



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee **Date:** February 22, 2011  
**From:** Brian J. Jackson **File:** AG 09-503590  
Director of Development  
**Re:** **Application by Richmond Karting Limited for Agricultural Land Reserve  
Non-Farm Use at 6631 Sidaway Road**

**Staff Recommendation**

That:

1. Authorization for Richmond Karting Limited to apply to the Agricultural Land Commission for a non-farm use for the purposes of developing an outdoor mini-golf course facility at 6631 Sidaway Road be granted; and
2. Staff be authorized to take the necessary steps to ensure removal and reinstatement of the land to be occupied by the mini-golf facility to its prior condition before forwarding the non-farm use application at 6631 Sidaway Road to the Agricultural Land Commission.

Brian J. Jackson  
Director of Development

BJ:ke  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Richmond Karting Limited has applied to the City of Richmond for a non-farm use for the purposes of developing a mini-golf course facility on a portion of the property. The total area of the property is 38,781 sq.m (9.6 acres) and the area of the proposed mini-golf facility is 2,160 sq.m (0.5 acres). A map of the subject site and proposed non-farm use area is contained in **Attachment 1** and **Attachment 2**.

The subject property is owned by the City of Richmond. Richmond Karting Limited has leased the property from the City since 2000 for the purposes of operating the outdoor amusement uses that consist of an outdoor go-cart track. A previous outdoor amusement use on the subject site that operated in conjunction with the go-cart track was a dune-buggy track that was located in the same area proposed for the mini-golf facility. The dune-buggy track no longer operates on the subject site.

A non-farm use application is required as the subject site is located in the Agricultural Land Reserve (ALR) and is subject to the provisions of the Agricultural Land Commission (ALC) Act.

The proposed non-farm use application is limited to the mini-golf course facility to be developed by Richmond Karting Limited, which would add an additional outdoor amusement use that would operate in conjunction with the existing go-carting operation on the subject site. The non-farm use application process involves consideration by Richmond City Council first. If the application is granted by a Council resolution, the non-farm use application is forwarded to the Agricultural Land Commission for a decision on the proposal. Should Richmond City Council not grant approval of the non-farm use proposal, the application does not proceed any further.

### Background – Historical Use of Subject Site

The subject property is owned by the City of Richmond and has been leased to the current operators of the go-cart track since 2000. The go-cart operation has existed as an outdoor amusement use on the subject property since the 1960's (also operated by Richmond Karting Ltd. during this time) prior to the establishment of the ALR in 1972. Therefore, no previous approval was granted by the ALC for the outdoor amusement uses that currently exist on the property.

### Project Description

The proponents are looking to diversify the outdoor amusement and entertainment uses that would enable an outdoor mini-golf course facility to operate in conjunction with the go-cart track. Details about the proposed mini-golf facility are as follows (Refer to **Attachment 3** for a site plan and **Attachment 4** for Development Data Summary Table):

- The proposed mini-golf facility is situated along the south edge of the subject property 58 m west of Sidaway Road and 70 m south of the North property line.
- Total area occupied by the facility is 2,130 sq.m. This area was previously the location of a dune-buggy track, which is no longer in operation and is currently vacant.



- No support buildings or additional parking areas are required, as these facilities already exist for the go-cart operation.
- Decorative, themed elements are integrated into the course layout (i.e., landscaping, ponds, elevated platforms, gravel pathways).
- The mini-golf course will be composed of artificial turf (carpet) placed on platforms.

Portions of the ground elevation will be raised based on the layout and design of the course. Where needed, fill will be brought into the footprint area of the course associated with specific elevated platforms and putting greens that will be at elevated 0.9 m (3 ft.) above grade.

### **Surrounding Development**

To the North: A cranberry field and single-family dwelling on AG1 zoned property

To the East: A single-family dwelling, farm related structure and cranberry field on the east side of Sidaway Road.

To the South: AG1 zoned property that contains the City's soil management operation.

To the West: Highway 99.

### **Related Policies & Studies**

#### Official Community Plan

The subject site is contained in the ALR and designated for Agriculture in the Official Community Plan (OCP) land use maps. If Council and the ALC grant approval of the non-farm use application, no amendment to the OCP is required for this proposal.

Since the 1960's the subject site has been utilized as an outdoor go-cart track with no active farming. The area to be occupied by the mini-golf facility has already been modified and cleared with establishment of the former dune buggy area, which no longer exists. Therefore, the impact on farmland and surrounding agricultural activities is minimal.

### **Consultation**

Richmond's Agricultural Advisory Committee reviewed and supported the non-farm use proposal on October 13, 2010 with the following resolution:

*That the non-farm use proposal to establish a mini-golf facility on the south portion of the property at 6631 Sidaway Road in conjunction with the existing go-cart operation be supported.*

### **Staff Comments and Examination of Issues**

#### Real Estate Services

Richmond Karting has an existing lease with the City to utilize the subject property for family entertainment uses. An outdoor mini-golf proposal complies with the permitted uses identified in Richmond Karting's existing lease with the City. As a result of the proposal to install a new outdoor mini-golf facility, provisions are required to ensure removal of all installations and reinstatement of land to its prior condition.

Staff recommend that if Council endorses the non-farm use application, the necessary agreements be implemented prior to forwarding the application to the ALC. Included in these provisions will be the requirement for the proponent (Richmond Karting) to remove all installations associated with the mini-golf facility and reinstate the land to its prior condition before expiration of the lease or upon closure of mini-golf facility operation.

The existing lease for use of the property by Richmond Karting Ltd. expires at the end of 2019. The processing and outcome of the non-farm use application will not change this existing lease expiration date. Real Estate Division staff have indicated that they do not support further extension of the lease beyond the current expiration in 2019 at this time. Any extensions to existing leases or new lease agreements entered into require review by City staff and approval by Council through a separate process not included or part of this land use application proposal.

#### Policy Planning – Environmentally Sensitive Area

Roughly two-thirds of the subject site has an Environmentally Sensitive Area (ESA) designation occupying the entire west and southern portion of the property (**Attachment 5**). Some portions of the ESA are vegetated (mostly on the west half and southeast corner). The remaining ESA has already been significantly modified and cleared.

The entire footprint of the proposed mini-golf facility is located within the ESA that contains no plantings and vegetation (area previously occupied by dune-buggy track). Based on a survey of existing treed areas and the size of the mini-golf area, no removal of any existing vegetation either within or outside of the ESA is required in the treed areas to the south or east of the facility. As a result, no ESA Development Permit is required for this project due to its minimal impacts on existing vegetation and habitat.

Trees and vegetated areas in the ESA surrounding the proposed mini-golf facility will be fenced and protected during construction. Fencing to the same specifications of a standard Tree Protection Zone is required to be installed if approval of the non-farm use application is granted by the ALC.

Currently, a review of designated ESA's throughout the City is being undertaken in conjunction with the Official Community Plan 2041 update, which will be considered by Council later in 2011.

#### Zoning

The subject property has existing Agricultural zoning (AG1). Since the subject site has had a variety of outdoor amusement uses (go-cart and dune-buggy operation) in existence since the 1960's, outdoor amusement uses are permitted in non-conformity to the zone. The proposed mini-golf facility does not expand on the area previously utilized for outdoor amusement uses; therefore, the non-conforming use would remain unchanged and continue to be permitted. No rezoning application is required as a result of this proposal.



**Analysis**

The outdoor mini-golf facility will be located on a vacant, cleared portion of land that was formerly occupied by a dune-buggy track. No additional support buildings or parking areas will need to be installed as the existing go-cart operation contains all necessary buildings and parking areas to support the mini-golf facility.

Placement of the installation on the southern edge of the property will enable optimal separation distances to the active agricultural areas (cranberry fields) for lots to the north and on the east side of Sidaway Road. Existing trees and vegetation in the ESA will not be removed as a result of the project. These areas immediately surrounding the mini-golf course will be fenced for protection during construction. To ensure minimal impact on agricultural land, the proponents will be required to remove all installations associated with the mini-golf facility and reinstate the land to its prior condition. Subject considerations attached to the non-farm use application are contained in Attachment 6.

**Conclusion**

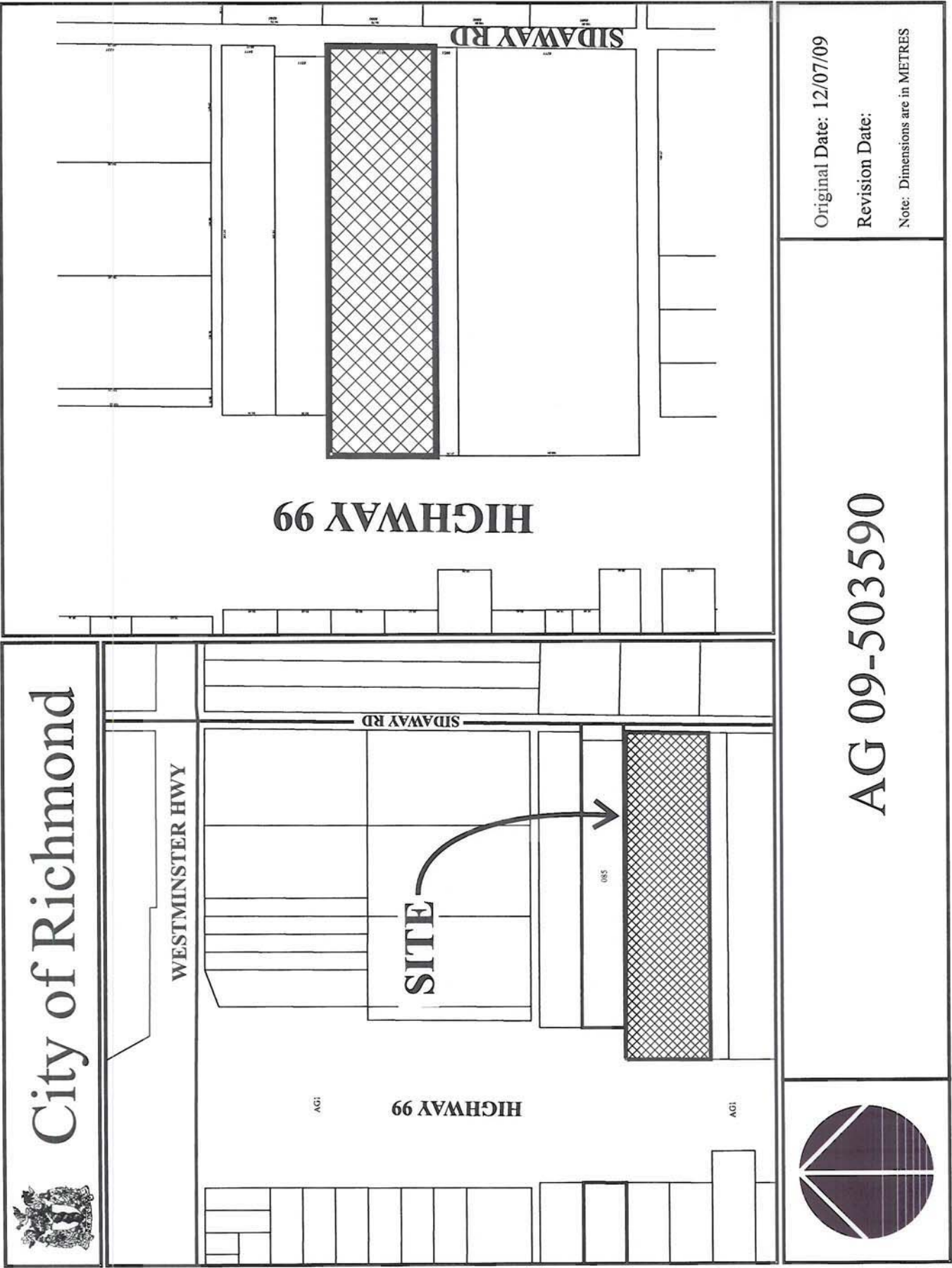
Richmond Karting Ltd. has applied for a non-farm use application over a portion of 6631 Sidaway Road to establish an outdoor mini-golf facility that diversifies the business operation on the site. The proposal involves minimal modification of land and will not impact agricultural land uses in the surrounding area. Staff recommend support of the non-farm use application in conjunction with implementation of provisions that requires removal of the mini-golf installation in the future by the proponent.



Kevin Eng  
Planner 1

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- Attachment 1: Location Map
- Attachment 2: Non-Farm Use Proposal Location and Area
- Attachment 3: Mini-Golf Facility Site Plan Drawings
- Attachment 4: Development Data Summary Table
- Attachment 5: Environmentally Sensitive Area Designation for 6631 Sidaway Road
- Attachment 6: Non-Farm Use Application Considerations







AG 09-503590

Original Date: 12/07/09

Amended Date:

Note: Dimensions are in METRES

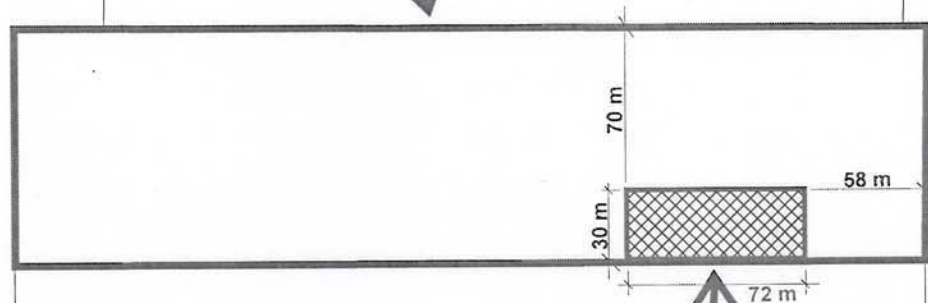


**SUBJECT  
PROPERTY**

HIGHWAY 99

SIDAWAY RD

**AREA PROPOSED  
FOR NON-FARM  
USE (OUTDOOR  
MINI-GOLF FACILITY)**



Area Proposed for Non-Farm Use  
AG 09-503590

Original Date: 01/25/11

Amended Date: 02/23/11

Note: Dimensions are in METRES



**ATTACHMENT 3**



## 1 COURSE LAYOUT

SCALE: 1/8"=1'0"

## MATERIAL SPECIFICATIONS

- PAVING BRICK SPECIFICATIONS**
- |                      |                     |
|----------------------|---------------------|
| WEED                 | 2.76" x 4.4" x 2.8" |
| SQUARE STONE         | 2.75" x 4.5" x 4.5" |
| 1 PALLET             | - 90 SQ. FT.        |
| COMPRESSIVE STRENGTH | - 8500 PSI          |
| Absorption           | - LESS THAN 5%      |
- CIRCLE PAVING BRICK  
ON CARD 95-458 PPG, PAV  
HEAVY DUTY ADHESIVE BY QBS OR EQUAL

- \* CARPET - PUTTING TURF APPROVED  
- DESIGNERS APPROVAL FROM ASTRO PUTT INC. OR  
- DESIGNERS APPROVAL FROM CHALLENGER INDUSTRIES, INC.  
PRIMARY BACK: WOVEN POLYPROPYLENE  
WOTH: 12"  
FLAMMABILITY: DOC-FF-1-70 (PILL TEST): PASSES  
WARRANTY: 3 YEAR LIMITED FAE, INDOOR  
2 YEAR LIMITED FAE, OUTDOOR  
\* ALL WALKWAYS TO BE:  
WALKWAY MATERIALS: 6" W x 4" W x 4" UNFLOEDED  
WALKWAY COLOR: AS FURNISHED BY SUPPLIER

- \* RAILINGS TO CONSIST OF FULL-ROUND CEDAR POSTS AND RAILS  
\*\* REQUIRED SQUARE SANDELASTIC 1 1/2" WOOD SCORE POST SIGNS  
WITH RAISED PAINTED LETTERING
- (1) RULES SIGN (18" X 20")
  - (10) HOLE SIGNS (12" X 12")
  - (1) THANK YOU SIGN (12" X 12")
  - (1) HANDICAP DIRECTIONAL SIGN
- NOTE: SIZES OF SIGNS ARE NOMINAL LUMBER

- \* POOL AND STREAM TO BE JUV. ADULT CONCRETE. TEXTURED TO SIMULATE NATURAL GOLFS GREENS.
- \* REINFORCING USING #4 X 20X24 MESH
- \* GOLF COURSE LIGHTING WILL CONSIST OF 1000' OF 12" VOLTAGE POLES MOUNTED ON #4@25' SPACING 20'-0" SQUARE STEEL POLES
- \* RUID 173W M/L #16M3417.4 M. MEDIUM PARABOLIC FLOOD
- \* ROUND MOUNT ON 10" DIA. FOUNDATION
- \* THE MINATURE GOLF COURSE WILL HAVE 2 PONDS
- \* AND A STREAM IN A CLOSED RECIRCULATION SYSTEM. PLANT MATERIALS WILL CONSIST OF GROUND COVER, LOW AND MEDIUM PERENNIALS, TREES, SHRUBS, ANNUALS AND GOLF HOLES
- \* THE PERIMETER OF THE GOLF COURSE WILL BE SEEDDED WITH GRASS.
- \* THE MINATURE GOLF COURSE WILL HAVE A NASCART THEME THAT IS RELATED TO NASCART





Storage Shed

Repair Shed

Main Building  
Arcade / Wash Rooms / Food Service

Copyright © City of Richmond, 2003. Data Accuracy and Completeness Not Guaranteed.

0 40m



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

**Development Application  
Data Sheet****RZ 09-503590****Attachment 4**Address: 6631 Sidaway RoadApplicant: Richmond Karting Limited

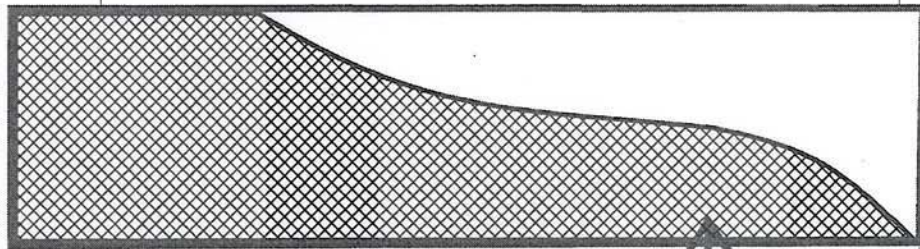
	Existing	Proposed
<b>Owner:</b>	City of Richmond	No Change. Currently leased to Richmond Karting Ltd.
<b>Site Size (m<sup>2</sup>):</b>	38,781 sq.m (9.6 acres)	No change
<b>Land Uses:</b>	Existing outdoor go-cart track and supporting buildings and parking areas	Outdoor mini-golf facility occupying a total area of 2,160 sq.m (0.5 acres)
<b>OCP Designation:</b>	Agriculture	No amendment required
<b>Agricultural Land Reserve:</b>	Subject site is contained in ALR	Property is to remain in ALR. Non-farm use application to permit mini-golf facility
<b>Zoning:</b>	Agriculture (AG1)	No change

**SUBJECT  
PROPERTY**

**HIGHWAY 99**

**SIDAWAY RD**

**ESA DESIGNATION  
ON SUBJECT SITE**



ESA Designation

Original Date: 01/25/11

Amended Date:

Note: Dimensions are in METRES



**6631 Sidaway Road**  
**Non-Farm Use Application Considerations**  
**AG 09-503590**

Prior to forwarded the non-farm use application at 6631 Sidaway Road to the Agricultural Land Commission for consideration, the following items shall be addressed:

- Completion and implementation of a necessary agreement to ensure the removal of all mini-golf related installations and reinstatement of land to its prior condition by Richmond Karting Ltd., which must be undertaken and completed prior to expiration of the lease or permanent closure of the mini-golf course.
- Provide a waiver in favour of the City of Richmond for any nuisance activities undertaken by the City related to noise, odour and/or dust.

Prior to issuance of a Building Permit, the following shall be completed:

- Implementation of Tree Protection Zone fencing (as per City specifications) is required to be installed by the proponent along the south and east perimeter of the mini-golf installation (for the purposes of protecting any trees and vegetation in the designated ESA) before any commencement of land preparation works or construction on the subject property.
- Completion of a construction parking and traffic management plan to be approved by the Transportation Division (see <http://www.richmond.ca/services/ttp/special.htm> for more info).

[Signed original on file]

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date