



Regular Council

Monday, April 24, 2017

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – David Weber

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

RES NO. ITEM

MINUTES

R17/8-1 1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on April 10, 2017, be adopted as circulated; and***
- (2) the minutes of the Regular Council meeting for Public Hearings held on April 18, 2017, be adopted as circulated.***

CARRIED



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PRESENTATIONS

2017 Lulu Awards to Recognize Urban Excellence

Mayor Brodie highlighted that the five projects being recognized are attractive additions to the City and raise the bar on urban design in Richmond. Also, he thanked everyone who submitted an entry to the 2017 Lulu Awards program.

The following projects received honourable mentions:

- (1) Bravo, developed by ATI Investment Ltd., and designed by W.T. Leung Architects Inc. and ITO & Associates Inc;
- (2) Trail Appliances, developed by Trail Appliances Ltd., and designed by Chandler Associates Architecture Inc., and PMG Landscape Architects; and
- (3) Crimson Maple Estates, developed by Gary West Holdings Inc., and designed by Interface Architecture and PMG Landscape Architects.

Mayor Brodie then presented the Lulu Awards for urban design:

- (1) In the category of Public and Institutional Buildings:
Quintet – City Centre Community Centre and Trinity Western University, developed by: UEM Sunrise (Canada) Development Ltd., and designed by: W.T. Leung Architects Inc. and Durante Kreuk Ltd.
- (2) In the category of Public and Institutional Open Space:
Terra Nova Play Experience, designed by Hapa Collaborative and Lynne Werker Architect

Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture Zone

With the aid of renderings (attached to and forming part of these Minutes as Schedule 1), Wayne Craig, Director, Development, provided background information and stated that the proposed bylaws aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access in agricultural zones in an effort to minimize their impacts on farmland.

Mr. Craig then commented on the details of the proposed bylaws for Council consideration:



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Zoning Amendment Bylaw No. 9707

- establishes a farm home plate that is intended to focus all residential buildings and associated infrastructure on a specific portion of the lot;
- provides for enhanced farm access to the rear agricultural area;
- establishes different home plate options based on lot sizes; and
- allows site specific considerations should there be a need for a larger farm home plate through Council consideration of a Development Variance Permit.

Zoning Amendment Bylaw No. 9712

- addresses single-family dwelling size and keeps with density calculations of that in urban areas;
- creates an absolute upper limit on house sizes: (i) 500 m² for lots less than 0.2 hectares and (ii) 1000 m² for lots 0.2 hectares and greater; and
- introduces overall size limit on detached accessory buildings of 70 m²; these limitations do not apply to agricultural buildings or structures.

Official Community Plan Amendment Bylaw No. 9706

- provides general policies with regard to site specific requests (i) for larger homes, from new farmers, or associated with cultural traditions and (ii) secondary dwellings for full-time farm labour on parcels greater than 8 hectares.

Zoning Amendment Bylaw No. 9717

- introduces house size regulations in residential zones in the Agricultural Land Reserve.

COMMITTEE OF THE WHOLE

- R17/8-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:15 p.m.).

CARRIED

3.



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3. Delegations from the floor on Agenda items.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Michelle Li, 10350 Hollybank Drive, was of the opinion that the proposed bylaws undermine the Agricultural Land Reserve. She spoke on the cost of land in Richmond and queried how new farmers were to get into the market. Ms. Li requested that Council follow the Ministry of Agriculture's bylaw development guide, and limit the size of homes on AG1 zone land to 500 m².

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Kush Panatch, representing the Richmond Farmland Owners Association, demonstrated by a raise of hands from members in the audience the number of shareholders he was speaking on behalf of. He remarked that the proposed bylaws did not address the topic of inactive Richmond farmland. He expressed concern regarding the proposed farm home plate and size limit of dwellings, and suggested that Council focus on turning unfarmed farmland active. Mr. Panatch stated that the Richmond Farmland Owners Association has created a website that aims to connect farmers and farmland owners. He highlighted that approximately 55 acres of farmland is posted on the website as available for farming and that the parcels range in size.

With the aid of a rendering (attached to and forming part of these Minutes as Schedule 2), Mr. Panatch commented on the inequity a homeowner faces building a home on AG1 zoned land than that of a homeowner on RS1/E zoned land.

Mr. Panatch concluded his comments by requesting that Council consider the Richmond Farmland Owners Association proposal with regard to farm home plate and the maximum house size limits (attached to and forming part of these Minutes as Schedule 2).

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Jim Wright, 8300 Osgoode Drive, spoke on the proposed bylaws limiting residential development in the agriculture (AG1) zone and read from his submission (attached to and forming part of these Minutes as Schedule 3).



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Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Todd May, 2620 No. 6 Road, President of the Richmond Farmers' Institute (RFI), stated that the RFI supports the proportional lot size approach of the proposed bylaws and a maximum house size of 500 m² for lots less than 0.2 hectares. However, he expressed concern with regard to the farm home plate in regards to the proposed setback, suggesting that a 75 meter setback may be more suitable. Also, he spoke on the definition of farm home plate and requested that the septic field not be included.

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Anita Georgy, Vancouver resident and Executive Director of the Richmond Food Security Society, urged Council to consider strong regulations that protect farmland and stated that she supports Ministry of Agriculture's bylaw development guide. She was of the opinion that allowing the construction of large homes on AG1 zoned land would increase land values and thus continue to hinder new farmers' abilities to purchase farmland. Ms. Georgy requested that Council consider the well-being of the community as a whole as opposed to individual landowner rights.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee (AAC), spoke on the farm home plate, suggesting that "septic field" not be included in the definition as new septic systems are designed in a manner that are conducive to being planted on. Also, he commented on the AAC's comments with regard to setbacks and was of the opinion that a 60 meter farm home plate setback is unreasonable.



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Ben Dhiman, 9360 Sidaway Road, commented on ways in which farmers contribute to the community and was of the opinion that the proposed bylaws unfairly target farming families and their homes. Mr. Dhiman stated that he supports the Richmond Farmland Owners Association proposal and requested that an 80 meter farm home plate setback be established and that “septic field” not be included in the definition of farm home plate.

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Michael Wolfe, 9731 Odlin Road, stated that the City should follow the Ministry of Agriculture’s bylaw development guide and that more land should be added to the Agricultural Land Reserve. Also, Mr. Wolfe was of the opinion that large homes on agricultural land convey the wrong message that such land is as financially lucrative as residential land.

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Don Flintoff, 6071 Dover Road, was of the opinion that every square foot of residential dwelling on AG1 zoned land takes away from farming activities. He believed that the location of the septic system and accessory buildings should be at the discretion of the landowner / farmer. Also, Mr. Flintoff expressed concern that the proposed bylaws allow for larger homes than what is suggested in the Ministry of Agriculture’s bylaw development guide and requested that Council reconsider housing sizes.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Isser Rogowski, 9371 Bashuk Place, spoke in opposition to the proposed bylaws as he was of the opinion that the proposed restrictions convey to farmland owners that they are second class citizens. He commented on other uses of farmland, such as for growing Christmas trees, and stated that he believed that the size of homes on AG1 zoned land will not negatively affect food production in Richmond.



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Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Laura Gillanders, [REDACTED], queried why Council does not follow the Ministry of Agriculture's bylaw development guide with regard to house size on AG1 zoned land. Ms. Gillanders commented on the cost of building residential dwellings, and urged Council to consider a smaller limit on house sizes.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Joe Wozny, Richmond farmland owner, 1419 Beach Avenue, Vancouver, was in favour of the proposed house size regulations in agricultural zones.

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Jora Bhullar, 6660 Sidaway Road, commented that much of the produce grown in Richmond is for export and spoke on farming practices, stating that farmers grow what they know. Also, Mr. Bhullar stated that there are opportunities for new farmers to lease farmland and requested that Council consider the Richmond Farmland Owners Association proposal with regard to farm home plate and the maximum house size limits.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Doug Wright, 11540 No. 3 Road, was of the opinion that the proposed bylaws place unnecessary restrictions on farmland owners and in particular expressed concern with regard to the proposed bylaws negatively affecting land values. Mr. Wright then spoke in opposition to the proposed bylaws in relation to the limit of one dwelling unit on a agriculturally zoned lot.



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Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Joe Oeser, 12004 No. 2 Road, spoke on the proposed bylaws in relation to the farm home plate. He referenced Policy P-02 from the Agricultural Land Commission and read from his submission (attached to and forming part of these Minutes as Schedule 4).

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Jordan Sangha, 6171 No. 6 Road, commented on how the proposed bylaws can potentially affect land values as it places restrictions on what can be built on AG1 zoned parcels. Also, he stated that he believed the proposed bylaws only address worse case scenarios and do not accurately reflect current building practices on AG1 zoned lands.

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Ron Hung, 6440 No. 6 Road, spoke in opposition of the proposed bylaws as he was of the opinion that they infringe on AG1 landowners' rights and negatively affect property values.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Gary Berar, 9571 No. 6 Road, stated that he supported the Richmond Farmland Owners Association proposal, and comments made by representatives of the Richmond Farmers' Institute and the Agricultural Advisory Committee. Mr. Berar spoke on the Richmond Farmland Owners Association website, highlighting that approximately 55 acres of farmland is available for lease. Also, he commented on the proposed setback requirements, and offered rationale as to why homes on AG1 zoned lands are cited where they are; Mr. Berar then stated that a 60 meter farm home plate setback does not allow for family amenities and therefore, requested that Council consider increasing the setback to 80 meters.



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██████████, ██████████, spoke in favour of restricting house size on agricultural land and expressed concern regarding the loss of farmland and its effect on food security.

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Suki Badh, 2831 Westminster Highway, spoke on the need to preserve farmland and strengthen farmers. Also, Mr. Badh commented on the proposed farm home plate, noting that AG1 zoned landowners should be able to accommodate family amenities anywhere on their site.

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Mr. Kallu, 7480 Sidaway Road, stated that he wished to see the septic field excluded from the farm home plate and was of the opinion that an 80 meter farm home plate setback was more appropriate.

- R17/8-3 4. It was moved and seconded
That Committee rise and report (9:51 p.m.).

CARRIED

CONSENT AGENDA

- R17/8-4 5. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on April 11, 2017;*



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- (2) *the General Purposes Committee meeting held on April 18, 2017;*
 - (3) *the Planning Committee meeting held on April 19, 2017; and*
 - (4) *the Public Works and Transportation Committee meeting held on April 20, 2017;*
- be received for information.*

ADOPTED ON CONSENT

7. **2017-2018 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN – COMMUNITY PRIORITIES**
(File Ref. No. 01-0340-35-LCSA1) (REDMS No. 5333849 v. 3)

That Property Crime, Organized Crime – Drug Offences, and Vulnerable Persons Unit as listed in the staff report titled “2017-2018 RCMP Annual Performance Plan – Community Priorities” (dated March 6, 2017 from the Acting OIC, RCMP), be selected and considered for inclusion in the Richmond Detachment fiscal 2017-2018 (April 1, 2017 to March 31, 2018) RCMP Annual Performance Plan.

ADOPTED ON CONSENT

8. **ANNUAL PROPERTY TAX RATES (2017) BYLAW NO. 9695**
(File Ref. No. 12-8060-20-009695) (REDMS No. 5331890, 5331906)

That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

9. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2, 4573372, 5354283)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.

ADOPTED ON CONSENT



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10. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751, 5357829)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the “Low Density Townhouses (RTL4)” zone and for the rezoning of 5071 Steveston Highway from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.

ADOPTED ON CONSENT

11. **STANDARDIZATION OF CITY'S SINGLE AND TANDEM AXLE VEHICLE FLEET**

(File Ref. No. 01-0780-01) (REDMS No. 5329728 v. 3)

- (1) That the Peterbilt make be adopted as the standard for future single and tandem axle cab and chassis vehicle requirements;*
- (2) That staff be authorized to competitively bid directly with Peterbilt dealers to obtain best value; and*
- (3) That the Peterbilt make standard for the cab and chassis components of the City's single and tandem axle vehicle fleet be reviewed after five years or sooner if the City does not receive competitive bids in order to evaluate suitability in relation to overall best value.*

ADOPTED ON CONSENT

12. **REPORT 2016: RECYCLING AND SOLID WASTE MANAGEMENT - ON TRACK FOR 80% WASTE DIVERSION**

(File Ref. No. 10-6370-01) (REDMS No. 5352261)

That the annual report titled, “Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion” be endorsed and Attachment 1 be made available to the community through the City's website and through various communication tools including social media channels and as part of community outreach initiatives.

ADOPTED ON CONSENT



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13. **POST WINTER ROADS AND PAVING PROGRAM UPDATE**
(File Ref. No. 10-6060-05-01) (REDMS No. 5357378 v. 2)

- (1) *That \$202,300 be allocated from the MRN Provision for MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021); and*
- (2) *That \$832,500 be allocated from the Gas Tax Provision for Non MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021).*

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE –
Councillor Linda McPhail, Chair

14. **APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**
(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581, 5228881, 5327032, 5364465)

R17/8-5

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM3)”, be introduced and given first reading.*

CARRIED



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15. AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE

(File Ref. No. 12-8060-20-009706/9707/9712/9708/9709/9710/9711/9716; 08-4057-10) (REDMS No. 5373458, 5373601, 5374976, 5376179, 5376194, 5375888, 5370766, 5346570, 5365904, 5370738, 5366681, 5365267, 5368812, 5360722, 5360220, 5360235, 5360255, 5360288, 5360422, 5360429, 5367003)

R17/8-6

It was moved and seconded

(1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*

(2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*

(a) *the City's Financial Plan and Capital Program; and*

(b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;

(3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*

(4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*

(5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*

(6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater;*



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- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 (House Size Regulations in Residential Zones in the ALR) be introduced and given first reading; and*
- (8) *That staff review and report back in six months on bylaws limiting residential development in the agriculture (AGI) zone.*

The Mayor noted for clarity that Bylaws 9706, 9712 and 9717 under consideration were those versions of the Bylaws as attached to the staff memorandum dated April 21, 2017 in the Council Agenda package.

The question on Resolution R17/8-6 was not called as discussion took place on Zoning Amendment Bylaw No. 9707 with regard to the proposed 60 metre farm home plate setback and the definition of “Farm home plate.”

As a result of the discussion, the following **amendments** were introduced:

R17/8-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be amended at Section 14.1.6 to allow a maximum farm home plate setback from the front lot line to the rear of the farm home plate of 75 metres.

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Day
Steves

R17/8-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be amended by deleting the words “and field” from the definition of “Farm home plate.”

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Day
Steves

R17/8-9

It was moved and seconded

That the Regular Council meeting of April 24, 2017 proceed past 11:00 p.m.

CARRIED



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Discussion took place on Zoning Amendment Bylaw No. 9706 with regard to limiting the number of dwelling units on agriculturally zoned properties and the requirement for a rezoning process. As a result, the following **amendment** was introduced:

R17/8-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9706 be amended by deleting Section 1, subparagraph g).

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Day
Dang
Johnston
McNulty
McPhail
Steves

Discussion took place on the proposed Bylaws and the need to further consider the Ministry of Agriculture's bylaw development guide. As a result, the following **referral** was introduced:

R17/8-11

It was moved and seconded

That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone" from the Director, Development and Manager, Policy Planning dated April 13, 2017 be referred back to staff.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Dang
Johnston
Loo
McNulty
McPhail

The question on Resolution R17/8-6, as amended to read as follows,

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*



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- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone) as amended at Section 14.1.6 to allow a maximum farm home plate setback from the front lot line to the rear of the farm home plate of 75 metres and by deleting the words "and field" from the definition of "Farm home plate" be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 (House Size Regulations in Residential Zones in the ALR) be introduced and given first reading; and*
- (8) *That staff review and report back in six months on bylaws limiting residential development in the agriculture (AG1) zone.*

was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.



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PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that Wayne Duzita, Andrew Hobbs, and Robert Thurlow have been appointed to the Richmond Tourism Board of Directors for two-year terms.

Also, Mayor Brodie announced the appointment of Cecilia Achiam to the position of General Manager, Community Safety. Cecilia has been with the City of Richmond since 2003, serving in a number of capacities, most recently as Director, Administration and Compliance. The appointment takes effect as of May 1, 2017.

BYLAWS FOR ADOPTION

R17/8-12

It was moved and seconded

That the following bylaws be adopted:

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9291
(7180 Railway Avenue, RZ 14-674043)*

*Richmond Official Community Plan Bylaws 7100 and 9000, Amendment
Bylaw 9114*

*Richmond Zoning Bylaw 8500, Amendment Bylaw 9115
(5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive, RZ 12-
610630)*

*Richmond Official Community Plan Bylaws 7100 and 9000, Amendment
Bylaw 9230
(5300 Granville Avenue, RZ 12-610630)*

CARRIED



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DEVELOPMENT PERMIT PANEL

- R17/8-13 16. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on April 12, 2017, and the Chair's report for the Development Permit Panel meetings held on April 13, 2016, April 27, 2016 and February 15, 2017, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 15-697654) for the property at 8191 Alexandra Road; and*
 - (b) *a Development Permit (DP 16-743848) for the property at 6622 and 6688 Pearson Way;**be endorsed, and the Permits so issued.*

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared to be in a conflict of interest as he has interest in the property, and left the meeting (11:07 p.m.) and did not return.

BYLAW FOR ADOPTION

- R17/8-14 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9642 (8360/8380 Sierpina Place, RZ 16-737179) be adopted.

CARRIED

ADJOURNMENT

- R17/8-15 It was moved and seconded
That the meeting adjourn (11:09 p.m.).

CARRIED



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Monday, April 24, 2017**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, April 24, 2017.

Mayor (Malcolm D. Brodie)

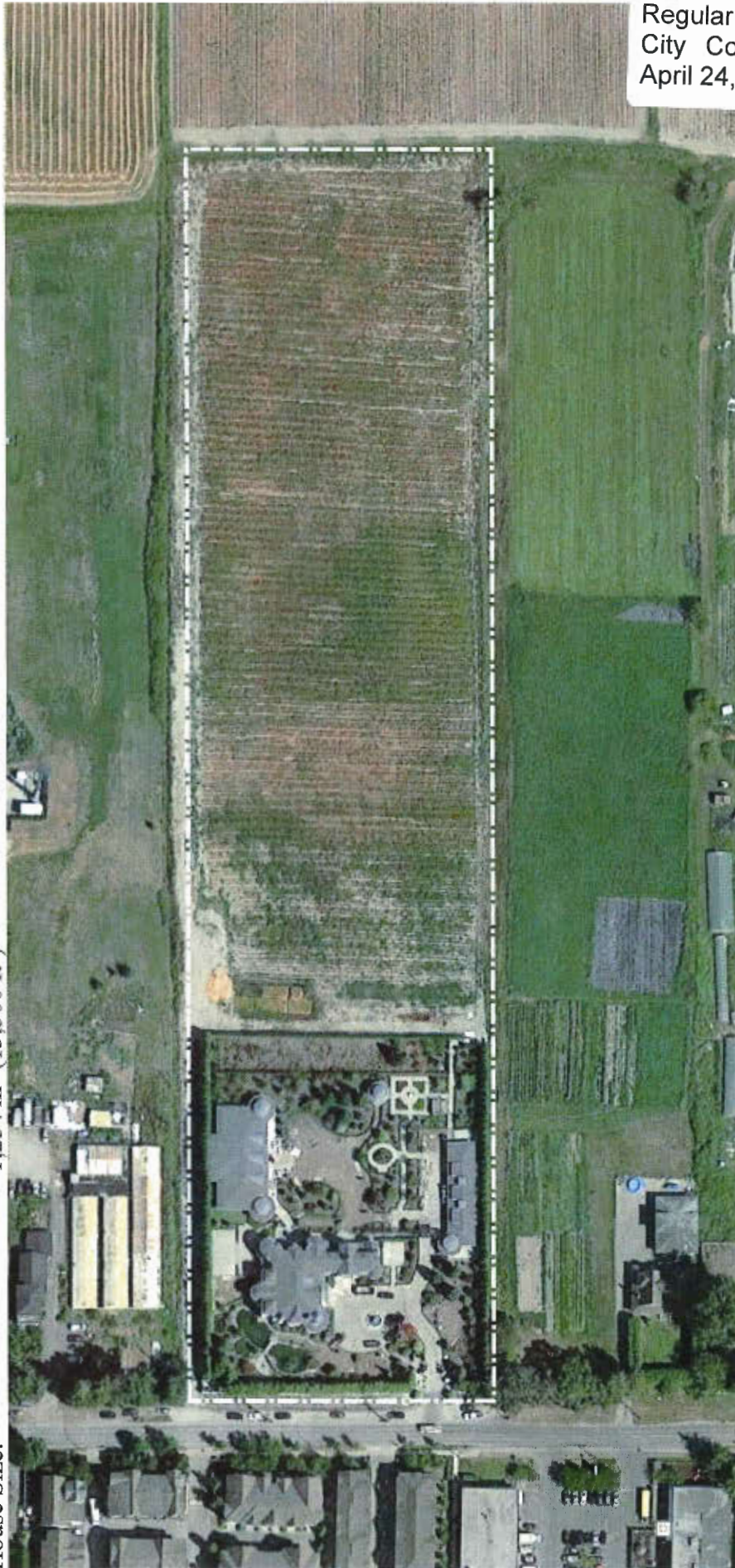
Corporate Officer (David Weber)

12160 No. 2 Road

Lot Size:

4.04 ha (10 acres)
1,254 m² (13,500 ft²)

House Size:



Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, April 24, 2017.

FARM HOME PLATE OPTION 1

Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

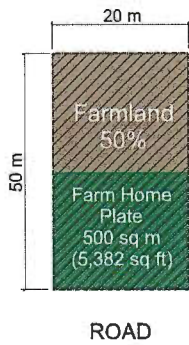
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

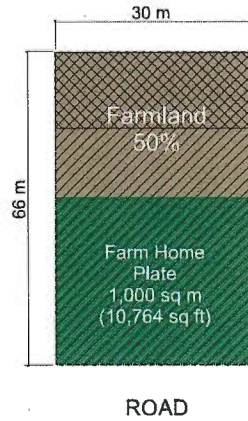
10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

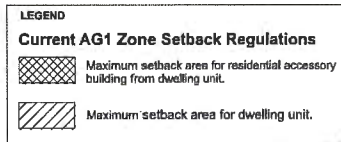
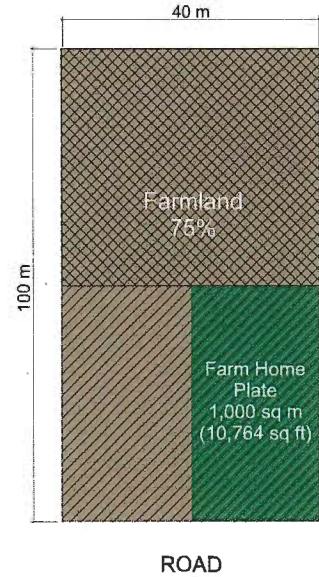
0.1 Ha (1/4 Acre)



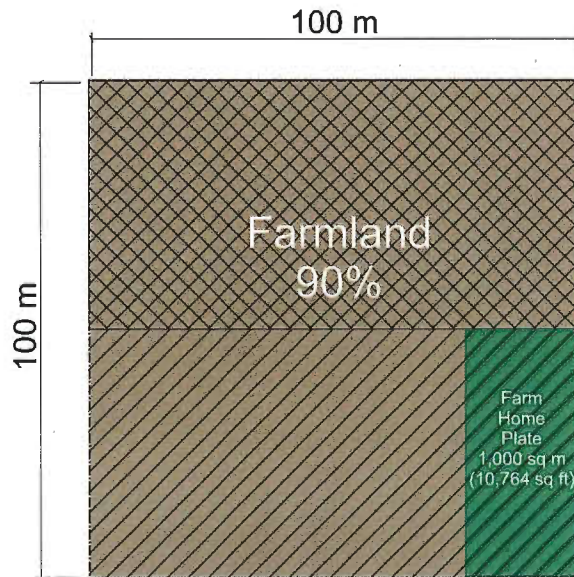
0.2 Ha (1/2 Acre)



0.4 Ha (1 Acre)



1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 2

Farm Home Plate Option 2 - Bylaw No. 9708

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

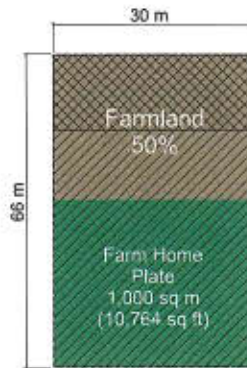
2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



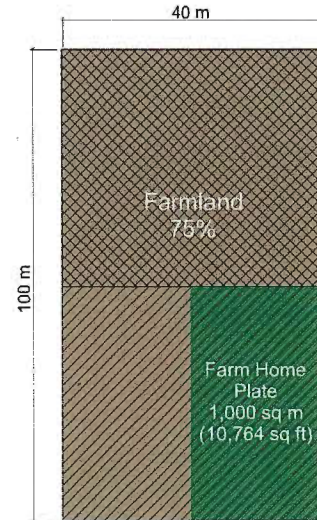
ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)

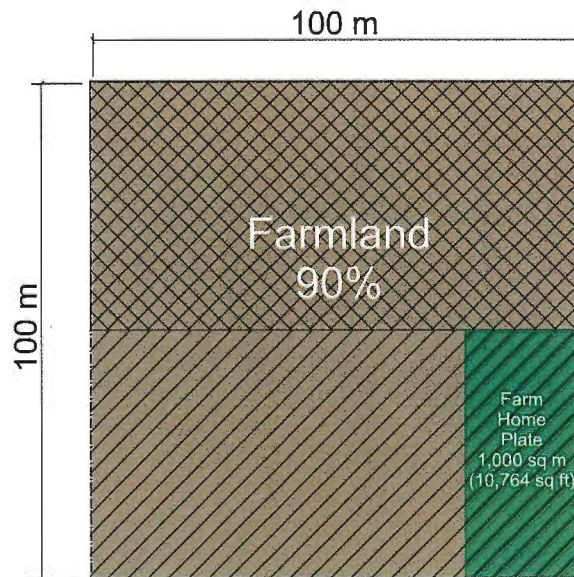


ROAD

LEGEND
Current AG1 Zone Setback Regulations

- Maximum setback area for residential accessory building from dwelling unit.
- Maximum setback area for dwelling unit.

1.0 Ha (2.5 Acres)



ROAD

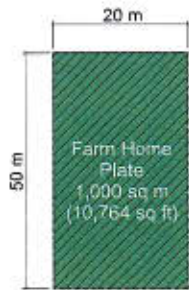
NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 3

Farm Home Plate Option 3 - Bylaw No. 9709

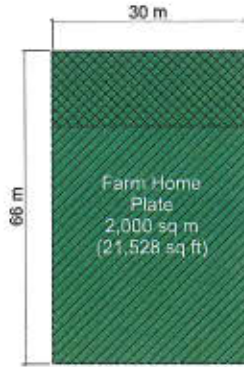
2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



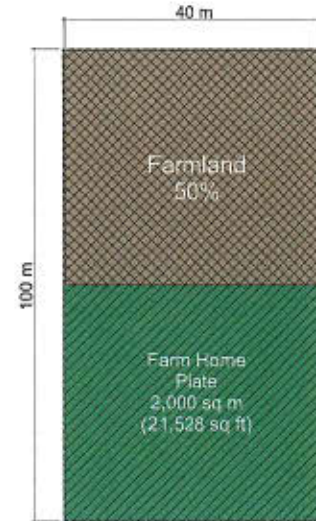
ROAD

0.2 Ha (1/2 Acre)

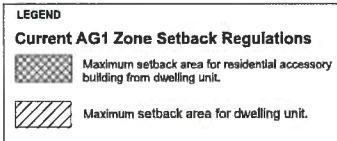


ROAD

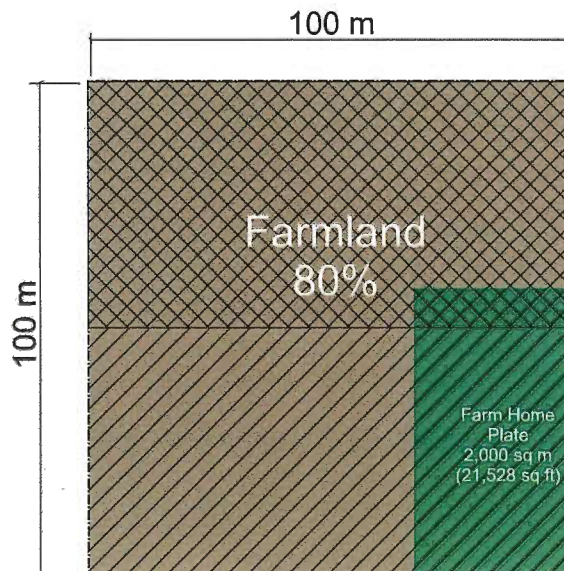
0.4 Ha (1 Acre)



ROAD



1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

ALL FARM HOME PLATE OPTIONS (2HA PLUS)



LEGEND

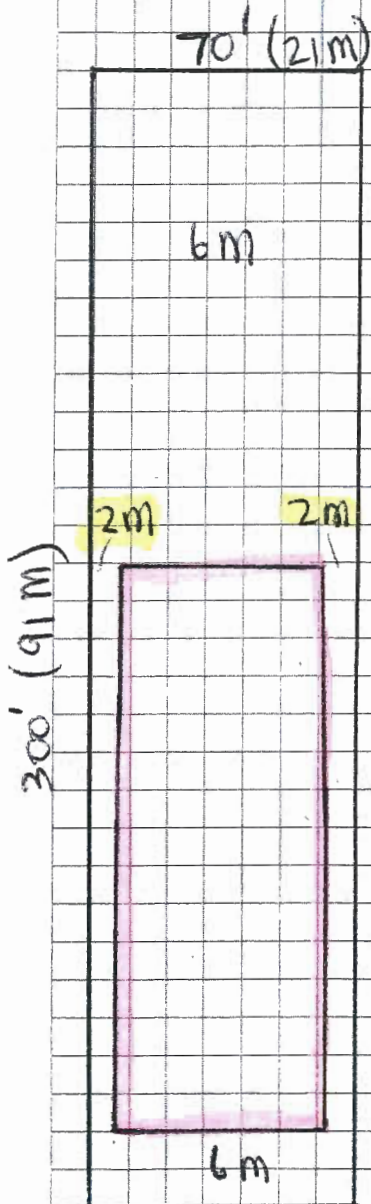
Current AG1 Zone Setback Regulations

- Maximum setback area for residential accessory building from dwelling unit.
- Maximum setback area for dwelling unit.

NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

RS 1/E LOT

- NO HOME PLATE.
- ONLY SETBACKS.

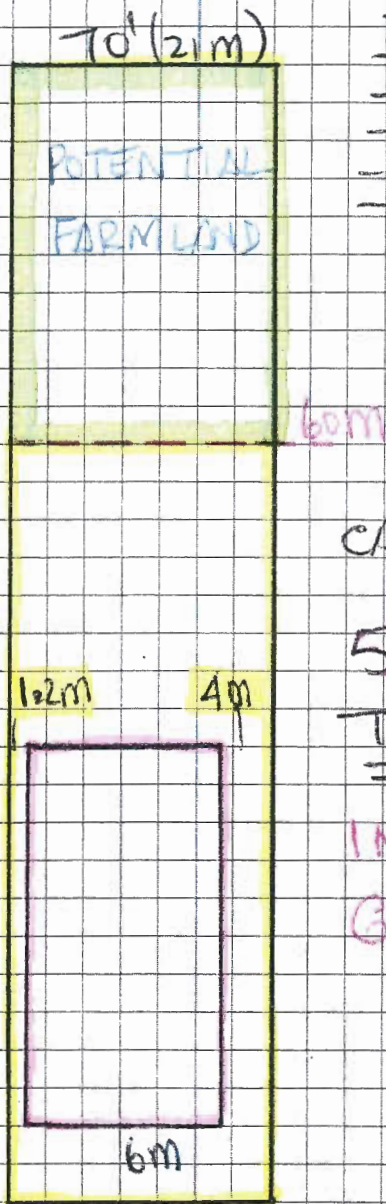


CAN BUILD:
 7550 SQ. FT.
 PLUS
 GARAGE
 538 SQ. FT.

TOTAL
 8088 SQ. FT.

TYPICAL AG 1 LOT.

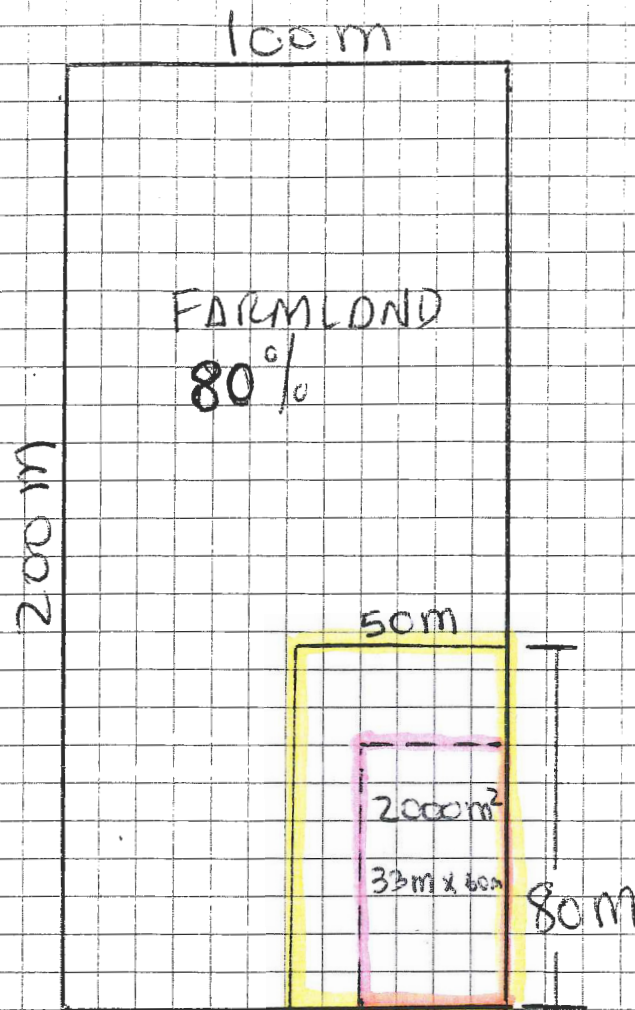
- HOME PLATE INCLUDES:
- HOUSE
 - GARAGE
 - ACCESSORY BUILDING
 - DRIVEWAY
 - LANDSCAPING
 - SEPTIC TANK
 - SEPTIC FIELD.



CAN BUILD:
 5382 SQ. FT.
TOTAL.
 INCLUDING GARAGE!

SAME F.A.R - 55% ON 1ST 5000 SQ. FT.
 30% ON BALANCE OF LOT.

5 ACRE PARCEL.



STAFF PROPOSAL - 2000 m² (1/2 ACRE)

OUR PROPOSAL - 4000 m² (1 ACRE)

DELTA - 3600 m² (.89 ACRE)

RICHMOND FARMLAND OWNER'S ASSOCIATION PROPOSAL

FARM HOME PLATE LIMITS	
UP TO 4 ACRES	½ ACRE (2000 m ²)
MORE THAN 4 ACRES	1 ACRE (4000 m ²)

- 80 m maximum setback for home plate.
- 50 m maximum setback for home.

MAXIMUM HOUSE SIZE LIMITS	
UP TO ½ ACRE	700 m ²
½ ACRE TO 4 ACRES	1000 m ²
MORE THAN 4 ACRES	1300 m ²

- Not including garage. Consistent with 50m² exemption for RS1 zones.

2017-04-24 Jim Wright, 8300 Osgoode Drive, on Item 15,

Mayor Brodie and Councillors,

I first wish to thank our Richmond staff —led by Wayne Craig and Terry Crowe—for their thorough consultation and report, a foundation for success.

I think they saw that the core of this matter is *the right to farm*. We need a bylaw that supports the right to farm—and our community’s right to welcome new farmers. It is about the survival of our farmland and food security.

Our staff clearly drew on the [Guide for Bylaw Development in Farming Areas in BC](#), from the Ministry of Agriculture. The principles include

- (b) *directing* the construction of large residences to *NON-farming* areas,
- (d) *minimizing* any loss of farmland to residential, and
- (e) *minimizing* the impact of residential on increased cost of farmland.

(See page 14, which is PDF page 21.)

Our staff obtained a site-economics report from consultant Richard Wozny. It’s very clear, but I’ll convert its figures from feet to metres for consistency.

Wozny shows that reducing the maximum ALR house size on smaller lots to 390 square metres, *garage included*, would *begin* to reduce ALR land prices in Richmond. It’s not necessary to go *far below* that, but *higher* is harmful.

From Wozny, it’s clear the current proposal to allow houses of 500 square metres on small ALR lots is very high, and allowing 1000 square metres on all other ALR lots is very high too. Those sizes would *defeat* the principles for Bylaw Development in Farming Areas and *defeat* the right to farm.

Richmond has a neighbour called Delta with farmland like ours, and they’re known for protecting neighbourhoods and farmland. Delta sometimes annoys us, so let’s get back at them: let’s *steal* from them. Let’s *steal* their tried and true size for houses on farmland. That is usually only 330 square metres plus 42 square metres for Delta’s garage exemption. That makes the total almost equal to Wozny’s figure for Richmond. Even on large lots of more than 8 hectares, Delta allows only a 465 square-metre house plus garage.

The citizens of Richmond care about farmland, the right to farm, and food security. But the proposals before you tonight would lead to failure, and it appears to be *certain* failure. Please fix a couple of key numbers (of square metres) in the proposal and put us on a path to likely success.

Re. Bylaws 9707 9708 9709

The Home Plate was hardly discussed during the last Planning Committee meeting as most of the time was spent dealing with house size.

Small lots particularly those that are less than 2 acres in size are considered exempt from the ALR by the ALC as stated in their Policy P-02 issued March 2017.

The likelihood of lots under 2 acres achieving farm status to the satisfaction of B.C. Assessment, on their own and not in conjunction with a larger property are very slim.

As these lots are exempt from the Agricultural Land Reserve their Home Plate would be the entire lot not the restrictions imposed by the proposed Bylaws. Therefore a Home Plate of 2 acres throughout the Agriculture Zones would make sense and be equitable.

A good compromise from my point of view is to use the recommendations of the Richmond Agricultural Advisory Committee, namely the lessor of 1 acre or 50 meter setback times the roadside property width with a further setback equal to any adjoining Riparian Management area. This group also recommended that the septic field not be included in the Home Plate. If you are going to disregard recommendations from this group why bother with the consultation process at all?

The current Bylaw proposal will probably ensure that no ranch style single level house which is important for the mobility impaired will ever be built again in the Agricultural Zones.

Joe Oeser
12004 No.2 Road



**Agricultural Land
Commission Act**

Policy P-02

March 2017

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

INTERPRETATION:

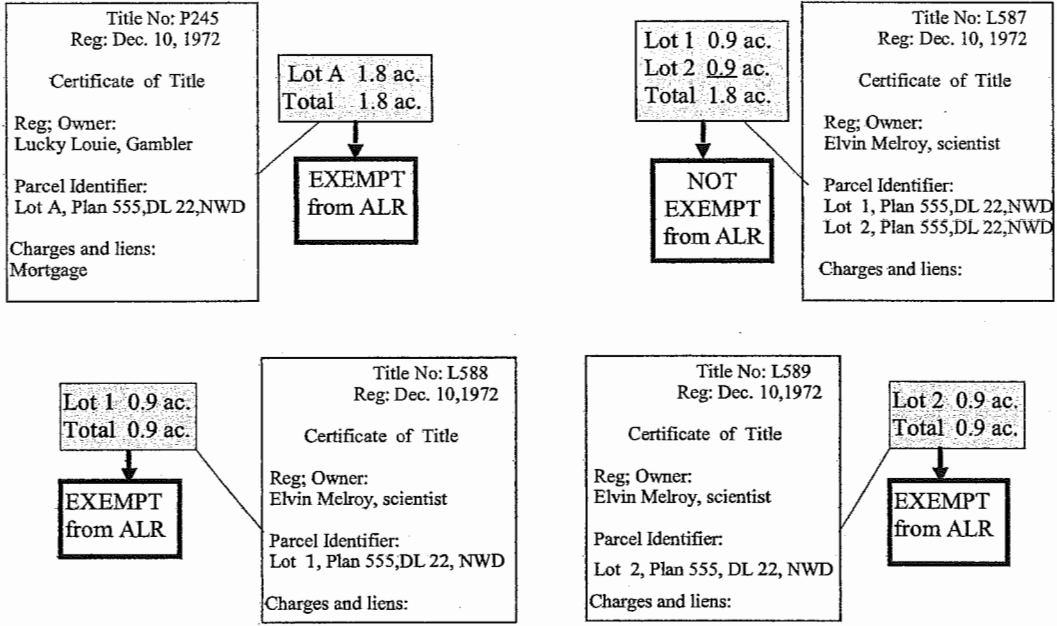
Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.

Certificates of Title at December 21, 1972



Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.