



Richmond Zoning Bylaw 8500
Amendment Bylaw 8581 (RZ 09-493545)
LOTS 61 TO 70 SECTION 4 BLOCK 4 NORTH RANGE 4 WEST NWD
PLAN 1593

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following text into the Use and Term Definitions (Section 3.4.):

“**CRANBERRY PROCESSING FACILITY** means land and **buildings** used for an agricultural processing operation involved in the weighing, receiving, sorting, testing, washing, packing and distribution of harvested cranberries”

ii. Repealing the existing text in Section 14.1.1 and replacing it with the following:

“14.1.1 Purpose

The **zone** provides for a wide range of farming and compatible uses consistent with the provisions of the **Agricultural Land Reserve**. The **zone** is divided into 4 sub-zones: AG1 for traditional sites zoned for agricultural purposes; AG2 for new **bed and breakfast zoned sites**; AG3 for new **sites** that would permit **seasonal farm labour accommodation**; AG4 for a **site** that would permit a **cranberry processing facility**.”

iii. Inserting the following text into the Permitted Uses (Section 14.1.2)

“**cranberry processing facility**”

iv. Inserting the following text into the Permitted Density (Section 14.1.4):

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

v. Inserting the following text into the Permitted Lot Coverage (Section 14.1.5):

“14.1.5.2 For **lots** zoned AG4, the maximum **lot coverage** is 13%.”

vi. Inserting the following text into the Yards & Setbacks (Section 14.1.6):

“14.1.6.5 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**.

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

vii. Inserting the following text into the Permit Heights (Section 14:1.7):

“14.1.7.6 For **lots** zoned AG4, the maximum **height** for **buildings** is 14 m.

14.1.7.7 For **lots** zoned AG4, the maximum **height** for **accessory structures** is 20 m.”

viii. Inserting the following text into the Other Regulations (Section 14.1.11) and renumbering the remaining sections accordingly:

“14. A **cranberry processing facility** shall only be permitted on a **site** zoned AG4 provided that:

- a) **Parking spaces** are provided at a ratio of 1 space per 100 m² of **gross leasable floor area** of **building**.
- b) The **finished site grade** shall not exceed a maximum of 3.5 m GSC.
- c) **Outdoor storage** is permitted as an **ancillary use** provided that:
 - (i) The goods or materials piled, stacked or stored in any manner do not exceed a **height** of 8m and shall be **setback** a minimum of 9 m to all **property lines**.
 - (ii) Outdoor storage areas are surfaced with asphalt, concrete or other durable hard and dust-free surface.
 - (iii) Storing wrecked or salvaged goods and materials is prohibited.
 - (iv) Storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather is prohibited.
 - (v) Storing goods or materials that constitute a health, fire explosion or safety hazard is prohibited.
 - (vi) Producing or discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat glare, radiation, noise, electrical interference or vibrations is prohibited.
 - (vii) Servicing of **vehicles** is prohibited.”

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 (AG4).

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8581"

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8581".

FIRST READING

FEB 8 2010

A PUBLIC HEARING WAS HELD ON

MAR 15 2010

SECOND READING

MAR 15 2010

THIRD READING

MAR 15 2010

OTHER REQUIREMENTS SATISFIED

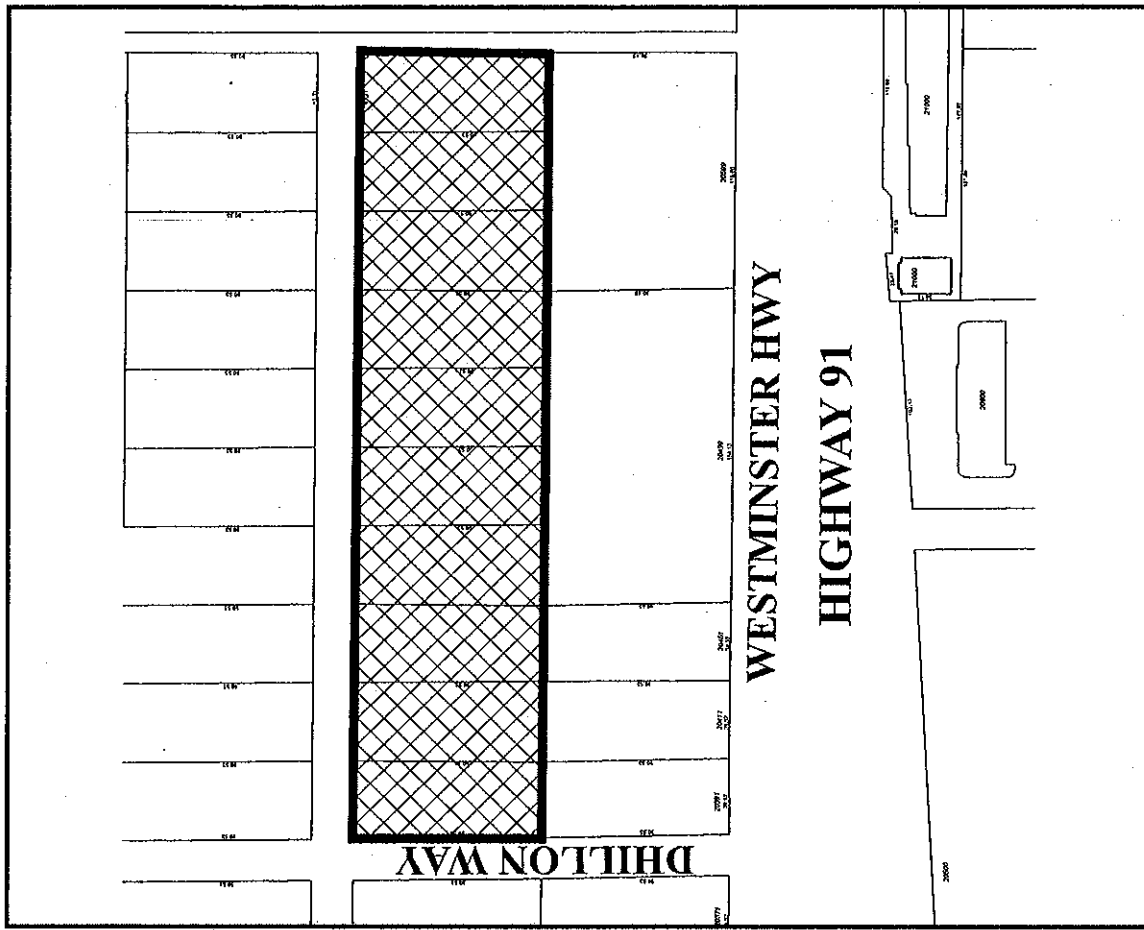
SEP 09 2010

ADOPTED

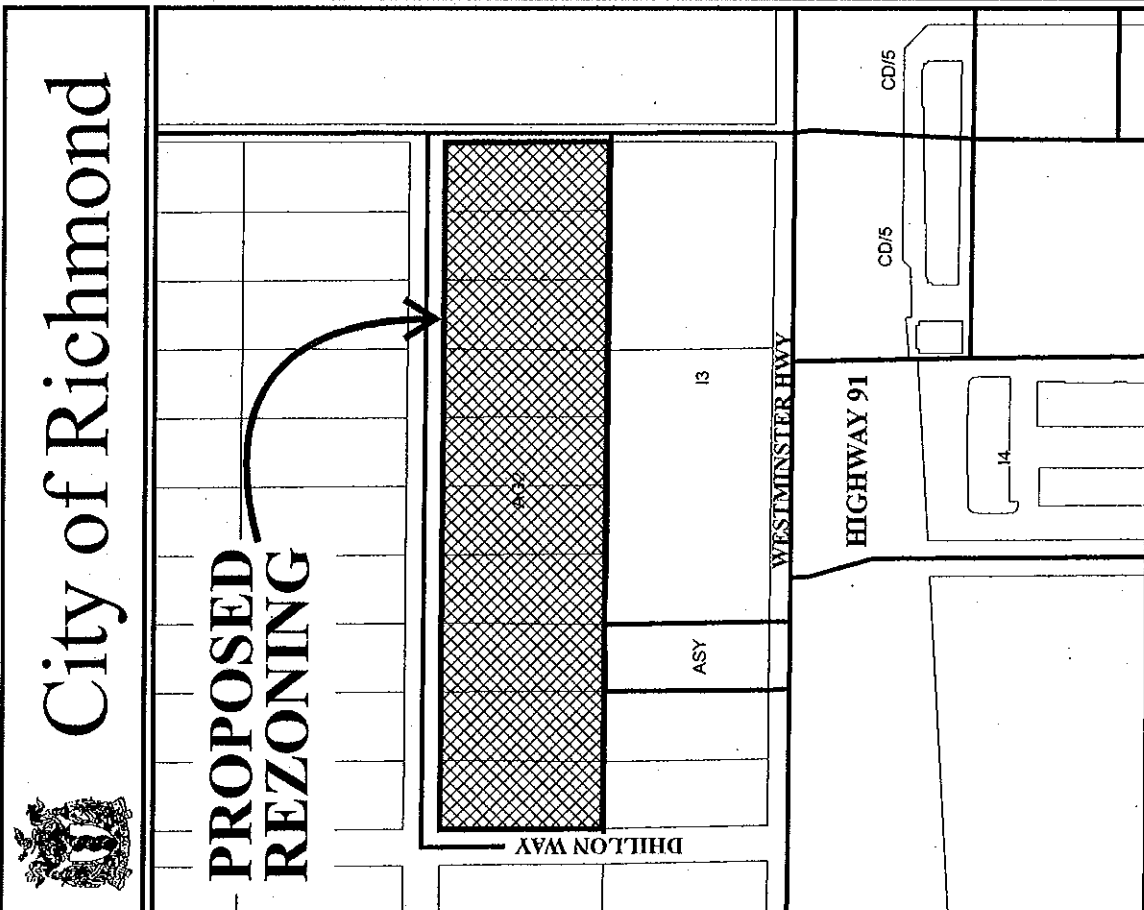


MAYOR

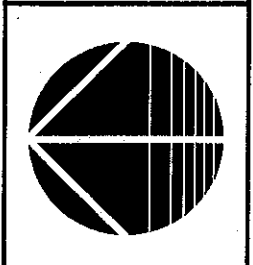
CORPORATE OFFICER




Original Date: 09/30/09
 Revision Date:
 Note: Dimensions are in METRES



RZ 09-493545



 City of Richmond

**PROPOSED
 REZONING**