



To: Richmond City Council

Date: February 23, 2026

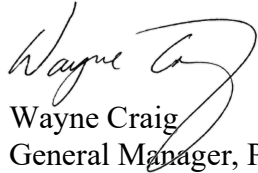
From: Wayne Craig
Chair, Development Permit Panel

File: DV 24-012933

Re: Development Permit Panel Meeting Held on June 11, 2025

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Variance Permit (DV 24-012933) for the properties at 12791/12951 Blundell Road, be endorsed and the Permit so issued.



Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 11, 2025.

DV 24-012933 – DAGNEAULT PLANNING CONSULTANTS LTD. – 12791 AND 12951 BLUNDELL ROAD

(June 11, 2025)

The Panel considered a Development Variance Permit (DVP) to vary the provisions of Richmond Zoning Bylaw 8500 to facilitate a proposed lot line adjustment and the retention of existing agricultural buildings:

- increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor sunk into, at or below the natural grade of the site from 750 m² to 2,108.3 m²;
- reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 0.1 m; and
- reduce the minimum lot area from 2.0 ha to 1.609 ha for Proposed Lot B.

The applicant's consultant, Bruce McTavish, of McTavish Resource and Management Consultants Ltd., provided a brief visual presentation highlighting:

- The subject properties are currently used for farming operations, storage and winery and processing facilities.
- The subject properties are currently oriented north-south. The proposed lot line adjustment would reconfigure the lots to an east-west orientation with each parcel having access to Sidaway Road (i.e., Lot A on the north and Lot B on the south).
- The proposed subdivision/lot line adjustment would ensure permanent access to the existing winery and processing facility at 12791 Blundell Road from Sidaway Road, should the property at 12951 Blundell Road be sold in the future.
- There is no net loss to agriculture and agricultural productive capability as a result of the proposed subdivision.
- The proposed variances would retain existing agricultural buildings on the subject properties, allow their continued use and formalize non-conforming structures that are essential to the agricultural operations.

In reply to queries from the Panel, Brian Dagneault, of Dagneault Planning Consultants Ltd., noted that (i) the building on the south adjacent to Blundell Road is the owner's residence and the existing access to this residence is not suitable for agricultural use, and (ii) the proposed subdivision will ensure the long-term viability of the farm and manufacturing operations on the subject site.

In reply to queries from the Panel, staff confirmed that (i) no net new lots are created as a result

of the proposed subdivision/lot line adjustment and there would be no net increase in development potential, (ii) there is opportunity for the proposed Lot B on the north to be developed in the future consistent with the Zoning Bylaw for “Agriculture (AG1)” zoned properties, (iii) the variances only apply to existing buildings and structures on the subject site, and (iv) the applicant is required to submit Building Permit applications for existing non-permitted buildings as one of the conditions for approval of the DVP. The applicant has since submitted the required Building Permit application to the City.

With regard to the proposed variance to increase the maximum cumulative lot area for impervious surfaces for agricultural buildings on the subject site, staff noted that (i) the agricultural buildings on the subject site were constructed several years prior to the introduction of the bylaw requirement on limits to the use of concrete for agricultural buildings, (ii) the proposed variance would legitimize these structures, and (iii) the applicant will register a covenant on Title prohibiting the use of the buildings on-site for medical or non-medical cannabis production prior to the issuance of the DVP.

The Panel expressed support for the application, noting (i) the applicant’s long-term planning for the subject site, (ii) the applicant’s intention to ensure the long-term viability of the farm and manufacturing operations on the site, and (iii) there would be no net increase in the development potential of the site as a result of the subject application.

The Panel recommends the Permit be issued.