20411 Westminster Highway is not subject to the ALCA, due to the exception section in the ALCA (less than 2 acres and on separate title prior to December 21, 1972).

The applicant subsequently submitted an ALR non-farm use application (AG 19-881146) to allow the existing education uses to continue and to construct a new classroom building at 20451 Westminster Highway. The applicant also provided a farm plan to incorporate into the school’s curriculum at 20411 Westminster Highway, as the two properties are owned by the applicant and function together. On January 11, 2021, Council forwarded the associated ALR non-farm use application to the ALC. As per the ALC’s decision letter dated April 16, 2021 (Attachment 2), the ALC approved the continued use of the school and a new 261 m² (2,809 ft²) classroom building. The subject rezoning application is consistent with the Council and ALC approval.

The purpose of the subject rezoning application is to allow the existing uses on the site, including the recreational fields, playgrounds and surface parking, and to secure the implementation of the proposed farm plan and consolidation of the two properties (20411 and 20451 Westminster Highway), as identified in the associated ALR non-farm use application. Staff have produced a map to illustrate the components of proposal in Attachment 3. More information is also provided in the “Analysis” section of this report.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

To the North: A cranberry processing facility and associated surface parking and loading on a lot zoned “Agriculture (AG4)” and located in the ALR, fronting Dhillon Way.

To the South: Across Westminster Highway and Highway 91, active agricultural operations on large lots zoned "Agriculture (AG1)" located in the ALR.

To the East: Light industrial uses with associated surface parking and loading on a lot zoned "Industrial Business Park (IB1)", fronting Westminster Highway.

To the West: Single-family dwellings on properties zoned "Agriculture (AG1)", fronting Westminster Highway and located in the ALR.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site 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)*, including non-farm uses approved by Council and the ALC. The proposal is consistent with the associated Council and ALC approval (AG 19-881146).

Food Security and Agricultural Advisory Committee

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed and supported the associated ALR non-farm use application at its meeting held on September 17, 2020. An excerpt from the September 17, 2020 FSAAC meeting minutes is provided in Attachment 5.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The proposed new classroom building is required to be constructed at the required flood construction level of 3.5 m GSC as per the Bylaw. The proposed design includes a level below the flood construction level that will be used for farm equipment storage and bicycle parking, consistent with the Bylaw.

Richmond School District No. 38

As per Council Policy "Referrals to the Board of Education of School District No. 38 (Richmond) for Development Applications Involving Independent Schools", the proposal was referred to School District staff for information purposes during the associated ALR non-farm use application process and again during the subject rezoning application process. As per the Policy, School District staff may provide comments if desired. No comments were provided by School District staff regarding the proposal.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Historical Uses

The existing school building at 20451 Westminster Highway was originally constructed as a church, which received Building Permit approval in 1981. The subject site was previously zoned “Agriculture (AG1)” and religious assembly was a permitted use in the AG1 zone at the time. Religious assembly was removed as a permitted use in the AG1 zone in 1983 and the property was rezoned to “Assembly (ASY)” in order to accommodate the existing use. Choice School for Gifted Children Society purchased the property in 1992 and subsequently received Building Permit approval to convert the church building into an education use, which was consistent with the ASY zone at the time. The existing gymnasium building on the subject site received approval in 1996, along with a Development Variance Permit (DV 96-000137) to vary the side yard setback.

In 2019, the applicant submitted an ALR non-farm use application to allow the existing education uses to continue and to construct a new classroom building, which was approved by Council on January 11, 2021 and the ALC on April 16, 2021. On September 7, 2021, Council also approved a Zoning Bylaw amendment (Bylaw 10279) to the “Assembly (ASY)” zone to prohibit education as a permitted use for any site located in the Agricultural Land Reserve (ALR). The amendments included an exemption for 20451 Westminster Highway (existing school site), subject to the applicable approval granted by the Agricultural Land Commission (ALC). The proposed Bylaw 10418 includes removing this site-specific exemption from the “Assembly (ASY)” zone, as the site is proposed to be rezoned.

Existing and Proposed Uses

Choice School for Gifted Children Society own both 20411 & 20451 Westminster Highway and the two properties function together. A summary of the two properties is provided below:

Property	Existing Zoning	Existing Uses	Proposed Uses	Subject to ALCA
20411 Westminster Hwy	Agriculture (AG1)	Recreational fields, playgrounds, and surface parking associated with the education use	Agriculture as per submitted farm plan (Attachment 7), playgrounds, and surface parking associated with the education use	No
20451 Westminster Hwy	Assembly (ASY)	Education use (school and gymnasium)	New classroom building (existing school and gymnasium to remain)	Yes (Council and ALC approval granted)

The existing school building at 20451 Westminster Highway is approximately 1,069.1 m² (11,508 ft²) in floor area and the existing gymnasium is approximately 346.9 m² (3,734 ft²) in

floor area. The proposed new classroom building is approximately 261.0 m² (2,809 ft²) in floor area and includes two classrooms, washroom facilities, bicycle room for staff, and farm storage area. The proposed new classroom building is expected to increase the school's capacity by 30 students, for a total of 110 students. A site plan and proposed floor plans are provided in Attachment 6.

The existing uses at 20411 Westminster Highway (recreational fields, playgrounds, and surface parking associated with the education use) are not consistent with the "Agriculture (AG1)" zone. In addition, the parking and septic system associated with the school are currently shared between the two properties. In order to address this, the following is proposed through the subject rezoning application:

- Consolidate the two properties (20411 & 20451 Westminster Highway) into one parcel; and
- Rezone the consolidated site to a new site specific zone that will allow the continued use of the existing school and associated uses and construction of the proposed new classroom building.

In addition, through the associated non-farm use application, the applicant submitted a farm plan at 20411 Westminster Highway to implement agricultural activities as part of the curriculum of the existing education use. The farm plan includes vegetable planting boxes, fruit trees and shrubs, soil-based greenhouse and an agricultural education component. In addition, the proposed classroom building will also provide storage for farm tools, equipment and materials in support of the farm. The farm plan submitted by the applicant is provided in Attachment 7. In order to secure the implementation of the farm plan, a security based on 100% of the cost estimate is required prior to final adoption of the rezoning bylaw.

The new site-specific zone is based on a combination of the existing site conditions and "Agriculture (AG1)" and "Assembly (ASY)" zones, including permitted uses, density, lot coverage, setbacks and height, except it allows for ancillary uses to education (limited to the existing playground equipment area) at 20411 Westminster Highway.

Existing Legal Encumbrances

None.

Transportation and Site Access

The subject site is currently accessed by two driveways along Westminster Highway. No change to site access is proposed. Required off-street vehicle parking and bicycle parking is accommodated on-site consistent with Zoning Bylaw 8500, which includes the proposed increase in enrollment.

Site Servicing and Frontage Improvements

Due to the relatively small scale of the proposed classroom building and limited building area, site servicing requirements are minor and will be addressed at the time of the Building Permit application. No frontage improvements are required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses eight bylaw-sized trees on the subject property (tag# 816-818, 820-824), 16 trees on neighbouring properties (tag# 825-840), and one hedge located on the subject property (tag# 819).

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and Tree Management Plan (Attachment 8), conducted an on-site visual tree assessment and supports the Arborist’s findings, with the following comments:

- Six trees (tag# 818, 820-824) located on-site to be protected as per Arborist recommendations.
- 16 trees (tag# 825-840) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One hedge (tag# 819) to be protected as per Arborist recommendations.
- Two trees (tag# 816 & 817) in fair condition to be removed and replaced due to conflict with the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 816 & 817). The 2:1 replacement ratio would require a total of four replacement trees to be planted and maintained on-site. The applicant has agreed to plant four trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

To ensure the replacement trees are planted and maintained on-site, the applicant has submitted a Landscape Plan (Attachment 5). A Landscape Security based on the cost estimate provided by the Landscape Architect, is required prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

Six trees (tag# 818, 820-824) on-site and 16 trees (tag# 825-840) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 8). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Submission of a Tree Survival Security in the amount of \$40,000 based on the size of the trees to be retained.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Financial Impact

None.

Conclusion

The purpose of this rezoning application is to rezone 20411 and 20451 Westminster Highway from the "Agriculture (AG1)" and "Assembly (ASY)" zones to a new site-specific zone, "Agriculture and Education (ZA5) – Westminster Highway (East Richmond)", in order to allow the existing education and associated uses, and the proposed new classroom building.

The rezoning application is consistent with the Agricultural Land Reserve (ALR) non-farm use application (AG 19-881146) approved by Council and the Agricultural Land Commission (ALC).

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10418 be introduced and given first reading.



Steven De Sousa
Planner 2

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: ALC's Decision Letter Dated April 16, 2021

Attachment 3: Map of the Proposal

Attachment 4: Development Application Data Sheet

Attachment 5: Excerpt from the FSAAC September 17, 2020 Meeting Minutes

Attachment 6: Conceptual Development Plans

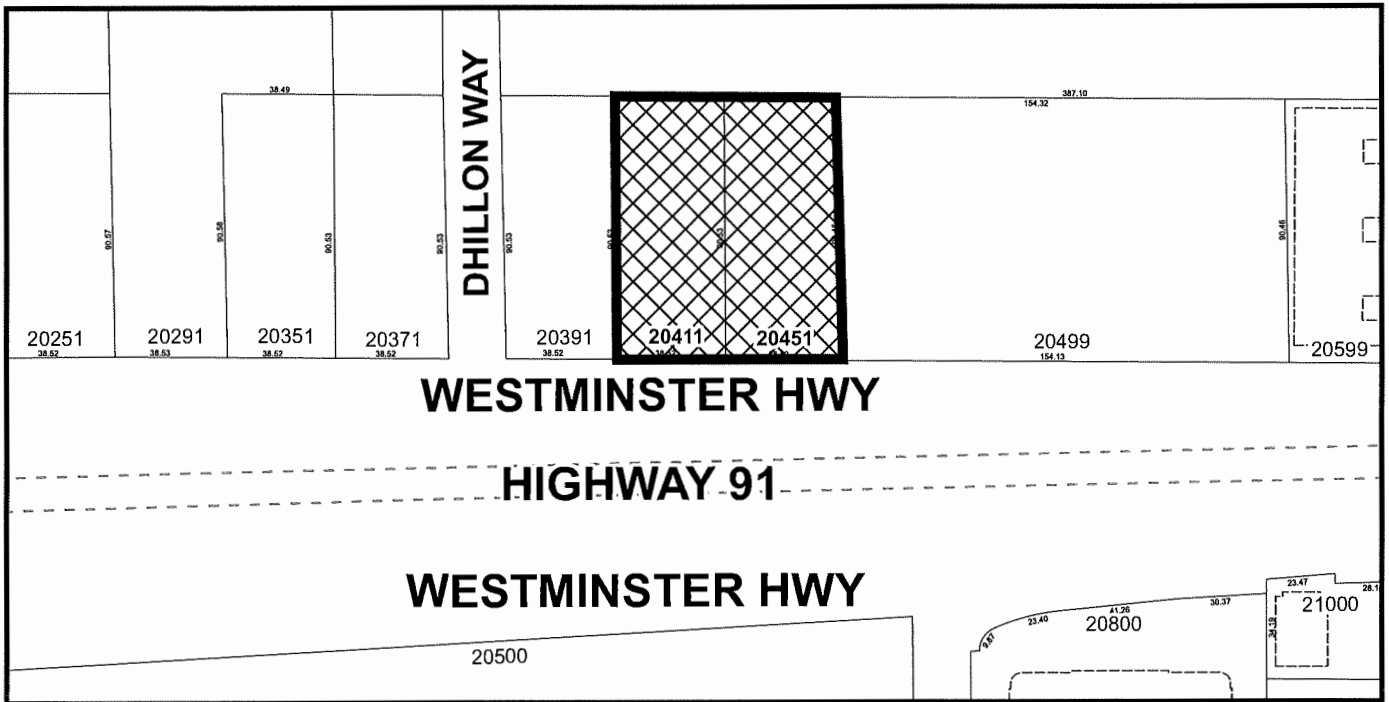
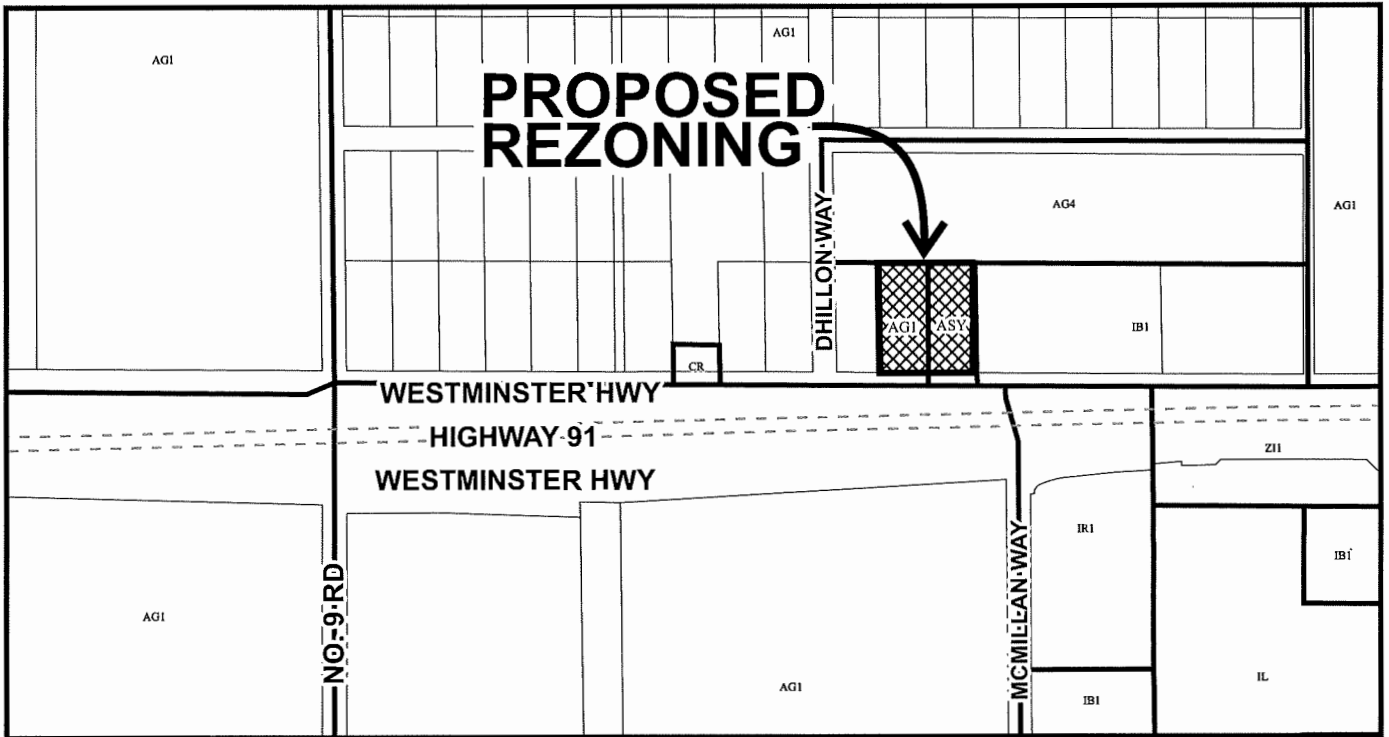
Attachment 7: Farm Plan

Attachment 8: Tree Management Plan

Attachment 9: Rezoning Considerations



City of Richmond



	<h2>RZ 21-944801</h2>	<p>Original Date: 12/09/21</p>
	<p>PLN - 14</p>	<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of
Richmond



RZ 21-944801

PLN - 15

Original Date: 12/09/21

Revision Date:

Note: Dimensions are in METRES



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

April 16, 2021

ALC File: 59968

Philip Gray
Choice School for Gifted Children Society
DELIVERED ELECTRONICALLY

Dear Philip Gray,

Re: Reasons for Decision - ALC Application 59968

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution ##166/2021). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the ALCA, the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the *Agricultural Land Commission Act* (ALCA), a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. Please be advised however that on March 12th, 2020 the ALC Amendment Act ([Bill 15 – 2019](#)) was brought into force and effect, changing the reconsideration process.

A request to reconsider must now meet the following criteria:

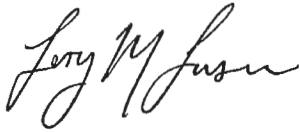
- No previous request by an affected person has been made, and
- The request provides evidence not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
- The request provides evidence that all or part of the original decision was based on evidence that was in error or was false.

The amendments also propose a change to limit the time period for requesting a reconsideration to 90 days from the date of this decision – this change has not been brought into force and effect yet. As a result, a person affected by this decision will have one year from the date of this decision's release as per [ALC Policy P-08: Request for Reconsideration](#) to request reconsideration of the decision or 90 days from the date the legislative change takes effect (date unknown at this time), whichever comes sooner.

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to
ALC.SouthCoast@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read "Tory Lawson". The signature is fluid and cursive, with the first name "Tory" and last name "Lawson" clearly distinguishable.

Tory Lawson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #166/2021)
 Schedule A: Decision Map

cc: City of Richmond (File: AG 19-881146). Attention: Steven De Sousa

59968d1



**AGRICULTURAL LAND COMMISSION FILE 59968
REASONS FOR DECISION OF THE SOUTH COAST PANEL**

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant: Choice School for Gifted Children Society, INC.NO.
20178S

Agent: Philip Gray, Choice School for Gifted Children
Society

Property Parcel Identifier: 003-934-268
Legal Description: Lot 78, Section 4, Block 4 North,
Range 4 West, New Westminster District, Plan 1593
Civic: 20451 Westminster Highway, Richmond, BC
Area: 0.4 ha (entirely within the ALR)

Panel: Ione Smith, South Coast Panel Chair
Susan Gimse

OVERVIEW

- [1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in s. 1 of the *Agricultural Land Commission Act* (“ALCA”).
- [2] Choice School for Gifted Children Society (“Choice School”) has occupied the Property, as well as the adjacent parcel (PID: 003-937-160, “Adjacent School Parcel”) since 1992; however, the Applicant did not obtain the necessary approval from the Agricultural Land Commission (the “Commission” or “ALC”) to operate a school on the Property. The Property contains a 1,069.1 m² main school structure (formerly a church which was converted to school use in 1992), a 346.9 m² school gymnasium, and a portion of a gravel parking lot. The Adjacent School Parcel currently contains a grass play field, playground, septic field, and the remainder of the gravel parking lot associated with Choice School.
- [3] In 2019, the Applicant submitted an inquiry to determine whether the 0.4 ha Property and the 0.83 ha Adjacent School parcel were consistent with s. 23(1) of the ALCA which stipulates that the restrictions on the use of ALR land do not apply to parcels surveyed at under 2 acres, which were on a separate certificate of title on December 21, 1972. ALC staff reviewed documentation provided by the Applicant and determined that the Property was not consistent with s. 23(1) of the ALCA and was therefore subject to the restrictions under the ALCA and ALR regulations. However, ALC staff determined that the Adjacent School Parcel was consistent with s. 23(1) of the ALCA and is, therefore, an exception to the restrictions of use under the ALCA and ALR regulations. This exception allows Choice School to continue to operate and expand on the Adjacent School Parcel without the Commission’s approval.
- [4] Pursuant to s. 20(2) of the ALCA, the Applicant is applying to the Commission to continue to use the 0.4 ha Property for school use and add a 261 m² modular building for additional classroom space (the “Proposal”).
- [5] The issue the Panel considered is whether the Proposal would impact the integrity of the ALR.

[6] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[7] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[8] The Application submits that Choice School is one of 15 schools within British Columbia designated by the Ministry of Education as an independent Special Education School, and offers classes for gifted children, as well as children living with physical or mental disabilities, from Kindergarten to Grade 9.



- [9] The City of Richmond Staff Report submits that the Property was rezoned from “Agriculture (AG1)” to its current “Assembly (ASY)” zoning designation in 1983 to accommodate the previous church use, as religious assembly was no longer a permitted use identified in the “Agriculture (AG1)” zone. The City of Richmond Staff Report further submits that the Applicant received all necessary building permits related to the construction of school infrastructure on the Property, including the original conversion of the church to the main school structure. However, in 2019, when the Applicant applied for the required building permits to place the Proposed 261 m² modular building on the Property, the City of Richmond concluded that the Property was subject to the ALCA and ALR Regulations, which was later confirmed by ALC Staff, and that the modular building required Commission approval.

EVIDENCE AND FINDINGS

- [10] The Application was submitted on December 11, 2019 and was forwarded to the Commission by the City of Richmond on January 28, 2021. On March 12, 2020, the ALCA was amended and changes were made to its regulations. The Applicant was given an opportunity to make written submissions relating to the amendment of the ALCA and changes to its regulations as it relates to this application. While the Application was submitted in the context of the former s. 6 of the ALCA, the Panel has considered it under s. 6(1) and s. 6(2) of the ALCA as amended by Bill 15.

Issue: Whether the Proposal would impact the integrity of the ALR.

- [11] The Property is located at the edge of the ALR boundary. The parcels to the north and west of the Property are located within the ALR; however the parcel to the north contains a large commercial cranberry processing facility, and the parcel to the west is the Adjacent School Parcel which is exempt from the ALC Act and regulations. The parcel to the east of the Property is located outside the ALR and contains a commercial/industrial business. Finally, the Property is bordered by Highway 91 to the south.

- [12] The Application submits that Choice School has had increased enrolment in recent years and existing infrastructure is at capacity, and that the Proposed 261 m² modular building would provide the necessary classroom space for 30 new students.
- [13] The Panel considered the historic and current use of the Property, and that the Applicant obtained all necessary permits from the City of Richmond to construct the school. The Panel then considered that the Property is only 0.4 ha in size, its location on the edge of the ALR, and the fact that the Property is separated from active farming operations by exempt ALR land and a large commercial cranberry processing facility. Based on these factors, the Panel finds that Proposal would have little to no impact to the integrity of the ALR, any adjacent and nearby farm activity, or the continuity of the surrounding ALR land.

DECISION

- [14] For the reasons given above, the Panel approves the Proposal to continue to use the 0.4 ha Property for school use and place a 261 m² modular building subject to the following conditions:
- (a) Siting of the non-farm use in accordance with Schedule A of this decision; and
 - (b) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.
- [15] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.
- [16] These are the unanimous reasons of the Panel.
- [17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.



[18] Resolution #166/2021

Released on April 16, 2021

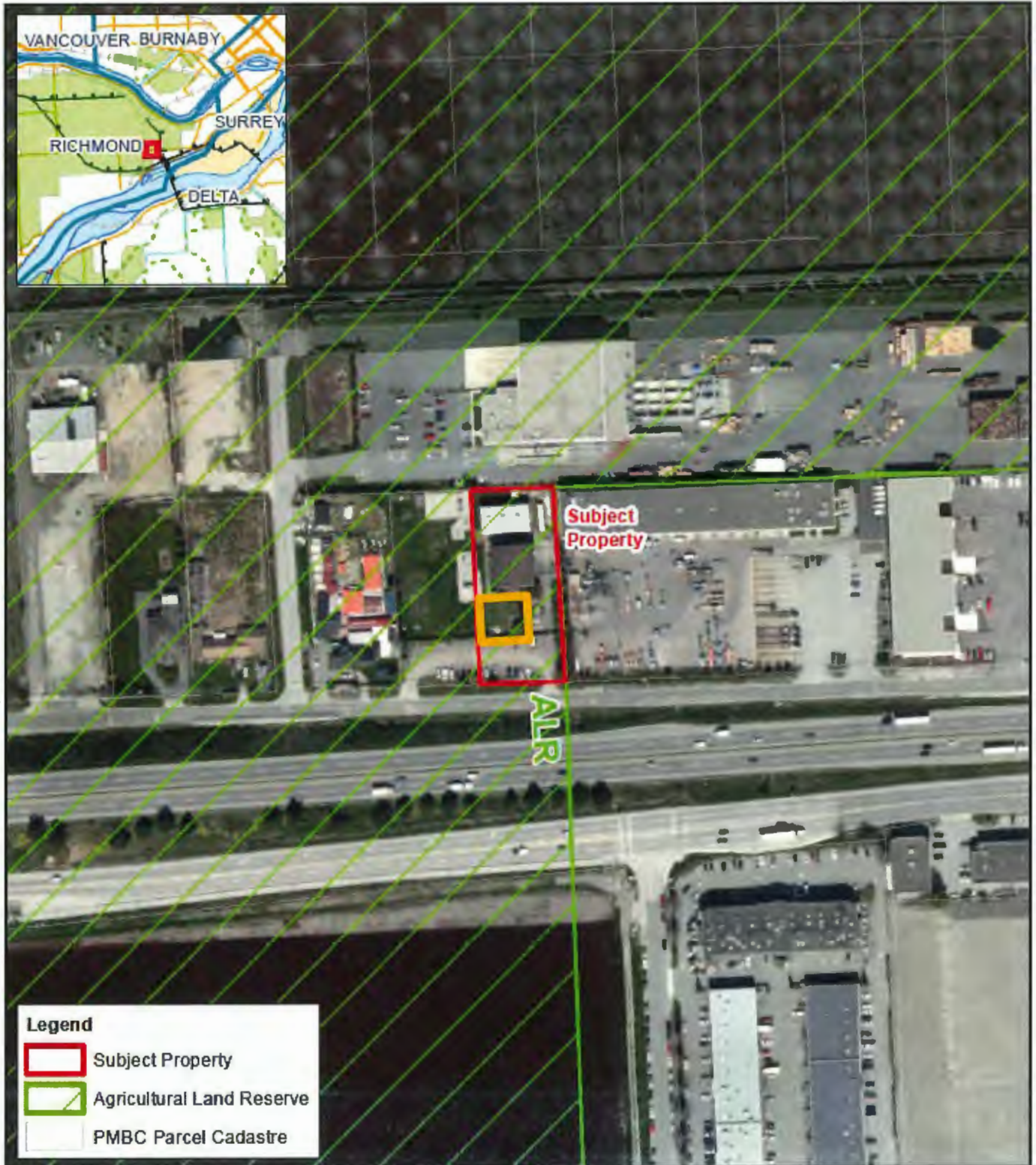
A handwritten signature in black ink, appearing to read 'Ione Smith', written in a cursive style.


Ione Smith, Panel Chair

On behalf of the South Coast Panel



Schedule A: Agricultural Land Commission Decision Sketch Plan
ALC File 59968 (Choice School for Gifted Children Society)
Conditionally Approved Non-Farm Use
ALC Resolution #166/2021



 Location of Conditionally Approved 261 m² Modular Building
Plan - 24



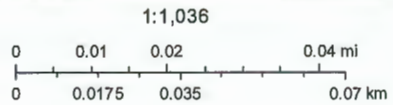
20411 Westminster Highway
 - Owned by Choice School
 - Existing playground equipment
 - Zoned "Agriculture (AG1)"
 - Not subject to the ALCA

20451 Westminster Highway
 - Owned by Choice School
 - Existing school and gym
 - Zoned "Assembly (ASY)"
 - Subject to the ALCA

Proposed Agricultural Improvements:
 - Vegetable planting boxes
 - Fruit trees/shrubs
 - Soil-based greenhouse
 - Agricultural education component

Proposed Classroom Building (approximate):
 - Building footprint: 139.2 sq. m (1,498 sq. ft.)
 - Total floor area: 261.0 sq. m (2,810 sq. ft.)

Notes:
 - Associated Agricultural Land Reserve (ALR) non-farm use application (AG 19-881146) approved by Council and the ALC in 2021
 - Properties proposed to be consolidated and rezoned to a new-site specific zone





RZ 21-944801

Attachment 4

Address: 20411 & 20451 Westminster Highway

Applicant: Choice School for Gifted Children Society

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Choice School for Gifted Children Society	No change
Site Size:	20411 Westminster Highway: 3,486.0 m ² (0.86 ac / 0.35 ha) 20451 Westminster Highway: 3,486.2 m ² (0.86 ac / 0.35 ha)	6,972.2 m ² (1.72 ac / 0.70 ha)
Land Uses:	Education	Education and agriculture
OCP Designation:	Agriculture (AGR)	No change
Zoning:	"Assembly (ASY)"	Agriculture and Education (ZA5) – Westminster Highway (East Richmond)
Other Designations:	Agricultural Land Reserve (ALR)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	Existing: 0.4 Proposed building: 0.08 Total: 0.48	None permitted
Lot Coverage – Buildings:	Max. 35%	Existing: 19% Proposed building: 4% Total: 23%	None
Lot Size:	N/A	Area A: 3,486.0 m ² Area B: 3,486.2 m ² Total: 6,972.2 m ²	None
Setbacks:	Front: Min. 6.0 m Rear: Min. 7.5 m Side: Min. 7.5 m	Front: 16.8 m Rear: 7.5 m Side: 7.5 m	None
Height:	12.0 m	6.0 m	None
Off-street Parking Spaces – Total):	Min. 31	36	None
Off-street Parking Spaces – Accessible:	Min. 1	2	None
Loading:	Min. 1 medium	1	None
Bicycle Parking – Class 1:	Min. 9	9	None
Bicycle Parking – Class 2:	Min. 24	24	None

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

**Thursday, September 17, 2020 – 7:00 p.m.
Rm. M.2.002 (Webex)
Richmond City Hall**

ALR Non-Farm Use Application – 20451 Westminster Highway

Steven De Sousa, Planner 1, introduced the non-farm use application, and provided the following comments:

- The subject property is zoned “Assembly (ASY)”, designated Agriculture in the OCP and located in the ALR. The ALC has confirmed the property is subject to the Provincial ALR Regulations;
- The associated adjacent property is zoned “Agriculture (AG1)”, designated Agriculture in the OCP and located in the ALR. The ALC has confirmed the property is not subject to the Provincial ALR Regulations because it was less than 2 acres prior to December 21, 1972 and on separate title;
- The proposed non-farm use application is required for the proposed expansion of the school;
- The proposal is consistent with the City’s ASY Zone; and
- Should the application be approved by Council and the ALC, a subsequent development application will be required for the adjacent property to legitimize the existing uses.

The applicant provided additional details regarding the school operation, proposed new classroom building and impacts of the ongoing COVID-19 pandemic.

Discussion ensued regarding the proposed building type, implementation of agriculture in the curriculum and finding a balance between the farm plan and recreational facilities.

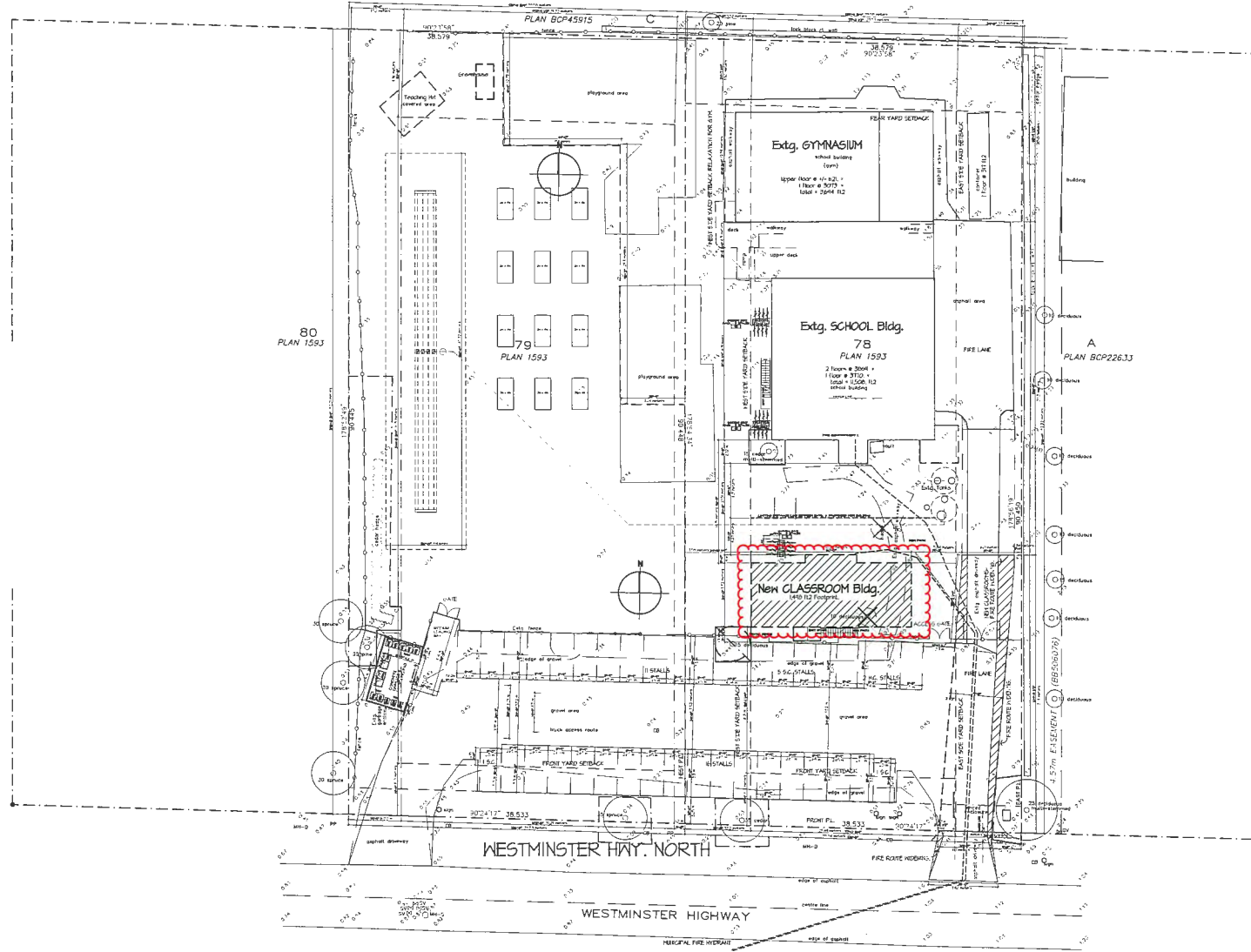
The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the ALR Non-Farm Use Application at 20451 Westminster Highway (AG 19-881146).

Carried Unanimously

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No.	Date/Event	Description
8	APR. 21 2020	ISSUED FOR COR. FIRE DEPT. COMMENTS.
12	APR. 22 2020	ISSUED FOR ARCHITECT FEE PROPOSAL.
13	MAY 18 2020	ISSUED FOR CLIENT REVIEW.
14	MAY 14 2020	ISSUED FOR CONTRACTOR COMMENTS & REVIEW.
15	MAY 18 2020	REVIEWED FOR CLIENT REVIEW.
20	JUNE 30 2020	ISSUED FOR CLIENT APPROVAL.
21	JULY 17 2020	ISSUED FOR C. of R. NON-FARM USE APPLICATION.
22	OCT. 20 2020	REVISED FOR C. of R. PARCELS / FIRE RISK CALCUL.
23	OCT. 21 2021	ISSUED FOR COR. PLANNING DEPARTMENT.
24	JAN. 18 2022	ISSUED FOR FIRE LANE GEOTECHNICAL COMMENT.
25	MAR. 21 2022	ISSUED FOR FIRE LANE PARCELS/WASTE MANAGEMENT.
26	MAY 2 2022	ISSUED FOR FIRE LANE PARCELS/WASTE MANAGEMENT.
27	JUNE 6 2022	REVISED FOR FIRE LANE PARCELS/WASTE MANAGEMENT.
28	JULY 5 2022	ISSUED FOR LANDSCAPE STREET FRONT DESIGN.
29	AUG. 15 2022	ISSUED FOR C. of R. NON-FARM ZONING RESPONSE.

No./Date/Revision

FARPOINT
Architectural Inc.

140 West 78th Avenue
Vancouver, Canada
V6P 4C9
Tel: 604-734-3624

Scale

Consultant

Project Title

**20451 WESTMINSTER,
20411 WESTMINSTER,
RICHMOND, BC
PROPOSED NEW
PORTABLES.**

Drawing Title

**PRELIMINARY
SITE PLAN,
LIMITING DISTANCE
CALCULATIONS.**

Date: JULY 10/19
Scale: 1/8" = 1'-0"
Drawn: JAC
Approved: JAC
Project Number: R1473-05
Drawing Number: A-100

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Builder dimensions shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall not be responsible for any errors or omissions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

No./Date/Revision
 0 DIS. 20 2019 REVISED FOR C. of R. NON-FARM USE APPLICATION.
 1 MAR. 11 2020 REVISED FOR BEILDING CODE LIGHTING DISTANCE #3

20 JUNE 30 2020 ISSUED FOR CLIENT APPROVAL.
 21 JULY 11 2020 REVISED FOR C. of R. NON-FARM USE APPLICATION.
 22 OCT. 20 2020 REVISED FOR C. of R. FARM / BURE ROOMS CALCS.
 23 OCT. 21 2021 ISSUED FOR GAR. PLANNING DEPARTMENT.

24 AUG. 8 2022 RE-MADE FOR LANDSCAPE ORDER FRONT DESIGN.

No./Date/Revision

FARPOINT
 Architectural Inc.

165 West 75th Avenue
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 Tel: 604 784 3628

Scale
 Consultant

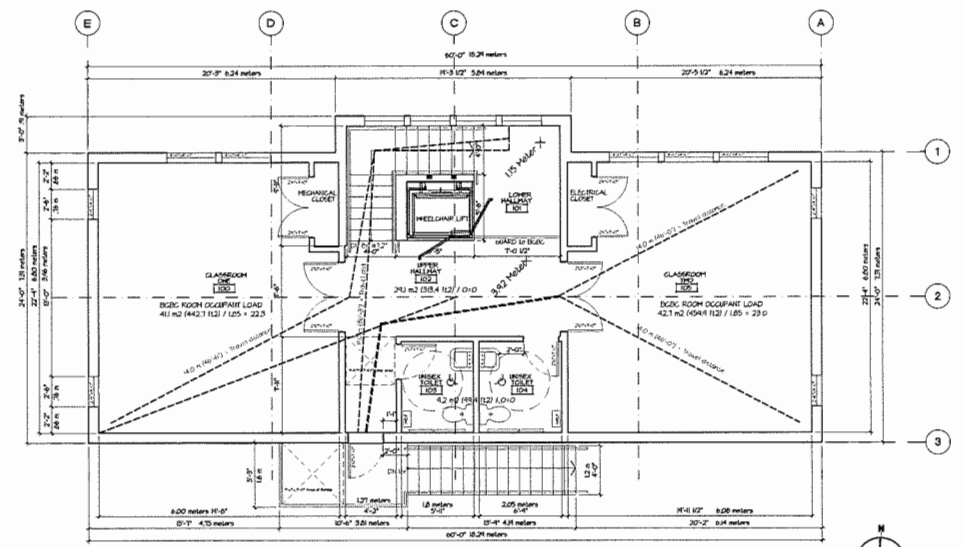
Project Title
**20451 WESTMINSTER,
 20411 WESTMINSTER,
 RICHMOND, BC
 PROPOSED NEW
 CLASSROOMS.**

Drawing Title
**PROPOSED
 NEW BUILDING.**

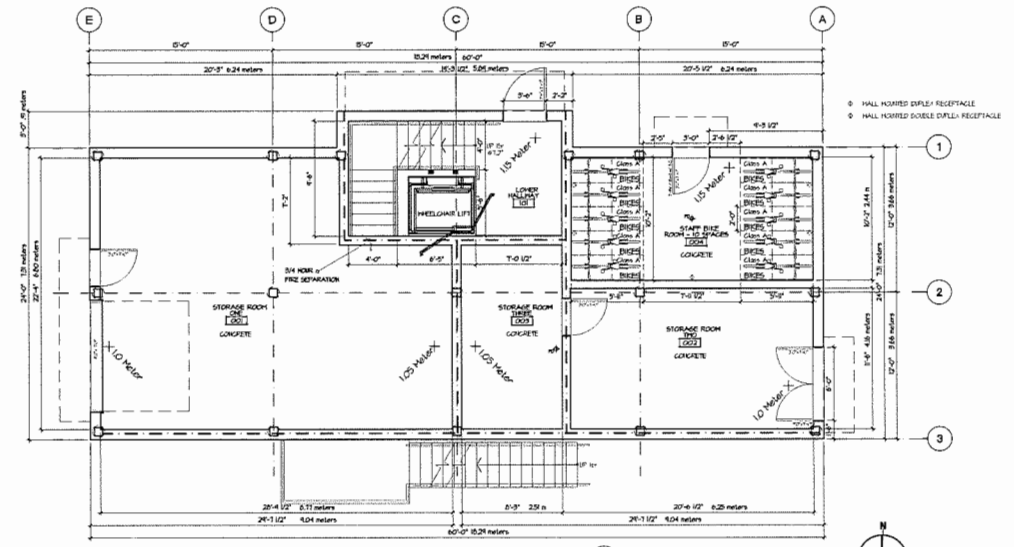
**MAIN FLOOR PLAN,
 GROUND FLOOR PLAN.**

Date: JUNE 30/2020
 Scale: 1/4" = 1'-0"
 Drawn: JK
 Approved: JK
 Project Number: 19147-C5

Drawing Number: A-103



20451 WESTMINSTER HWY. - ASSEMBLY ASY ZONING. 2 MAIN FLOOR PLAN: 1/4" = 1'-0" A-103 20451 WESTMINSTER HWY. NEW BUILDING.



1 GROUND FLOOR PLAN: 1/4" = 1'-0" A-103 20451 WESTMINSTER HWY. NEW BUILDING.

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No./Plan/Revised

20	JUNE 30 2020	ISSUED FOR CLIENT APPROVAL.
21	JULY 11 2020	ISSUED FOR C. of R. NON-FARM USE APPLICATION.
22	OCT. 30 2020	REVISED FOR C. of R. FLOOR / FIRE ROOMS CALC.
23	OCT. 21 2021	ISSUED FOR C. of R. PLANNING DEPARTMENT.

No./Date/Revision

FARPOINT
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162 West Third Avenue
Louisville, KY 40202
Tel: 502.574.3623

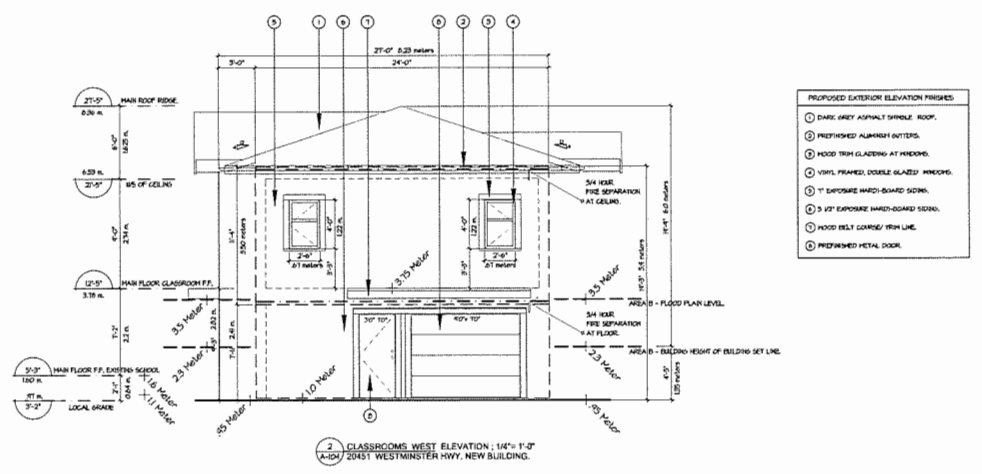
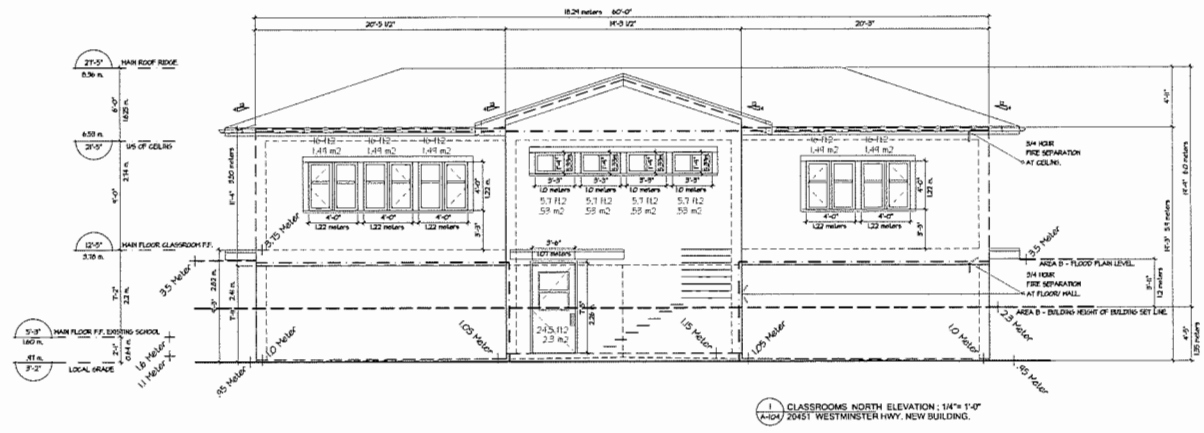


Consultant

Project Title
**20451 WESTMINSTER,
20411 WESTMINSTER,
RICHMOND, BC
PROPOSED NEW
CLASSROOMS.**

Drawing Title
**PROPOSED
NEW BUILDING.
NORTH ELEVATION.**

Date: JUNE 30/20
Scale: 1/4" = 1'-0"
Drawn: JFC
Approved: JFC
Project Number: W1641-C5
Drawing Number: A-104



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Rev./Date/Reason

20	JUNE 30 2020	ISSUED FOR CLIENT APPROVAL.
21	JULY 17 2020	ISSUED FOR C. of R. NON-FARM USE APPLICATION.
22	OCT. 20 2020	REVIEWED FOR C. of R. PARK / FIRE ROOMS CALLES.
23	OCT. 21 2021	ISSUED FOR CUR PLANNING DEPARTMENT.

Rev./Date/Reason

FARPOINT
Architectural Inc.

192 West 750 Avenue
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Scale



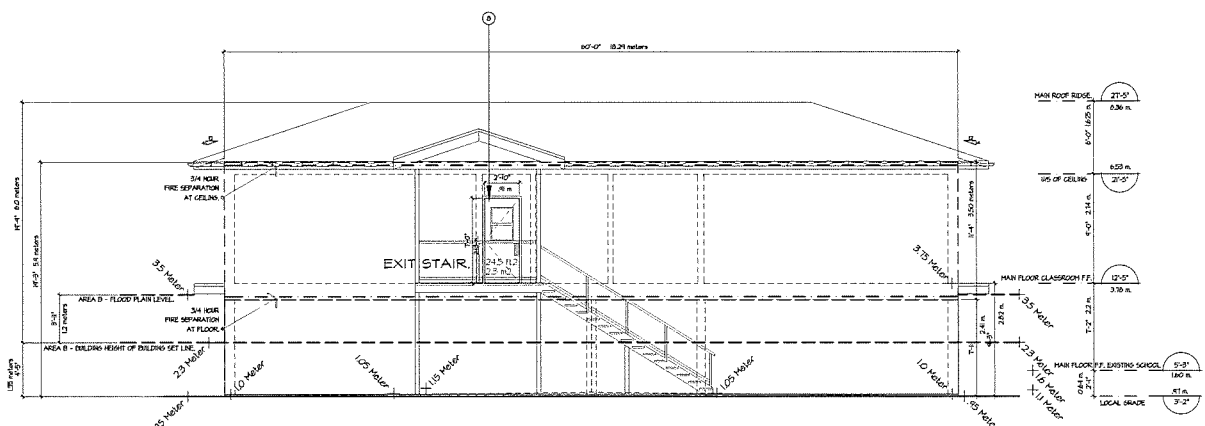
Consultant

Project Title
**20451 WESTMINSTER,
20411 WESTMINSTER,
RICHMOND, BC
PROPOSED NEW
CLASSROOMS.**

Drawing Title
**PROPOSED
NEW BUILDING.**

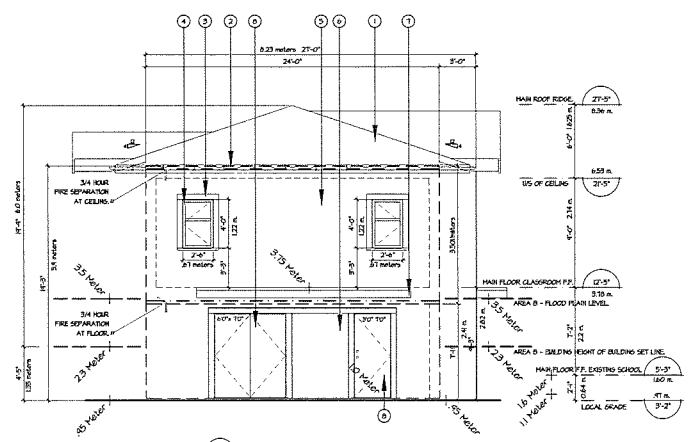
**SOUTH ELEVATION.
EAST ELEVATION.**

Date	JUNE 30/20
Scale	1/4" = 1'-0"
Drawn	JC
Approved	JC
Project Number	19147-C5
Drawing Number	A-105

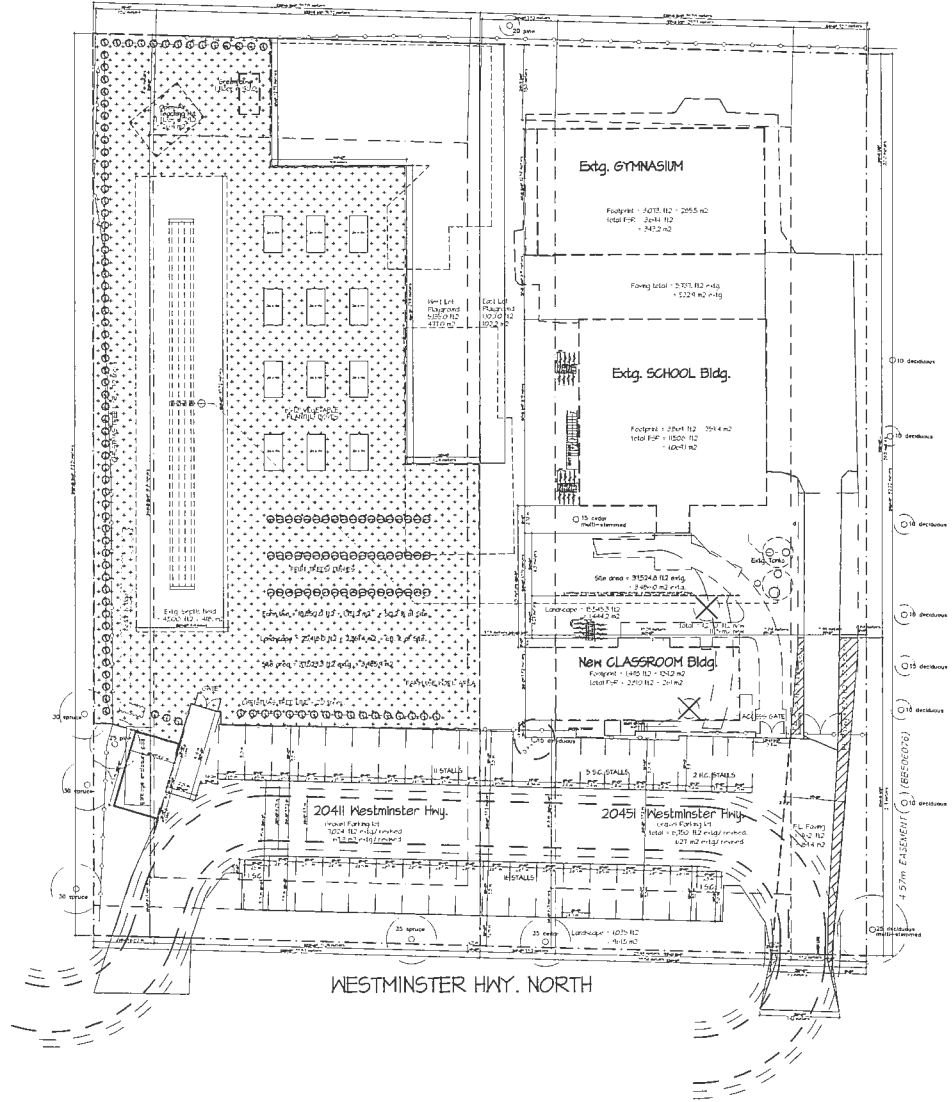


1 CLASSROOMS SOUTH ELEVATION : 1/4" = 1'-0"
A/C/S 20451 WESTMINSTER HWY. NEW BUILDING.

- PROPOSED EXTERIOR ELEVATION FINISHES
- ① DARK GREY ASPHALT SHINGLE ROOF.
 - ② FINISHED ALUMINUM GUTTERS.
 - ③ HOOD TRIM GLAZERS AT PERGOLS.
 - ④ VINYL FRAMES, DOUBLE GLAZED WINDOWS.
 - ⑤ 7" EXPOSURE WARD-BOARDED SIDING.
 - ⑥ 5 1/2" EXPOSURE WARD-BOARDED SIDING.
 - ⑦ HOOD BELT GAUZE / TRIM LINE.
 - ⑧ FINISHED METAL DOOR.



2 CLASSROOMS EAST ELEVATION : 1/4" = 1'-0"
A/C/S 20451 WESTMINSTER HWY. NEW BUILDING.



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Rev./Date/Author

20	JUNE 30 2020	ISSUED FOR CLIENT APPROVAL
21	JULY 17 2020	ISSUED FOR C. of R. NON-FARM USE APPLICATION
22	OCT 20 2020	REVISED FOR C. of R. PARK / BIRD SPOON CALLS
23	OCT. 21 2021	ISSUED FOR CAR PLANNING DEPARTMENT
24	JUNE 18 2022	ISSUED FOR FIRE LANE, GEOTECHNICAL COMMENT.
25	MAR. 21 2022	ISSUED FOR FIRE LANE, PARKING/WASTE MANAGEMENT
26	MAY. 2 2022	ISSUED FOR FIRE LANE, PARKING/WASTE MANAGEMENT
27	JUNE 9 2022	RE-ISSUED FOR FIRE LANE, PARKING/WASTE MANAGEMENT
28	JULY 5 2022	ISSUED FOR LANDSCAPE, STREET FRONT DESIGN
29	AUG. 15 2022	ISSUED FOR C. of R. NON-RE-ZONING RESPONSE.

Rev./Date/Revision

FARPOINT
Architectural Inc.

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Client

Consultant

Project Title

**20451 WESTMINSTER,
20411 WESTMINSTER,
RICHMOND, BC
PROPOSED NEW
PORTABLES.**

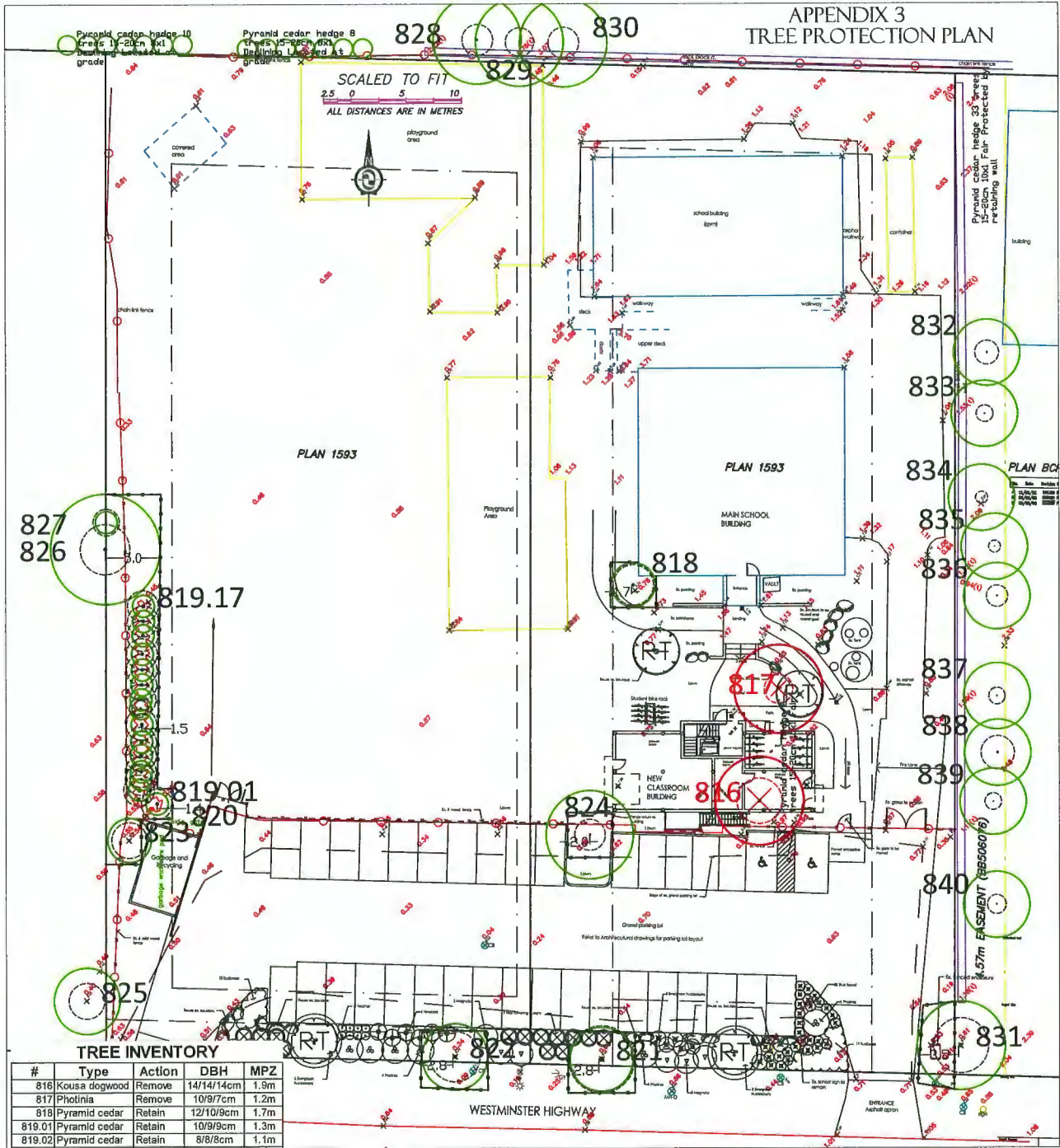
Drawing Title

**PROPOSED
FARM PLAN.**

**PARKING PLAN
CALCULATIONS.**

Date: JUNE 30/20
Scale: 1/8" = 1'-0"
Drawn: JC
Approved: JC
Project Number: 19147-25
Drawing Number: A-110

APPENDIX 3
TREE PROTECTION PLAN



TREE INVENTORY

#	Type	Action	DBH	MPZ
816	Kousa dogwood	Remove	14/14/14cm	1.9m
817	Photinia	Remove	10/9/7cm	1.2m
818	Pyramid cedar	Retain	12/10/9cm	1.7m
819.01	Pyramid cedar	Retain	10/9/9cm	1.3m
819.02	Pyramid cedar	Retain	8/8/8cm	1.1m
819.03	Pyramid cedar	Retain	8/8/8cm	1.1m
819.04	Pyramid cedar	Retain	10/9/8cm	1.2m
819.05	Pyramid cedar	Retain	9/6cm	0.7m
819.06	Pyramid cedar	Retain	10/9/9cm	1.3m
819.07	Pyramid cedar	Retain	9/9/9cm	1.2m
819.08	Pyramid cedar	Retain	10/9/8cm	1.2m
819.09	Pyramid cedar	Retain	10/9/9cm	1.3m
819.1	Pyramid cedar	Retain	8/8cm	0.7m
819.11	Pyramid cedar	Retain	10/9/9cm	1.3m
819.12	Pyramid cedar	Retain	10/9/9cm	1.3m
819.13	Pyramid cedar	Retain	10/9/9cm	1.3m
819.14	Pyramid cedar	Retain	10/9/9cm	1.3m
819.15	Pyramid cedar	Retain	10/9/9cm	1.3m
819.16	Pyramid cedar	Retain	9/9/9cm	1.3m
819.17	Pyramid cedar	Retain	9/9/9cm	1.2m
820	Pyramid cedar	Retain	15/15/14cm	2.0m
821	Western Redced	Retain	42/20cm	2.8m
822	Norway Spruce	Retain	35cm	2.1m
823	Scots Pine	Retain	25cm	1.5m
824	Crab Apple	Retain	21cm	1.3m
825	Douglas fir	Retain	25cm	1.5m
826	Western Redced	Retain	28/18cm	2.1m
827	Pyramid cedar	Retain	12/10cm	1.2m
828	Austrain pine	Retain	22cm	1.3m
829	Austrain pine	Retain	20cm	1.2m
830	Austrain pine	Retain	22cm	1.3m
831	Cottonwood	Retain	27/25cm	2.3m
832	Red maple	Retain	16cm	1.0m
833	Red maple	Retain	12cm	0.7m
834	Red maple	Retain	8cm	0.5m
835	Red maple	Retain	8cm	0.5m
836	Red maple	Retain	15cm	0.9m
837	Red maple	Retain	12cm	0.7m
838	Elm	Retain	15/15cm	1.4m
839	Red maple	Retain	12cm	0.7m
840	Red maple	Retain	13cm	0.8m

DBH=diameter, MPZ: protection zone

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROTECTION FENCING
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
818	Pyramid cedar	12/10/9cm	1.7m	5.6ft
819.01-819.17	Pyramid cedar	10/9/9cm	1.3m	4.1ft
820	Pyramid cedar	15/15/14cm	2.0m	6.5ft
821	Western Redcedar	42/20cm	2.8m	9.2ft
822	Norway Spruce	35cm	2.8m	9.2ft
823	Scots Pine	25cm	1.5m	4.9ft
824	Crab Apple	21cm	2.0m	6.6ft
825	Douglas fir	25cm	1.5m	4.9ft
826	Western Redcedar	28/18cm	5.0m	16.4ft
827	Pyramid cedar	12/10cm	1.2m	3.9ft
831	Cottonwood	27/25cm	3.5m	11.5ft

TREE PROPOSED FOR REMOVAL



REPLACEMENT TREE



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0970
20451 Waaninister Hwy, Richmond, BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
August 22, 2022



Address: 20411 & 20451 Westminster Highway

File No.: RZ 21-944801

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10418, the applicant is required to complete the following:

1. Consolidation of all the lots into one development parcel.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan includes the four required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	8 cm		4 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$40,000 for the six trees (tag# 818, 820-824) on-site to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
7. Submission of a Farm Plan Security to the City based on 100% of the cost estimate provided to ensure the implementation of the farm plan.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10418 (RZ 21-944801)
20411 & 20451 Westminster Highway**

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 inserting the following into Section 25 (Site Specific Agriculture Zones), in numerical order:

“25.5 Agriculture and Education (ZA5) – Westminster Highway (East Richmond)

25.5.1 Purpose

The **zone** provides for agriculture and **education uses** as approved by the Agricultural Land Commission in accordance with the *Agricultural Land Commission Act* (as may be amended or replaced).

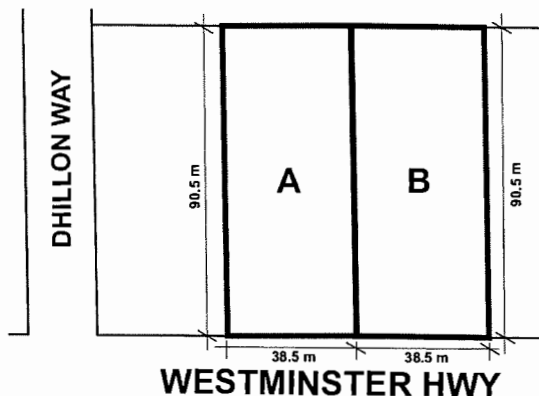
25.5.2 Permitted Uses

- education
- farm business

25.5.3 Secondary Uses

- roadside stand

Diagram 1



25.5.4 Permitted Density

1. For the area identified as “A” in Diagram 1, Section 25.5.2:
 - 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) **Agricultural buildings and structures** and greenhouses solely for supporting a **farm business** or for growing, producing, raising or keeping animals and plants are not permitted to have concrete construction, **hardsurfacing** or other impermeable **structure** or construction sunk into, at or below the natural grade of the site except:
 - i) where **Agricultural buildings and structures**, excluding greenhouses, are supported by a system of columns or posts, where each supporting column or post has a minimum radius of 3 m to the next adjacent column or post and that the maximum footprint area for each concrete footing associated with each column or post is 0.5 m² ; and
 - ii) concrete grade beams connecting concrete pad foundations are not permitted.
 - c) **Agricultural buildings and structures**, excluding greenhouses, are permitted a maximum of 10% coverage of the **gross floor area** at the ground level of the **building** to be covered by impermeable surfaces.
 - d) The provisions of Section 25.5.4.1 b) and 25.5.4.1 c) do not apply for:
 - i) **Agricultural buildings and structures** on a **lot**, excluding greenhouses, with a cumulative **lot coverage** equal to or less than 750 m² in total area for all existing and proposed **agricultural buildings and structures**.
2. For the area identified as "B" in Diagram 1, Section 25.5.2:
- a) The maximum **floor area ratio** is 0.50.
 - b) For **farm business**, the provisions of Section 25.5.4.1 a), 25.5.4.1 b), 25.5.4.1 c) and 25.5.4.1 d) apply.

25.5.5 Permitted Lot Coverage

1. For the area identified as "A" in Diagram 1, Section 25.5.2:
- a) The maximum **lot coverage** for **agricultural buildings and structures** is:
 - i) 75% for greenhouses;
 - ii) 35% for all other **agricultural buildings and structures**.
2. For the area identified as "B" in Diagram 1, Section 25.5.2:
- a) The maximum **lot coverage** is 35% for **buildings**.
 - b) For **farm business**, the provisions of Section 25.5.5.1 a) apply.

25.5.6 Yards & Setbacks

1. For the area identified as "A" in Diagram 1, Section 25.5.2:

- a) The minimum **front yard** and **exterior side yard** for all **agricultural buildings and structures** 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) The minimum **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**.
2. For the area identified as "B" in Diagram 1, Section 25.5.2:
 - a) The minimum **front yard** and **exterior side yard** is 6.0 m.
 - b) The minimum **interior side yard** is 7.5 m.
 - c) The minimum **rear yard** is 7.5 m.
 - d) For **farm business**, the provisions of Section 25.5.6.1 a) and 25.5.6.1 b) apply.
 3. Notwithstanding the **lot** being one **development site**, the minimum **setback** for **buildings** and **structures** from the boundary between the areas identified as "A" and "B" in Diagram 1, Section 25.5.2, is 4.5 m.

25.5.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

25.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

25.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide sight lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

25.5.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

25.5.11 Other Regulations

- 1. Within the area identified as "A" in Diagram 1, Section 25.5.2:
 - a) **farm business** shall be the only permitted **principal use**;
 - b) **ancillary uses to education** are permitted as a **secondary use**, limited to playground equipment up to a maximum 480.0 m² in area; and
- 2. Within the area identified as "B" in Diagram 1, Section 25.5.2:
 - a) any change in the **principal use** or **secondary use** on the **site**; or
 - b) increase in the scale, extent or degree of a permitted **principal use** or **secondary use** of land on the **site**;

must be approved by the Agricultural Land Commission in accordance with the *Agricultural Land Commission Act* (as may be amended or replaced).

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**AGRICULTURE AND EDUCATION (ZA5) – WESTMINSTER HIGHWAY (EAST RICHMOND)**".

PID 003-937-160

LOT 79 SECTION 4 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 1593

PID 003-934-268

LOT 78 SECTION 4 BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT PLAN 1593

- 3. Richmond Zoning Bylaw 8500, as amended, is further amended by removing Section 13.3.11.7 (site-specific exemption for 20451 Westminster Highway in the "Assembly (ASY)" zone) in its entirety.
- 4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10418**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING



OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER