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**Planning Committee**

Date: Tuesday, December 22, 2009  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Linda Barnes  
Councillor Greg Halsey-Brandt  
Councillor Harold Steves  
Mayor Malcolm Brodie  
Absent: Councillor Sue Halsey-Brandt  
Call to Order: The Chair called the meeting to order at 4:02 p.m.

**MINUTES**

It was moved and seconded  
*That the minutes of the meeting of the Planning Committee held on Tuesday, December 8, 2009, be adopted as circulated.*

**CARRIED**

**NEXT COMMITTEE MEETING DATE**

Tuesday, **January 5, 2010**, (tentative date) at 4:00 p.m. in the Anderson Room.

It was agreed that Farm Based Wineries in Richmond and Richmond Zoning Bylaw No. 8500 would be added to the agenda as Item 4A as Parts (1) and (2).

**PLANNING & DEVELOPMENT DEPARTMENT**

1. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 6411 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (RCH)**  
(File No.: 12-8060-20-8333/8562; RZ 09-497547) (REDMS No. 2769995)

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It was moved and seconded

*That:*

- (1) *Bylaw No. 8333, for the rezoning of 6411 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be abandoned; and*
- (2) *Bylaw No. 8562, for the rezoning of 6411 Blundell Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY SOUTH COAST BRITISH COLUMBIA TRANSPORTATION AUTHORITY FOR REZONING AT 3951 3971, 4071, 4111 BOUNDARY ROAD, PORTIONS OF 23660 RIVER ROAD, NO ADDRESS PARCELS (P.I.D. 003-693-805, 003-693-996, 003-694-143,003-693-899) AND PORTIONS OF EXISTING SURPLUS CITY ROAD RIGHT-OF-WAY FROM INDUSTRIAL DISTRICT (I), LIGHT INDUSTRIAL (IL) AND SINGLE DETACHED (RS1/F) TO LIGHT INDUSTRIAL (IL)**

(File No.: 12-8060-20-8557; RZ 09-484669) (REDMS No. 2747308)

Brian J. Jackson, Director of Development, provided background information on TransLink's proposal for a Bus Operations and Maintenance Facility in the Hamilton area.

Discussion ensued between Committee and staff and in particular on:

- the two-and-a-half acres of dedicated parkland;
- the development of a pedestrian trail between Westminster Highway and the foreshore, and the applicant's monetary contribution for: (i) community amenities, and (ii) trail development;
- a green roof, or an alternative to a green roof, such as other agricultural uses, could be explored with the applicant as part of the Development Permit review;
- the plan to connect the site to the City's sewer service system; and
- from the facility, TransLink will dispatch buses to Delta, Burnaby and Surrey.

In response to a query, staff advised that before the January 18, 2009 Public Hearing, TransLink will submit information confirming whether TransLink is to pay City taxes on the site.

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In response to a proposal from the Chair that an open house be held in order for Hamilton residents to be informed with regard to the facility, a brief discussion took place between Committee and staff. It was decided that TransLink would: (i) host the proposed event, and (ii) inform the City of the event date.

Linda Henriksen, Director, Hamilton Community Association Board, addressed Committee and expressed support for the TransLink facility and stated that the community looks forward to the benefits of the planned amenities affiliated with the development. She requested that TransLink consult with the Hamilton Community Association Board regarding plans, such as those for trails that affect the community.

It was moved and seconded

*That Bylaw No. 8557, for the rezoning of 3951, 3971, 4071, 4111 Boundary Road, Portions of 23660 River Road, No Address Parcels (P.I.D. 003-693-805, 003-693-996, 003-694-143, 003-693-899) and Portions of Existing Surplus City Road Right-of-Way from "Industrial (I), Light Industrial (IL) and Single Detached (RS1/F)" to "Light Industrial (IL)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY RAV BAINS FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File No.: 12-8060-20-8558; RZ 07-401012) (REDMS No. 2765018)

It was moved and seconded

*That Bylaw No. 8558, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY ANJALI CHAWLA AND HAMISH MACDONALD FOR REZONING AT 251 DOUGLAS CRESCENT FROM SINGLE DETACHED (RS1/E) TO COACH HOUSE (ZS20)**

(File No.: 12-8060-20-8560; RZ 09-490139) (REDMS No. 2766844)

It was moved and seconded

**That:**

- (1) *Bylaw No. 8560, for the rezoning of 251 Douglas Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20)", be introduced and given first reading; and*

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- (2) *the notification area for the applicable Public Hearing be enlarged from the standard 50 m radius to include all of Burkeville.*

**CARRIED**

## 4A. ADDITIONAL ITEMS

### (1) *Farm Based Wineries in Richmond*

A discussion ensued with regard to the status of Sanduz Estate Winery at 12791 Blundell Road, and Lulu Island Winery at 16880 Westminster Highway, and in particular on:

- that the two existing wineries, Sanduz Estate Winery and Lulu Island Winery, would be grandfathered;
- the amount of square footage each winery has dedicated for retail and/or wine tasting;
- the City has the ability to restrict the size of a proposed winery facility, but cannot prohibit a proposed winery facility;
- the distinction between a farm-based winery and a winery that uses grapes not grown on site;
- the question of the potential of residential units affiliated with farm-based wineries;
- accessory uses permitted in conjunction with farm-based wineries; and
- current Agricultural Land Commission regulations and City of Richmond Zoning provisions on farm-based wineries.

A suggestion was made that staff research the types of accessory uses at the former Fantasy Gardens, when that site was operational.

A comment was made that Richmond should encourage the farm-based winery industry as small wineries are a benefit to the local economy. There was general agreement that clarification was needed on the issue.

As a result of the discussion the following **referral** motion was introduced:

It was moved and seconded

*That staff:*

- (i) *investigate potential restrictions on future wineries including (a) the necessity of rezoning and (b) the grandfathering of existing wineries;*
- (ii) *examine the difference between predominantly farm-based wineries and commercial wineries, and*
- (iii) *explore how farm-based wineries comply with regulations if accessory uses are pursued by winery owners.*

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*and report back.*

The question on the motion was not called as further discussion took place and staff advised that: (i) staff would review any future building permits in conjunction with Agricultural Land Commission staff; and (ii) staff would report back at a Planning Committee meeting in March, 2010.

The question on the motion was then called and it was **CARRIED**.

(2) ***Richmond Zoning Bylaw No. 8500***

The Chair noted that a local realtor had queried amendments to the Richmond Zoning Bylaw No. 8500 regarding land in the AG1 zone (agricultural land).

Joe Erceg, General Manager, Planning and Development remarked that:

- the staff report and new Zoning Bylaw addressed uses associated with residential dwellings on agricultural land to ensure that all non-farm use buildings and structures, including septic fields, on the site were within the regulated 50 metres of the property lines; and
- in response to a referral, staff is examining the issue of home size in agricultural areas to determine the number of properties that could accommodate large homes.

As a result of the discussion the following **referral** motion was introduced:

It was moved and seconded

***That staff:***

- (i) *investigate the implications of non-farm use related structures, including septic fields, built on an agricultural zoned property, as outlined in the Richmond Zoning Bylaw No. 8500; and*
- (2) *meet with property owners who might be affected.*

**CARRIED**

5. **MANAGER'S REPORT**

None.

## ADJOURNMENT

It was moved and seconded

***That the meeting adjourn (4:46 p.m.).***

**CARRIED**

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 22, 2009.

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Councillor Bill McNulty  
Chair

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Sheila Johnston  
Committee Clerk