



To:	Planning Committee	Date:	September 1, 2026
From:	Wayne Craig General Manager, Planning and Development	File:	AG 26-012236
Re:	Application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use at 18431 Westminster Highway		

Staff Recommendation

That the application by Jason Levelton for an Agricultural Land Reserve Non-Adhering Residential Use to allow seasonal farm labour accommodation at 18431 Westminster Highway be forwarded to the Agricultural Land Commission.

Executive Summary

Jason Levelton has applied for an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) approval to formalize an existing seasonal farm labour accommodation at 18431 Westminster Highway. The 10-hectare nursery operation employs six workers through the Federal Seasonal Agricultural Worker Program to support nursery stock production. Although the subject site is zoned “Agriculture (AG3)” which permits seasonal farm labour accommodation, ALC approval is required through the NARU process to formalize the structure.

The proposal is consistent with the subject site’s “Agriculture” land use designation in the Official Community Plan (OCP) and the OCP’s Farming First Strategy, which supports seasonal farm labour accommodation that is accessory to and necessary for an active agricultural operation.

This application is substantially similar to a previous NARU application for the subject site that was approved by Council and the ALC for existing seasonal farm labour accommodation. The previous ALC approval has now lapsed and a new NARU application is required.

Staff Report

Origin

Jason Levelton (East Richmond Nurseries) has submitted an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application to allow the existing seasonal farm labour accommodation at 18431 Westminster Highway. The subject property is currently occupied by two single-family dwellings, an active farm operation, and associated farm buildings and seasonal farm labour accommodation. Council consideration is required prior to advancing the NARU application to the Agricultural Land Commission (ALC). A location map and aerial photograph are provided in Attachment 1.

Background

As part of the subject farm's participation in the Federal Government's Seasonal Agricultural Worker Program (SAWP), Richmond Fire-Rescue (RFR) inspected the existing seasonal farm labour accommodation on the subject site in 2022 to ensure it was safe for intended use. At that time, it was identified that the existing seasonal farm labour accommodation on-site required applicable ALC and City approvals, including an ALR NARU application. The applicant subsequently submitted a NARU application (AG22-009023), which was approved by Council and forwarded to the ALC. The ALC approved the application, but that approval has since lapsed, and a new NARU application is required. This application is substantially similar to the previously approved NARU application.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2)

Related Policies & Studies

Official Community Plan/Farming First Strategy

The subject site is designated "Agriculture (AGR)" in the Official Community Plan (OCP), which includes those areas 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 proposal is consistent with this designation.

The City's OCP and Farming First Strategy identifies that seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the ALR. The proposal is consistent with this policy.

Food Security & Agricultural Advisory Committee

As this application is substantially similar to the previous NARU application for the existing seasonal farm labour accommodation on-site, it was not referred to the Food Security and Agricultural Advisory Committee (FSAAC), as they provided their support for the proposed use as part of the previous NARU application.

Analysis

Application to the Agricultural Land Commission

The purpose of this application to the ALC is to permit the existing seasonal farm labour accommodation on-site. As per the ALCA, agricultural land may have no more than one residence per parcel unless permitted by the Commission through a NARU application or unless certain conditions are met subject to the *Agricultural Land Reserve Use Regulations*. The subject site includes two single-family dwellings that were constructed prior to ALR regulations that limit a parcel to one residential structure and are permitted per the *Local Government Act* for non-conforming uses. This application is to seek formal approval of the existing seasonal farm labour accommodation that does not pre-date the ALCA regulations, through the NARU process.

ALC approval of the NARU application is required prior to Building Permit (BP) issuance for the structure.

Farm Operation

East Richmond Nurseries is a family-owned, 10-hectare (25-acre) farm operation at 18431 and 18531 Westminster Highway. The nursery grows trees, shrubs, perennials, and ground covers. The operation exceeds the AG3 zone's 8.09-hectare minimum farm size for seasonal farm labour accommodation. Farming has occurred on the site since the 1940s, with the current nursery established in 1987. The applicant has also provided evidence that the property is classified as a farm under the *BC Assessment Act*.

Seasonal Farm Labour Accommodation

The subject farm employs six seasonal workers through the Federal Seasonal Agricultural Worker Program. The applicant has identified that the workers are needed to support the nursery stock production.

The building used to house the farm workers is the existing barn located along Westminster Highway. The barn is approximately 400 m² (4,302 ft²) in floor area, with 105 m² (1,126 ft²) used for the purposes of accommodating the temporary farm workers. The size per worker is approximately 17.5 m² (188 ft²) of floor area. This is consistent with the City's AG3 zone, which requires a minimum floor area of 10 m² (108 ft²) per occupant. The location and photos of the seasonal farm labour accommodation are provided in Attachment 3.

Richmond Fire-Rescue (RFR) inspected the accommodations in 2022, and all deficiencies from a life and safety perspective were addressed. A Code Report has been submitted by the applicant and reviewed by the City's Building Approvals Department, which includes additional upgrades to achieve compliance, including interior improvements and new external access. A BP is required to address these upgrades and legitimize the existing seasonal farm labour accommodation. Architectural drawings showing the barn and seasonal farm labour accommodation are provided in Attachment 4. ALC approval will be required prior to issuance of a BP for the residential structure.

Heritage

The building containing the seasonal farm labour accommodation is listed on the City's Heritage Inventory (Beckwith Barn). Assets listed on the City's Heritage Inventory do not have any formal heritage protection measures. The Beckwith Barn is proposed to remain, with minor interior and exterior changes required to accommodate BC Building Code requirements (no Heritage Alteration Permit required). The building was renovated in the early 2000s; however, a number of key character-defining elements, including the gambrel roof form and the rectangular barn plan, have remained unchanged. There is an existing covenant registered on Title prohibiting demolition or exterior changes to the "Beckwith Barn" without consent from the City to ensure character-defining elements are maintained. All proposed exterior alterations would be reviewed prior to BP issuance to ensure that these character-defining elements remain.

Budgetary Implications

None

Conclusion

Jason Levelton (East Richmond Nurseries) has submitted an Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application to allow the existing seasonal farm labour accommodation at 18431 Westminster Highway.

The proposal complies with applicable policies, land use designations contained in the Official Community Plan and the subject site's "Agriculture (AG3)" zoning.

On this basis, it is recommended that the ALR NARU application be forwarded to the Agricultural Land Commission.

Respectfully submitted,

Andrew Norton, Acting Director, Development

Report Contributors

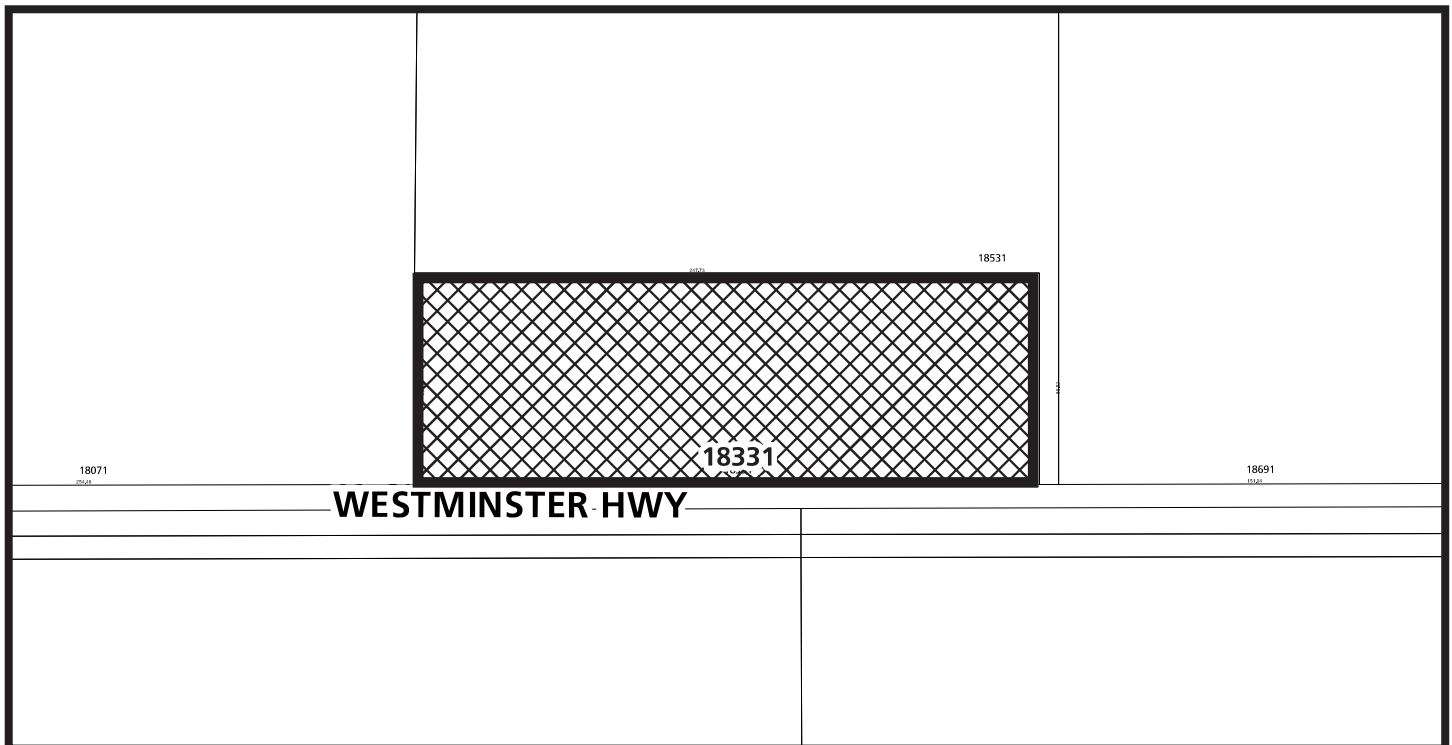
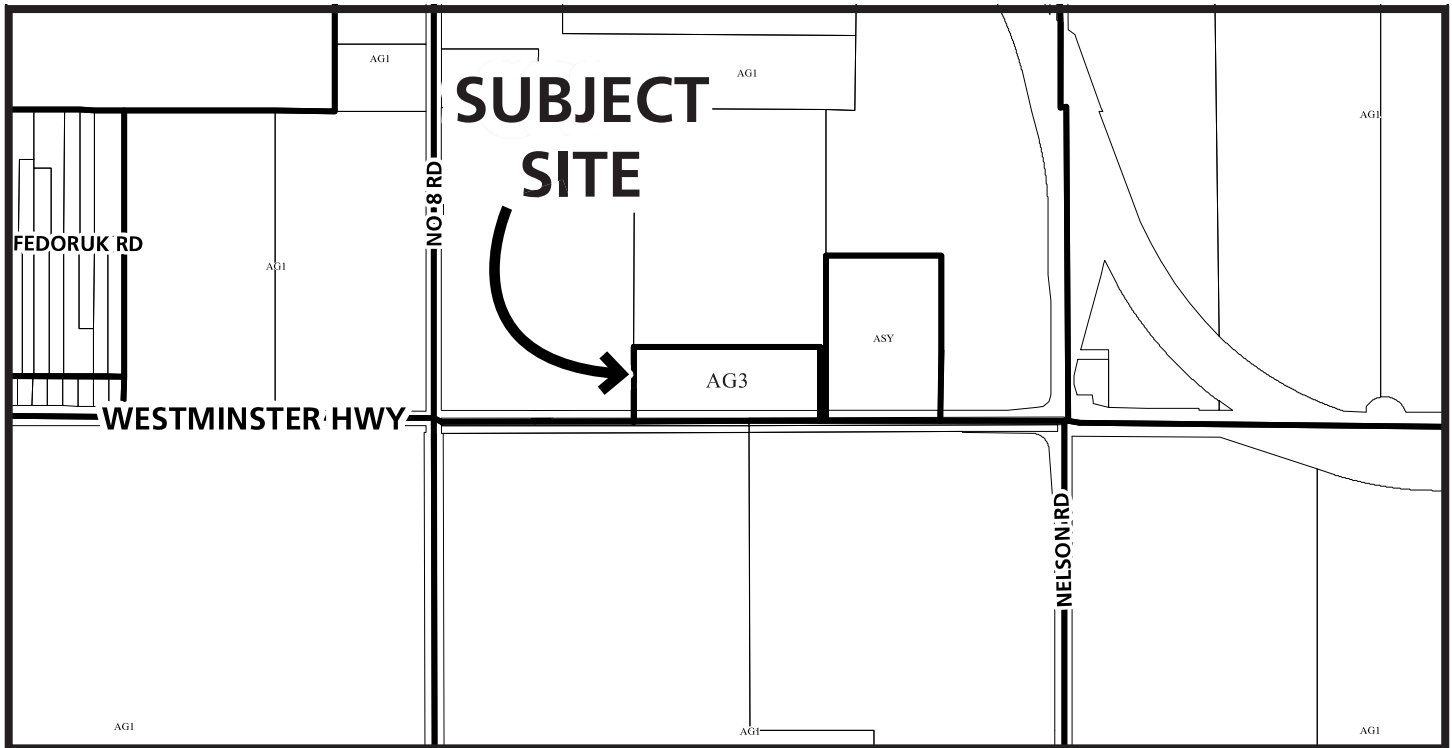
This report was prepared by James Hnatowich, Planner 1

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Location and Photos of the Seasonal Farm Labour Accommodation
 4: Architectural Drawings



City of
Richmond

ATTACHMENT 1



AG 26-012236

Original Date: 06/11/26
Revision Date:

Note: Dimensions are in METRES

PLN - 17



City of
Richmond



AG 26-012236

Original Date: 06/11/26
Revision Date:

Note: Dimensions are in METRES



AG 26-012236

Attachment 2

Address: 18431 Westminster Highway

Applicant: Jason Levelton

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Jason Levelton	No change
Site Size:	25 acres (10 hectares)	No change
Land Uses:	Farm business and seasonal farm labour accommodation	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG3)	No change
Other Designations:	Agricultural Land Reserve (ALR)	Non-Adhering Residential Use for seasonal farm labour accommodation

Seasonal farm labour accommodation	Bylaw Requirement	Proposed	Variance
Farm Operation Size:	Min. 8.09 ha	25 ac (10 ha)	None
Location of seasonal farm labour accommodation:	On the same lot as an existing single detached housing	Complies	None
Number of seasonal farm labour accommodation:	Max. 1	1	None
Floor Area – Building:	Max. 400 m ² (4,305 ft ²)	105 m ² (1,130 ft ²) (used for seasonal farm labour accommodation)	None
Floor Area – Occupant:	Min. 10 m ² (108 ft ²) per occupant	17.5 m ² (188 ft ²)	None
Density, setbacks, and height:	Consistent with single detached housing requirements	Complies	None



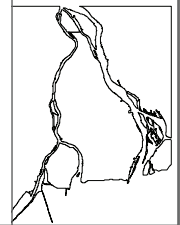
18431 Westminster Highway

Location of Seasonal
Farm Labour
Accommodation

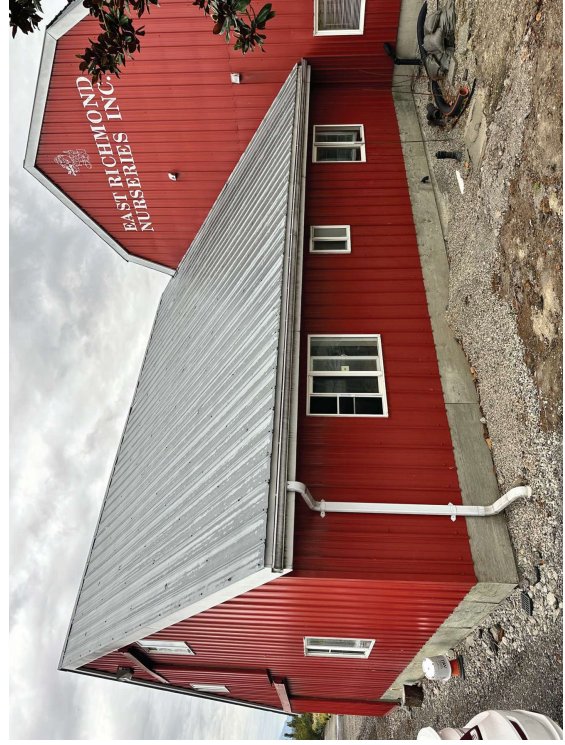


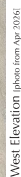
Plan Date: 2022-04-11

Notes:
The information shown on this map is compiled from various sources and is for informational purposes only. It is not intended to be used as a legal document. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy.



Photos of Seasonal Farm Labour Accommodation - 18431 Westminster Highway

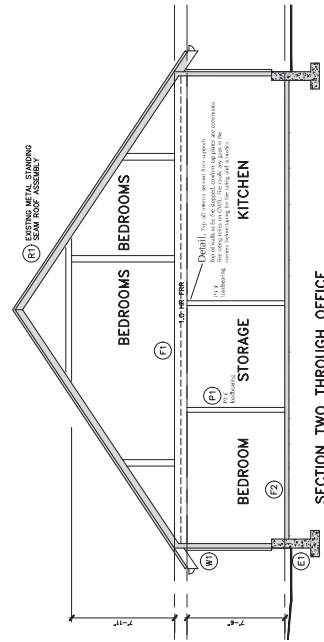
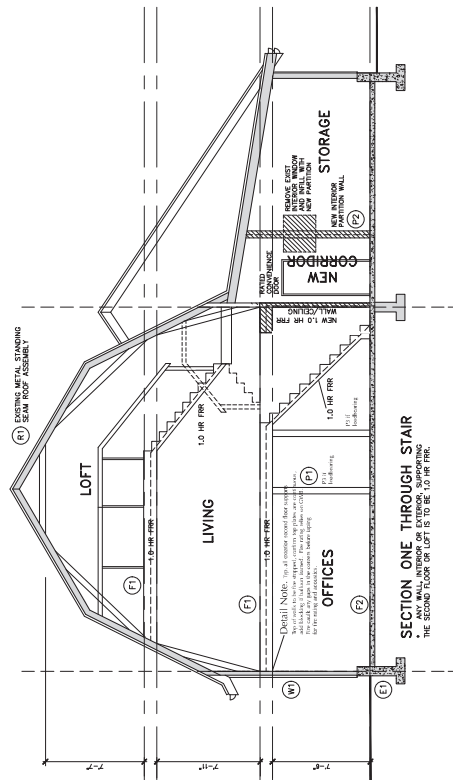




① EXISTING ROOF, UNRAISED

- [illegible]

NOTE: ALL EXISTING/NEW EXTERIOR WT/#2 TO BE UPGRADED TO 1.0H FR. UPPER FLOOR SIDE WALLS WITHIN ROOF AREA.



East Richmond Nurseries
18431 Westminister Hwy
Richmond, BC, Canada. Earth
17 Oct 2025. Issued for BP
4 May 2026. Revised for BP
5. Revised for BP Comments [bubblid]

17 Oct 2025. Issued for BP
4 May 2026. Revised for BP
[bubbled] for BP Comments [bubbled]

Sections

A 3.00
[not to scale]

Areas of Work

East



Areas of Work

Richmond Nurseries
18431 Westminster Hwy
Richmond BC, Canada. Earth

17 Oct 2025. Issued for BP
4 May 2026. Revised for BP
for BP Comments [bubbled]

West
Windows Openings to code

North

Elevations
[Existing + Proposed]

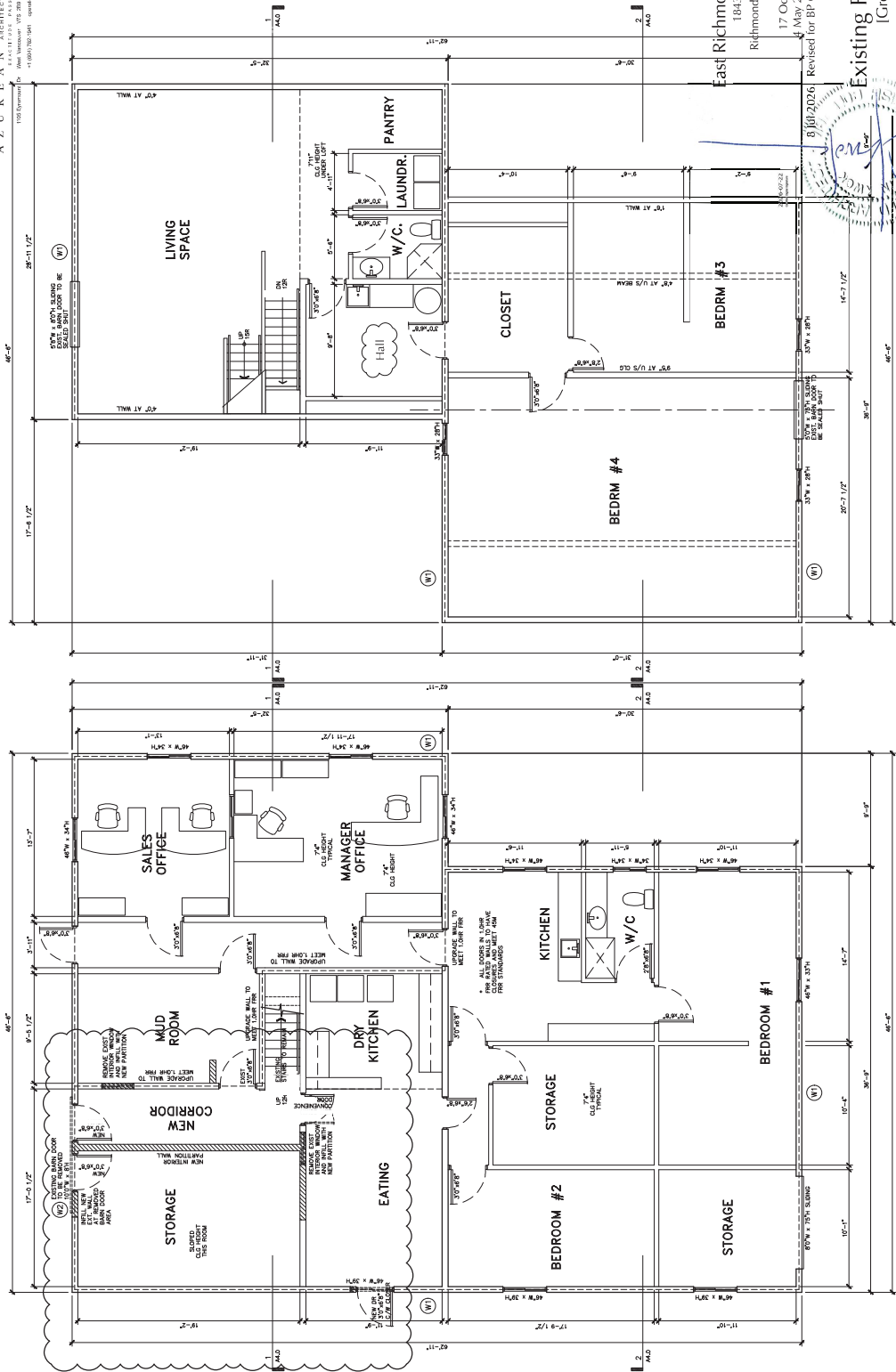
$1/8'' = 1^1-0'''$ [when printed at 11 x 17]

South Ground floor existing bedroom windows are 40 to 42" above the floor and 4.5 to 5.5 sq. ft. of clear opening

Bedroom Window

Area of Work
Soffit above doors for 1.2m on each side shall be protected with non-combustible material

Bedroom Window



East Richmond Nurseries
18431 Westminster Hwy
Richmond, BC, Canada. Earth
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6 Revised for BP Comments [bubbl]

Existing Floor Plans

$$1/8'' = 1^0 - 0'' \text{ [when printed at } 11 \times 17 \text{]} \quad \text{A 1.00}$$