



Regular Council
Monday, March 26, 2018

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Derek Dang

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R18/6-1 1. It was moved and seconded
That:
(1) the minutes of the Regular Council meeting held on March 12, 2018, be adopted as circulated; and
(2) the minutes of the Regular Council meeting for Public Hearings held on March 19, 2018, be adopted as circulated.

CARRIED



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AGENDA ADDITIONS & DELETIONS

R18/6-2

It was moved and seconded

- (1) *That the recommendation for Item No. 7– “2018-2019 Richmond RCMP Detachment Annual Performance Plan – Community Priorities” be amended to read as follows:*

That Property Crime; Organized Crime – Drug Offences; and Vulnerable Persons Unit as listed in the staff report titled “2018-2019 RCMP Annual Performance Plan – Community Priorities”, dated February 14, 2018 from the Officer in Charge, RCMP, be selected for inclusion in the Richmond Detachment fiscal year 2018-2019 (April 1, 2018 to March 31, 2019) RCMP Annual Performance Plan; and

- (2) *That an additional recommendation be added to Item No. 9 – “Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Town Housing - Steveston Highway (Steveston) (ZT85)” to expand the Public Hearing notification area.*

CARRIED

COMMITTEE OF THE WHOLE

R18/6-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

Councillor Steves apologized for social media posts he made on March 1, 2018 regarding the assault of the Richmond librarian. He further expressed regret for the postings and apologized for his social media posts regarding the Asian and South Asian communities.



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3. Delegations from the floor on Agenda items

Item No. 9 – Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Town Housing - Steveston Highway (Steveston) (ZT85)”

Les Kiss, 5251 Hummingbird Drive, expressed concern regarding the proposed new traffic signal at the intersection of Swallow Drive as a part of the development and referenced his submission when commenting on an alternative option (attached to and forming part of these minutes as Schedule 1.)

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Jim Wright, 8300 Osgoode Drive, expressed concern regarding house size on Agricultural Land Reserve (ALR) land and read from his submission (attached to and forming part of these minutes as Schedule 2.)

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Michael Wolfe, 9731 Odlin Road, expressed his support for limiting house size on agricultural land to 500 m² and expressed concern regarding the other options listed in the staff report, which would allow for larger home size.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Allen McBurney, 7171 Bridge Street, commented that his family has long farmed in Richmond and spoke to the benefits of leasing farming property. Mr. McBurney expressed concern about the reduction in the size of the farm home plate on agriculturally zoned land and expressed support for maintaining the current City regulations on limiting residential development on farmland.



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Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Kelly Greene, Richmond resident, with the aid of a PowerPoint presentation (copy on file, City Clerk's Office), spoke in favour of limiting house size on ALR land and was concerned regarding the impact of speculation and commodification on farmland.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Judie Schneider, Richmond resident, was of the opinion that the City of Delta's restrictions on home size on farmland were more reasonable. Ms. Schneider spoke in favour of limiting home size to the Ministry of Agriculture's guidelines of 500 m², noting that farmers can apply for variances if required. Also, she wished to see a larger setback on farm property and requested that larger sewer systems not be placed on actual farmland.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Laura-Leah Shaw, 12331 No. 3 Road, expressed support for adopting the provincial recommendations on limiting the size of homes on farmland. As a local realtor, Ms. Shaw shared examples of recent listings for properties on farmland in Richmond. She expressed concern regarding the development of farmland and in particular as it relates to its effects on trees and wildlife. Ms. Shaw also stated that in 2017, 61 properties in Richmond had lost their farming classification, 39 mixed farm-residential properties had lost their farm classification, and that five properties that had 100% farm use had switched to mixed farm-residential use.

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Vincent Quan, employee at a farm located at 21900 Westminster Highway, commented that advances in technology are required to increase efficiencies and crop yields, which require investment. Mr. Quan expressed concern over the impact restrictions on home size on farmland may have on farmers' ability to acquire loans or lines of credit in order to invest in new equipment or endure a low crop yield year. He further expressed concern regarding the implementation of a policy that could affect the viability of farmers and their ability to farm and provide adequate housing for workers.

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Pawan Bains, 11556 Blundell Road, expressed support for maintaining the current City regulations on residential development on farmland and was of the opinion that issues regarding large homes and illegal activity on agriculturally zoned land have been addressed. Mr. Bains also commented that further restrictions to residential development could impact the ability of farmers to maintain the land and leverage the value of the land to grow operations. He stated that more should be done to encourage and support farming and that Council should allow more time to evaluate the effectiveness of the current regulations.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Jora Bhullar, 6660 Sidaway Road, member of the Richmond Farmland Owners Association, expressed concern that there may be an over representation of residents in favour of implementing further restrictions on home size on farmland. Mr. Bhullar spoke in favour of maintaining current City regulations on residential development in agriculturally zoned land and commented that the results of the public consultation indicated that 91% of farmers would not support a new regulation to limit the maximum house footprint.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger



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Humraj Kallu, 13051 Blundell Road, commented that he is a second generation farmer in Richmond and expressed concern regarding further limitations of home size on farmland and restricting septic fields to the home plate. Mr. Kallu presented a petition from the Richmond Farmland Owners Association (copy on file, City Clerk's Office) urging Council to refrain from changing the current City bylaw.

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Doug Wright, 11540 No. 3 Road, spoke in favour of maintaining the current City regulations on residential development on farmland. Mr Wright was not in favour of options to further restrict home size on farmland as outlined in the staff report. He further remarked that a grandfather clause may be a suitable solution if stricter regulations were to be adopted. Mr. Wright further expressed that limiting construction on properties that have already had new construction may be a solution to protecting farmland

Item No. 18 – Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger

Cynthia Rautio, 12282 English Avenue, referenced her submission (attached to and forming part of these minutes as Schedule 3) and spoke in favour of adopting the provincial guidelines regarding residential dwelling size on ALR land.

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John Roston, 12262 Ewen Avenue, referenced his submission (attached to and forming part of these minutes as Schedule 4) and was of the opinion that further restrictions on home size on agriculturally zoned land would not limit farmers' ability to build as variances could be sought in individual cases.

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Ritik Kaushal, 14731 106th Avenue, Surrey, commented that although he is not a Richmond resident, the impact of what is decided in Richmond would have an effect on his family, who own farmland in Surrey. Mr. Kaushal expressed support for maintaining the current City regulations on limiting residential development on farmland.

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Christopher Reiners, 6300 London Road, was of the opinion that the issue is about preserving ALR land and not about the size of homes on ALR land.

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Anne Piché, 13331 No. 3 Road, noted concern on including septic fields in the farm home plate and commented that she was in support of maintaining the current City bylaws regulating residential development on agriculturally zoned land.

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Parm Bains, 10651 Seaway Road, spoke in support of farmers and farming in the City and was of the opinion that more research is required to review the effectiveness of limiting residential development on farmland.

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Ben Dhiman, 9360 Sidaway Road, commented that he is a second generation farmer and member of the Richmond Farmland Owners Association. Mr. Dhiman expressed concern over implementing further limitations on residential development on farmland, and presented examples of farm properties with larger homes, noting that the land is still being farmed on those properties.



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Eddie Tang, 9431 No. 6 Road, stated he was representing many Chinese ALR land owners and presented examples of properties that had improvements made on the land in order to continue farming operations. Mr. Tang highlighted works carried out on 9431 No. 6 Road, noting that over \$200,000 had been spent replanting berries on the back portion of land.

In response to questions from Council, Mr. Tang noted that (i) buyers of farm land in Richmond may have an emotional investment in the farming practices of the land and purchase it for the purpose of farming, (ii) he completes more than 40 projects a year for demolition and excavation in Richmond and many of them are on farmland, (iii) long-term generated income is generally low, around \$10,000, depending on the operation, and (iv) approximately half of the farmers who have purchased the land are farming while the other half have leased the land.

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Laura Gillanders, Richmond resident, expressed concern over the impact of house size on speculation on farmland and noted several examples of recent real estate listings that have increased sale prices since receiving a permit for building a large home. Ms. Gillanders commented that there were 16 applications for large homes on farmland in Richmond with an average square footage of 9,910 square feet received from January until March of this year. She further noted that the 91% of Richmond farmers who indicated that they would not support a new regulation to limit the maximum house footprint only represented approximately 15% of Richmond farmers as they were the only ones to respond.



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Brad Doré, 9051 Blundell Road, commented that the review period for the bylaws on limiting residential development on agriculturally zoned land has been short and that only three applications have been approved. He further noted that he was of the opinion that changes should be brought over a longer period of time to allow for adjustments. Mr. Doré expressed concern over Richmond's restriction of farm home plate to half of the Ministry of Agriculture's recommendation, and stated that the limitations on house size are less important than the size of the residential foot print.

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Stephen Easterbrook, 17740 River Road, expressed support for maintaining the current City bylaws regulating residential development on agriculturally zoned land. Mr. Easterbrook commented that sustainable agriculture requires Capital and urged Council to not freeze the equity of farmers.

In response to queries from Council, Mr. Easterbrook clarified that he was of the opinion that the size of the house has no impact on speculation as the difference in foot print is minimal. He further commented that the examples of real estate listings shown by other delegations may not sell at the listed price or at all. In further response to questions, Mr. Easterbrook stated that it was his opinion that secondary dwellings should be available to farmers without obstacles and that most of his family's farming labour comes from other countries and facilities for these workers are necessary.

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Roland Hoegler, Richmond resident, expressed concern with further limiting residential development on farmland and was of the opinion that regulating house size on farmland was comparable to expropriation and should be compensated.



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Raj Dhillan, Richmond resident and member of the Richmond Farmland Owners Association, expressed concern over the brief period of time to review the implementation of the current City bylaw limiting residential development on farmland. Mr. Dhillan noted further concern on including septic fields in the farm home plate and expressed support for maintaining the current regulations.

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Grant Rice, 10378 125A Street, Surrey, referenced the recent White Paper published by the Institute for Sustainable Food Systems, Kwantlen Polytechnic University (KPU) on March 12, 2018 titled “Protection is Not Enough: Policy Precedents to Increase the Agricultural Use of British Columbia’s Farmland.” Mr. Rice read from the foreword and expressed support for implementing the Ministry of Agriculture’s guidelines on limiting the residential footprint on farmland. He further noted concern about the impact of speculation and was of the opinion that variance applications could be made for exemptions should further limitations be adopted.

In response to queries from Council, Mr. Rice commented that he was of the opinion that the Ministry’s guidelines should be implemented and that stricter regulations on house size could negate the impact of speculation from developers with other intentions for the land.

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John Baines, 11620 No. 4 Road, expressed concern regarding house size on agriculturally zoned land and commented that reasonable guidelines should be implemented.



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Garry Berar, 9571 No. 6 Road, expressed support for maintaining the current City bylaws on home sizes on farmland and commented that keeping the status quo would protect farmland and farmers.

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Ron Hung, 6440 No. 6 Road, expressed support for keeping the current regulations on farmland and noted that the increased value of farmland over the past 10 years has allowed his family to finance farming machinery.

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Amar Singh, Richmond resident, acknowledged the traditional territory of First Nations and expressed his support for retaining the current regulations on residential development in agriculturally zoned land in Richmond.

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Todd May, representing the Richmond Farmers' Institute, was of the opinion that balancing the speculative nature of land values while maintaining the viability of agriculture is challenging. He urged Council to be consistent in its regulations on agriculturally zoned lands and in particular the farm home plate in relation to the citing of the septic field. Furthermore, Mr. May wished to see the allowance of secondary dwellings for farm workers expanded, and requested that Council consider farmers in their recommendation.

In response to questions from Council, Mr. May commented that a strong policy and framework for secondary dwellings that supports agriculture and could be applied on a smaller scale would be prudent.



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Joe Oeser, 12004 No. 2 Road, expressed support for the current regulations on residential development on farm land in Richmond, especially keeping the septic field outside of the home plate area.

- R18/6-4 4. It was moved and seconded
That Committee rise and report (9:47 p.m.).

CARRIED

CONSENT AGENDA

- R18/6-5 5. It was moved and seconded
That Items No. 6 through No. 17 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on March 13, 2018;*
- (2) *the General Purposes Committee meeting held on March 19, 2018;*
- (3) *the Planning Committee meeting held on March 20, 2018; and*
- (4) *the Public Works and Transportation Committee meeting held on March 21, 2018;*

be received for information.

ADOPTED ON CONSENT



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7. 2018-2019 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN - COMMUNITY PRIORITIES

(File Ref. No. 09-5000-01; 01-0340-35-LCSA1) (REDMS No. 5750082 v.2)

That Property Crime; Organized Crime – Drug Offences; and Vulnerable Persons Unit as listed in the staff report titled “2018-2019 RCMP Annual Performance Plan – Community Priorities”, dated February 14, 2018 from the Officer in Charge, RCMP, be selected for inclusion in the Richmond Detachment fiscal year 2018-2019 (April 1, 2018 to March 31, 2019) RCMP Annual Performance Plan.

ADOPTED ON CONSENT

8. HOUSING AGREEMENT BYLAW NO. 9772 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 3328 CARSCALLLEN ROAD AND 3233 AND 3299 SEXSMITH ROAD (PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.)

(File Ref. No. 08-4057-05; 12-8060-20-009772) (REDMS No. 5559744 v. 2; 5560191; 5788759)

That Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit DP 16-735564, as outlined in the report titled “Housing Agreement Bylaw No. 9772 to Permit the City of Richmond to Secure Affordable Housing Units located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road (Pinnacle Living (Capstan Village) Lands Inc.),” dated March 1, 2018, from the Manager, Community Social Development.

ADOPTED ON CONSENT



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9. **APPLICATION BY ANTHEM PROPERTIES LTD. FOR REZONING AT 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 AND 5351 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” AND “TWO-UNIT DWELLINGS (RD1)” TO “TOWN HOUSING - STEVESTON HIGHWAY (STEVESTON) (ZT85)”**

(File Ref. No. 12-8060-20-009841; RZ 17-765557) (REDMS No. 5716408; 5764498)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to create the “Town Housing - Steveston Highway (Steveston) (ZT85)” zone, and to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Town Housing - Steveston Highway (Steveston) (ZT85)”, be introduced and given first reading; and*
- (2) *That the Public Hearing notification area for RZ 17-765557 be expanded beyond the usual 50m to include the area outlined on the specified map to generally include properties fronting onto Swallow Drive, Wagtail Avenue, Warbler Avenue, Hummingbird Drive, Woodpecker Drive, and Chickadee Court.*

ADOPTED ON CONSENT

10. **APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE)**

(File Ref. No. HA 17-775892) (REDMS No. 5521638 v. 2)

That a Heritage Alteration Permit be issued which would:

- (1) *permit exterior alterations to historic windows, porch and upper balcony, painting of the exterior cladding, the demolition of an existing non-historic rear addition and the construction of a new rear addition to the heritage-designated house at 6471 Dyke Road, on a site zoned “Single Detached Housing (ZS1) – London Landing (Steveston)”;* and
- (2) *vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum rear yard setback from 5.0 m to 4.2 m.*

ADOPTED ON CONSENT



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11. ADVISORY COMMITTEE ON THE ENVIRONMENT 2017 ANNUAL REPORT AND 2018 WORK PROGRAM

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 5763213)

- (1) *That the staff report titled "Advisory Committee on the Environment 2017 Annual Report and 2018 Work Program", dated February 27, 2018 from the Manager, Policy Planning, be received for information; and*
- (2) *That the Advisory Committee on the Environment 2018 Work Program, as presented in this staff report, be approved.*

ADOPTED ON CONSENT

12. RICHMOND HERITAGE COMMISSION 2017 ANNUAL REPORT AND 2018 WORK PROGRAM

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 5753372)

- (1) *That the staff report, "Richmond Heritage Commission 2017 Annual Report and 2018 Work Program", dated February 27, 2018, from the Manager, Policy Planning, be received for information; and*
- (2) *That the Richmond Heritage Commission 2018 Work Program, as presented in this staff report, be approved.*

ADOPTED ON CONSENT

13. TRANSLINK SOUTHWEST AREA TRANSPORT PLAN – FINAL PLAN

(File Ref. No. 01-0154-04; 12-8060-20-009816) (REDMS No. 5684886 v. 2; 5688976)

- (1) *That TransLink's Southwest Area Transport Plan, as attached to the report titled "TransLink Southwest Area Plan – Final Plan," be endorsed for implementation;*
- (2) *That a copy of the report titled "TransLink Southwest Area Plan – Final Plan" be forwarded to the Richmond Council-School Board Liaison Committee for information; and*



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- (3) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 9816, to revise the posted speed limits on sections of Alderbridge Way and Garden City Road to support the planned transit improvements, be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

14. PUBLIC BIKE SHARE - PROPOSED PILOT PROJECT

(File Ref. No. 10-6500-01) (REDMS No. 5754120 v. 4)

- (1) *That staff be directed to issue a Request for Proposals for the development and operation of a public bike share system as a pilot project, as described in the staff report dated February 28, 2018, from the Director, Transportation; and*
- (2) *That staff report back on the responses to the above Request for Proposals with further recommendations prior to the award of any contract(s) and implementation of the pilot program.*

ADOPTED ON CONSENT

15. WATER USE RESTRICTION BYLAW NO. 7784, AMENDMENT BYLAW NO. 9774

(File Ref. No. 10-6060-03-01; 12-8060-20-009774) (REDMS No. 5523527 v. 6; 5720988)

- That the Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 9774 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

16. 2018 CLOTHES WASHER REBATE PROGRAM

(File Ref. No. 10-6650-02) (REDMS No. 5742106)

- (1) *That the City of Richmond partner with BC Hydro to the end of 2018 to offer a combined rebate of \$100 for the spring campaign and up to \$400 in the fall campaign, equally cost shared between BC Hydro and the City, for the replacement of inefficient clothes washers with new high efficiency clothes washers;*



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- (2) *That the scope of the existing Toilet Rebate Program funding be expanded to include clothes washer rebates; and*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute an agreement with BC Hydro to implement the Clothes Washer Rebate Program.*

ADOPTED ON CONSENT

17. ODOUR REGULATION IN BRITISH COLUMBIA

(File Ref. No. 10-6175-02-01) (REDMS No. 5760322 v. 4)

- (1) *That a letter be sent to the BC Minister of Environment requesting that:*
 - (a) *The definition of odour as an air contaminant be included in the BC Environmental Management Act and in the BC Organic Matter Recycling Regulation;*
 - (b) *The BC Organic Matter Recycling Regulation include a specific Odour Management Regulation establishing criteria and standards related to concentration and frequency of odorant emissions from composting facilities and define performance criteria for composting facility operations; and*
 - (c) *They define a specific standard for how odours shall be measured, monitored, managed, treated, and discharged in a manner that minimizes impacts associated with odorous air contaminants;*
- (2) *That a letter be sent to Metro Vancouver requesting that:*
 - (a) *Metro Vancouver update its bylaws and regulations related to composting facilities to establish criteria and standards with clear limits in terms of concentration and frequency for odorant emissions from composting facilities; and*
 - (b) *Metro Vancouver appropriately resource its permit procedures with criteria and standards for composting facility permits to bring facilities into compliance with industry best practices for Composting Facilities.*

ADOPTED ON CONSENT



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NON-CONSENT AGENDA ITEM

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

18. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION ON LIMITING RESIDENTIAL DEVELOPMENT IN THE AG1 ZONE FOR PROPERTIES THAT ARE 0.2 HA (0.5 ACRES) OR LARGER**

(File Ref. No. 08-4057-10) (REDMS No. 5766488 v. 7; 5784555; 5770355; 5762445)

Councillor McPhail read out the Planning Committee's recommendations and introduced a motion to refer the matter back to staff.

R18/6-6

It was moved and seconded

That the following recommendations be referred back to staff:

- (1) *That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;*
- (2) *That staff be directed to prepare a bylaw based on Option 1 with the septic field located within the farm home plate, as presented in the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning (No Committee Recommendation);*
- (3) *That, following Council's ratification of any option identified in resolution 2, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting;*



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- (4) *That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses;*
- (5) *That staff comment on the possible provision of a second dwelling for farm workers;*
- (6) *That staff comment on the City's ability to impact and limit the size of farm structures on farmland; and*
- (7) *Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

Whereas Council has directed staff to further review options on reducing house size and farm home plate area, determining septic field location in relation to the farm home plate, and establishing a house footprint regulation for all lots in the AGI Zone on lots larger than 0.2 ha (0.5 acres).

- (a) *That staff be directed to prepare for Council's consideration a bylaw in accordance with Council's resolution that would further limit house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for properties zoned Agriculture (AGI) on lots 0.2 ha (0.5 acres) or larger; and*
- (b) *That staff bring forward all building permit applications for residential development in the Agriculture (AGI) zone on properties 0.2 ha (0.5 acres) or larger, received more than 7 days after the passage of Part 7 (a), to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate area, septic field location in relation to the farm home plate, and house footprint for properties zoned AGI that are 0.2 ha (0.5 acres) or larger.*



**Regular Council
Monday, March 26, 2018**

Councillor McPhail commented on the rationale for referring the matter back to staff, noting that more information regarding additional dwellings on agriculturally zoned land referenced in Part (5) would be beneficial and connected to any amendments made by Council to further limit house size and the farm home plate area.

There was agreement that Parts (5) and (6) of the motion be voted on separately.

Discussion then took place on the Ministry of Agriculture's bylaw standard guideline was referenced in regard to maximum floor area for farm residences and it was noted that the guideline does not include restrictions but suggestions for maximum floor area for all residences, including 500 m² for the principal residence and 300 m² for each additional residence. Also, discussion took place on the real estate listing for 10451 Palmberg Road (attached to and forming part of these minutes as Schedule 5). Moreover, discussion ensued on the possibility of approving an option to further regulate home size and the farm home plate area, and it was noted that the matter could be reviewed in the future as previously done.

The question on Parts (5) and (6) of the motion was then called and it was **CARRIED**.

The question on the balance of the motion was then called and it was **CARRIED** with Mayor Brodie, and Cllrs. Day and Steves opposed.

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced the name "McMyn Way" has been selected for the proposed new road connecting No. 3 Road to Corvette Way in Capstan Village (City Centre).

Also, Mayor Brodie announced the award of Contract 5857P, supply and delivery of janitorial and cleaning supplies, to Planet Clean for a two year term, with the option to extend to an additional three one year terms to a maximum of five years.



**Regular Council
Monday, March 26, 2018**

BYLAWS FOR ADOPTION

R18/6-7

It was moved and seconded

That the following bylaws be adopted:

Revenue Anticipation Borrowing (2018) Bylaw No. 9831

Council Procedure Bylaw No. 7560, Amendment Bylaw No. 9832

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9508

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9571

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9595

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9661

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9662

CARRIED

DEVELOPMENT PERMIT PANEL

R18/6-8

19. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on March 14, 2018, and the Chair's report for the Development Permit Panel meetings held on April 12, 2017, September 27, 2017, October 11, 2017 and January 31, 2018 be received for information; and

(2) That the recommendation of the Panel to authorize the issuance of an environmentally sensitive Area (ESA) Development Permit (DP 16-735007) for the property at 6020 No. 4 Road be endorsed, and the Permits so issued.

CARRIED



**Regular Council
Monday, March 26, 2018**

ADJOURNMENT

R18/6-9

It was moved and seconded
That the meeting adjourn (10:12 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, March 26, 2018.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

ON TABLE ITEM

Date: March 26, 2018
Meeting: Regular Council
Item: 9

Mayor and Councillors

From: Les Kiss <Kiss@coastforest.org>
Sent: Monday, 26 March 2018 13:08
To: Mayor and Councillors
Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway
Attachments: Anthem Properties Ltd Rezoning Application - File RZ 17-765557.pdf
Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Please find attached a submission relative to Item 9 (Anthem Properties Ltd. Rezoning Application) on tonight's Council agenda. I would appreciate if this attachment could be provided to all the Council members prior to tonight's Council meeting. I will be attending the meeting in person and if given the opportunity will speak to the key points in the submission.

Thank you.

Les Kiss
Vice President, Forestry
Coast Forest Products Association
604-891-1239



Legal notice: The information in this e-mail, including attachments, is confidential and may be legally privileged. If you receive this transmission in error, please destroy all copies and notify the sender by replying to this transmission.

To: Richmond Mayor and Council Members

Date: March 24, 2018

From: Les Kiss
5251 Hummingbird Drive

File: RZ 17-765557

Re: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing Steveston Highway (Steveston) (ZT85)"

Issue: Anthem Properties Development site vehicle access limited to one entrance/exit directly opposite Swallow Drive and Planning and Transportation Division Proposal for a new traffic signal at the intersection of Swallow Drive and the development site single vehicle access.

The key concern with the Anthem Properties development is the proposed traffic signal at Swallow Drive. Secondary concern is that a similar traffic signal is being proposed at Kingfisher Drive and Steveston Hwy for another proposed development.

To my knowledge there are no traffic signals along the entire length of Steveston Hwy from One Road to Five Road leading into a major residential area such as the Westwind area. That is, all traffic lights are at intersections of key arterial roads such as Two Road/Steveston Hwy, Railway Avenue/Steveston Hwy, etc. Swallow Drive is a short residential street with a T-junction that serves an elementary school catchment area with many young children. It was not meant to be an arterial route with major vehicle thru traffic. A traffic light at this location will encourage increased traffic down Swallow Drive from the new development as well as Steveston Hwy, an unsafe outcome for the residential area. Many drivers are already utilizing the residential streets to skirt around the traffic light at Railway by exiting on Bunting and Railway.

Majority of traffic accidents tend to occur at traffic signals with drivers running red lights. In the 30 years I have been exiting and entering Swallow Drive there have been minimal traffic accidents compared to the No. 2 Road and Railway intersections. Having a traffic signal at Swallow could trigger more accidents and direct more traffic into the Westwind residential area south of Steveston Hwy. If traffic signals at Swallow Drive and Kingfisher are installed as proposed, traffic flow along Steveston Hwy would be stop and go approximately every 200 metres between No. 2 Road and Railway Avenue frustrating drivers. Lights at 2 Road, new light at Kingfisher, pedestrian crosswalk light at Lassam, new light at Swallow and existing light at Railway would create five stops and an unsafe situation (impatient and frustrated drivers) that does not exist anywhere else along Steveston Hwy. (refer to google map Exhibit A).

Should the traffic signals at Swallow and Kingfisher go ahead it would create significant traffic disruption on a key east/west arterial route by having five stops approximately every 200 metres, a situation that does not exist anywhere else along Steveston Hwy from One Road to Six Road.

This increased traffic disruption conflicts with Richmond's Arterial Road Policy which specifically states that densification along major arterial roads should minimize traffic disruption. The Transportation Division website also notes the data for determining the need for traffic signals is gathered and analyzed through traffic flow and pedestrian activity studies, as well as public and police input on local traffic experience. In addition, it is noted that before a traffic signal is installed, the following criteria need to be evaluated:

- The amount of vehicular and pedestrian traffic;
- The need to interrupt the major street traffic for side street vehicles and pedestrians;
- The accident history of the intersection;
- The comparison of positive/negative effects of installing a traffic signal at the location.

Requests:

- **Instruct Staff to please provide me with the Engineering Department report/rationale that determined a traffic signal is required at Swallow Drive;**
- **If an Engineering report was not completed, please provide me all Staff reports that support the need for a traffic signal at Swallow Drive;**
- **Instruct Staff to please provide me with alternative access options that were considered for the development site and rationale why they were not appropriate.**

I Suggest A Safe, Less Disruptive and Lower Cost Alternative Option Exists:

If the Planning and Traffic Divisions are set on one access point for the development an alternative option exists at the east end of the development that would not require a traffic signal. An entrance at or near the current 5331 Steveston driveway location would be compliant with Richmond's Arterial Road Policy as it is located:

- Greater than 50 m from a local road (Lassam);
- Greater than 100 m from a major arterial road intersection (No. 2 Road);
- Greater than 100 m from another townhouse access point.

This access point could provide right hand turns as current driveways do, and left hand turns if the current Steveston Hwy. left-hand turn lane onto Lassam was extended approximately 50 m to the west as shown on the attached google map Exhibit B and photo Exhibit 1.

This option would also save the City and developer considerable dollars as the need for construction and installation of a new traffic signal at Swallow Drive would not be required.

Request:

- **Council please consider and instruct Staff to assess the above suggested alternative vehicle access option to the Anthem Properties Development site before moving forward with the development plan approval process.**

Thank you.

A handwritten signature in black ink, appearing to be 'LK' or similar initials, written in a cursive style.

Les Kiss
5251 Hummingbird Drive
Phone: 604-271-1940
Cell: 604-209-5831

E-mail: Les@LesKiss.ca

Exhibit A

Google Maps Steveston Hwy



- Existing Traffic Signals - *Portway & No. 2 Rd.*
- ⊗ Proposed Traffic Signals - *Swallow Dr. & Kingfisher Dr.*
- ⊗ Crosswalk at *Lassam Road*

Google Maps Steveston Hwy



Imagery ©2018 Google, Map data ©2018 Google 50 m

No. 1 Rd to Railway Avenue
 Many Roads accessing Steveston they with no traffic signals
 except at No. 1 & Railway

Google Maps Steveston Hwy



Imagery ©2018 Google, Map data ©2018 Google 50 m

No. 2 Rd to Gilbert
has one pedestrian crosswalk, but again
no traffic signals except at No. 2 & Gilbert

Google Maps Steveston Hwy



Gilbert to No.3 Rd

Several developments accessing Steveston Hwy, but
again, no traffic signals except at Gilbert & No.3

Imagery ©2018 Google, Map data ©2018 Google 50 m

Exhibit B

Google Maps Steveston Hwy



Imagery ©2018 Google, Map data ©2018 Google 20 m

An access point from approximate location of 5531 Steveston Hwy could utilize existing left turn lane if it was extended approximately 50 m to the west

3/22/2018

Steveston Hwy - Google Maps

Exhibit B - Larger Photo

Google Maps Steveston Hwy



Imagery ©2018 Google, Map data ©2018 Google 10 m

Exhibit 1



pedestrian crosswalk
at Lassam

Access possible from
approximate location
of 5331 Staveston Hwy
driveway

Schedule 2 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

Mayor Brodie and Councillors,

For full disclosure, I belong to a special interest group.

We call ourselves "Richmond."

Self-interest parties opposing our **public**-interest movement will say we should go away, but we have every right to stand up for our Richmond, including our ALR land bank and our generations to follow. In fact, it's our civic responsibility.

I'm speaking in support of the **whole** set of recommendations that were considered at the recent planning committee meeting, whether they carried or not. That includes one that **limits ALR farmhouse construction to 500 square metres.**

So far in 2018, applications to build mega-mansions on Richmond's ALR farmland have poured into City Hall at a rate of 7 per month. By this time next year, that would mean over 100 new applications for mega-mansions on ALR farmland. It's predictable that few or none would be real farmhouses for real farming families that would farm the land.

That hectic activity is a blatant assault on the Agricultural Land Reserve, the provincial land bank. In some key ways, our **Richmond** ALR is like the local branch of the land bank that safeguards our farmland and ensures lawful use of it. In contrast, by the way, it should **not** compromise with those who would raid the bank or use the wealth in unlawful ways.

To be clear, what is happening is in conflict with the Agricultural Land Commission Act, which is the land bank act. Section 18 of the ALC Act states this:

Unless permitted under this act, a local government . . . may **not** . . . permit **non-farm** use of agricultural land or permit a **building** to be erected on the land **except** for **farm** use.

All of the 100 or so additional ALR farmland mega-mansions in the works or built by this time next year would be *buildings*, and almost none would be for farm use. However, the Agricultural Land Commission wouldn't enforce the law, even if it had enough inspectors, because local governments like ours are expected to be looking after it.

In any case, the Ministry of Agriculture has a *Guide for Bylaw Development in Farming Areas*, including a way to work out a local limit on the size of houses built on ALR land. It is a way to direct non-farmers away from building non-farmer residences. The Richmond limit works out to 300 square metres, but I have to support the lowest available option, which is 500 square metres. It is far from ideal, but it is the only allowed option in this crucial matter that isn't blatantly wrong.

Since the perfect can be the enemy of the good, I support that and the full set of recommendations. At least it will keep Richmond moving in the right direction. Thank you for the positive momentum.

Excerpt from the *Agricultural Land Commission Act*:

18 Unless permitted under this Act,

(a) a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the *Local Services Act* **may not**

(i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use

Mayor and Councillors

Schedule 3 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Monday, 26 March 2018 16:58
To: Konkin, Barry; Woo, Gavin; Hopkins, John; Craig, Wayne; Cooper, James
Subject: FW: ALR home size

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

-----Original Message-----

From: Cynthia Rautio [mailto:rcsrautio@telus.net]
Sent: Monday, 26 March 2018 16:40
To: Mayor and Councillors
Subject: ALR home size

To all Members of Council,

As a Richmond resident, I ask that council take the responsibility to do right by our community and province this evening. I urge all council members to support the provincial guidelines regarding residential dwelling size on our ALR. We are all part of the current generation that must take a firm stand and ensure we leave our next generation with the ability to fully utilize our precious and limited farm land. This is, our duty. The onus is on the leaders of today, to demonstrate mature stewardship, as we prepare to "handoff" to those who come after us.

Please do Richmond proud this evening.

In community solidarity,

Cynthia Rautio

Sent from my iPad



DUPLICATED

MAR 26 2018
[Signature]
DUPLICATED

ON TABLE ITEM

Date: March 26 2018
Meeting: Council
Item: # 18

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

CityClerk

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Monday, 26 March 2018 08:35
To: CityClerk
Subject: Tonight's Council Meeting
Attachments: Roston submission to City Council Meeting March 26 2018.pdf

Schedule 4 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

I would be grateful if you can provide paper copies of the attached to Councillors at tonight's Council meeting so they can follow along during my presentation.

Thank you.
John Roston

john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

fy
& DISTRIBUTE

Roston submission to Richmond City Council Meeting – March 26, 2018.

Applications are coming in more than three times faster for much larger houses.

- 16 applications received Apr. 4 to Dec. 31, 2017 (**9 months**), with an average house size of **7,652 sq.ft.**
- Additional 16 applications received Jan. 1 to Mar. 19, 2018 (**2 ½ months**) with an average house size of **9,910 sq.ft.**
- Of these, 3 permits have already been issued including for this **9,504 sq.ft.** mansion at 12791 Blundell:



If applications stopped today, we would still get at least 20 more mansions this size or larger. Urgent action is needed. Any delay means even more mansions.

Genuine farmers will get the house size exemptions they need in an expeditious manner.

- Genuine farmers can get a variance for a larger house size or other bylaw exemption to support their farming activities.
- The new staff report states, “If applications for rezoning are received, staff will work to expedite their review to limit processing times.”
- Staff can also be asked to develop variance guidelines to streamline the process and prevent misuse.

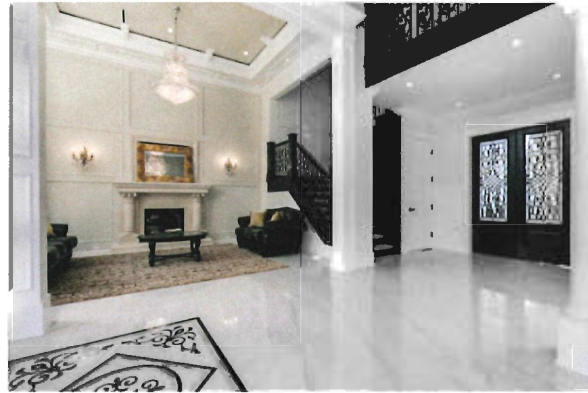
Farmland owners will have ample bank credit no matter what is done to limit house size.

- Farmers use the value of their farmland for bank credit to carry them over lean years and to invest in new equipment.
- This can amount to hundreds of thousands of dollars, but not the millions of dollars their farmland will continue to be worth no matter what is done to limit house size.
- The very high value of farmland penalizes young farmers who cannot afford to buy it and must become leaseholders who own nothing and have zero bank credit.

A 5,382 sq.ft. limit on house size will not eliminate the problem, but it will reduce the most damaging abuse that we have currently.

- Staff have explained that the septic field for a BC Government guideline 5,382 sq.ft. house can be included in a 1,000 sq.m. home plate at an internationally recognized safe distance from the house.
- The 5,382 sq.ft. house size limit in Option 1 of the staff report is considerably more than the 3,229 sq.ft. limit proposed by Richmond FarmWatch to discourage non-farmers from buying farmland.
- A 5,382 sq.ft. limit on house size will still be attractive to many non-farmers who wish to have a substantial house.

This is a 5,382 sq.ft. house in Richmond with 5 bedrooms, 6 ½ bathrooms, 2 kitchens, butler's pantry, wine cellar, full size home theatre with wet bar, exercise room with steam room and sauna:



2.4.6.5.3 Maximum Floor Area-Farm Residences

The Minister's Bylaw Standard does not include size restrictions for the *floor area-farm residences*. However, the following is offered as a suggestion where local governments wish to include these restrictions in their bylaws.

The maximum *floor area-farm residence(s)* is the lesser of a floor area commensurate with *urban areas* or:

- a) 500 m² for *principal farm residence*;
- b) 300 m² for each *additional farm residence* where permitted; and
- c) 15 m² for each *temporary farm worker housing space* where permitted⁶.

SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

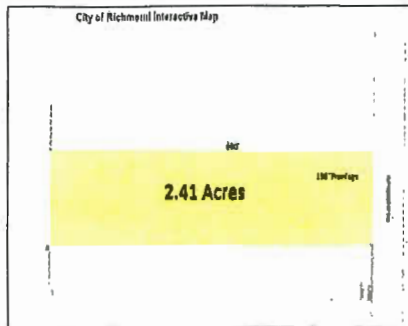
Table 1: Lot size less than 0.2 ha (0.5 ac)

ADDRESS	LOT SIZE	HOME PLATE PERMITTED	HOME PLATE PROPOSED	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
12080 Westminster Hwy.	795 m ² (8,557 ft ²)	397.5 m ² (4,278.6 ft ²)	397.5 m ² (4,278.6 ft ²)	355 m ² (3,823 ft ²)	355 m ² (3,823 ft ²)	0 m ² (0 ft ²)	218 m ² (2,349 ft ²)
7760 No 4 road	1866 m ² (20,085 ft ²)	933 m ² (10,042.7 ft ²)	933 m ² (10,042.7 ft ²)	500 m ² (5,382 ft ²)	418 m ² (4,498.3 ft ²)	82 m ² (884 ft ²)	261 m ² (2,810 ft ²)
AVERAGE					386.5 m ² (4160 ft ²)		

Table 2: Lot size 0.2 ha (0.5 ac) and greater

ADDRESS	LOT SIZE	HOME PLATE PERMITTED	HOME PLATE PROPOSED	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
10960 Granville Avenue	2,470 m ² (26,587 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	857 m ² (9,226 ft ²)	857 m ² (9,226 ft ²)	0 m ² (0 ft ²)	458 m ² (4,930 ft ²)
11731 Granville Avenue	2,795 m ² (30,085 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	996.7 m ² (10,728.8 ft ²)	896.3 m ² (9,647.44 ft ²)	100 m ² (1,081 ft ²)	554 m ² (5,963 ft ²)
11860 No. 2 Road	2,954 m ² (31,797 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	999.1 m ² (10,754 ft ²)	997.8 m ² (10,740 ft ²)	1 m ² (14 ft ²)	494 m ² (5,322 ft ²)
7251 No. 6 Road	20,635 m ² (222,113 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	980 m ² (10,552.08 ft ²)	20 m ² (212 ft ²)	485 m ² (5,218 ft ²)
10451 Palmberg Road	9,797 m ² (105,454 ft ²)	1000 m ² (10,763 ft ²)	1000 m ² (10,763 ft ²)	1,000 m ² (10,764 ft ²)	687 m ² (7,390.4 ft ²)	313 m ² (3,373.64 ft ²)	337 m ² (3,627 ft ²)
12791 Blundell	19693 m ² (211,974 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	883 m ² (9,504 ft ²)	117 m ² (1,260 ft ²)	486 m ² (5,228 ft ²)
12060 No. 2 Road	25,064 m ² (269,787 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	956 m ² (10,294.62 ft ²)	44 m ² (469 ft ²)	511 m ² (5,497 ft ²)
22160 River Road	16,904 m ² (181,953 ft ²)	1600 m ² (17,220 ft ²)	600 m ² (6,460 ft ²)	1,000 m ² (10,764 ft ²)	267.7 m ² (2,881.96 ft ²)	732 m ² (7,882 ft ²)	149 m ² (1,605 ft ²)
2620 No. 6 Road	154,826 m ² (1,666,533 ft ²)	2,000 m ² (21,530 ft ²)	2,000 m ² (21,530 ft ²)	1,000 m ² (10,764 ft ²)	548.9 m ² (5,906 ft ²)	451 m ² (4,858 ft ²)	258 m ² (2,776 ft ²)
AVERAGE					785.96 m ² (8,460 ft ²)		

Macdonald Realty Westmar



**** 2.41 Acre Building Lot ****

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10451 Palmberg Road

Steve Buchsbaum: 604.657.7877

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Feb 22, 2018

Application is in!
** owners want*
** As big a house as they can possibly build at 10,753 sq ft.*
Sell with application already in for 7,390 sq ft