



**Development Permit Panel
Tuesday, November 26, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Peter Russell, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Milton Chan, Acting Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 14, 2019 be adopted.

CARRIED

**1. DEVELOPMENT VARIANCE 19-863864
(REDMS No. 6256436)**

APPLICANT: Tuung Dih Chu

PROPERTY LOCATION: 8460 Steveston Highway

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.

Applicant's Comments

Michelle Wu, Manager, Lavender Rich Farm, accompanied by Tuung Dih Chu, applicant, with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the subject Development Variance application, highlighting the following:

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- the existing lavender farm has been in operation since 2017 and the applicant intends to construct a roadside stand building with an indoor floor area of 93 square meters in the “Roadside Stand (CR)” zoned portion of the split-zoned subject property;
- the proposed siting of the roadside stand building will allow the roadside stand to be located closer to Steveston Highway and not impact the existing farm operation in the “Agriculture (AG1)” zoned portion of the subject property;
- a significant amount of natural wood materials will be used for the proposed roadside stand building;
- there is an existing barn structure in the subject property currently used for storage and processing of lavender products;
- gravel material is proposed for surface treatment of the outdoor parking area;
- the existing driveway in the middle of the site will provide vehicle access to the roadside stand building;
- the existing farm access along the west property line will be maintained to provide access only to the farm;
- a three-meter wide planting strip along Steveston Highway will be installed to provide visual interest along the street frontage; and
- a pedestrian pathway will be constructed to provide pedestrian connection from the City sidewalk to the entrance of the roadside stand building.

In addition, Ms. Wu reviewed the elevations of the proposed roadside stand building, existing farm operations, processing method, and the high-value lavender products from the farm to be sold in the roadside stand building.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the applicant is seeking a variance to the required size of farm operation to allow the proposed roadside stand building to be constructed in the “Roadside Stand (CR)” zoned portion of the subject site, (ii) the proposed roadside stand building could be located in the “Agriculture (AG1)” zoned portion of the site without requesting any variances; however, it would reduce the area used for farm operation and reduce the visibility of the building from the street, (iii) the proposed variance is specific to the building design attached to the subject Development Variance Permit application, and (iv) any further expansion of the proposed roadside stand building will be subject to Council approval.

In reply to a query from the Panel, Mr. Craig confirmed that (i) the subject property is split-zoned, consisting of “Roadside Stand (CR)” zone and “Agriculture (AG1)” zone, (ii) for a roadside stand to be located in “Roadside Stand (CR)” zone, it must be supported by a farm operation of at least 8.0 hectares, (iii) the requested variance is required since the existing farm operation in the subject property is approximately 3.0 hectares in size, and (iv) the building design and proposed landscaping are specific to the proposal.

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Panel Discussion

In reply to queries from the Panel, Ms. Wu acknowledged that (i) the proposed materials for the building include natural logs, (ii) the proposed planting strip along the Steveston Highway frontage includes two trees and shrubs, majority of which are lavenders, and (iii) lavenders grow well in Richmond.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that (i) the proposal is well thought out and supported by the City's Food Security and Agricultural Advisory Committee (FSAAC), (ii) the siting of the roadside stand along Steveston Highway is supported as it will not impact the existing farm operation, and (iii) the site frontage is well landscaped.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 3.0 ha, to permit the construction of a roadside stand at 8460 Steveston Highway.

CARRIED

2. Date of Next Meeting: December 11, 2019

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:43 p.m.

CARRIED

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on November 26, 2019.

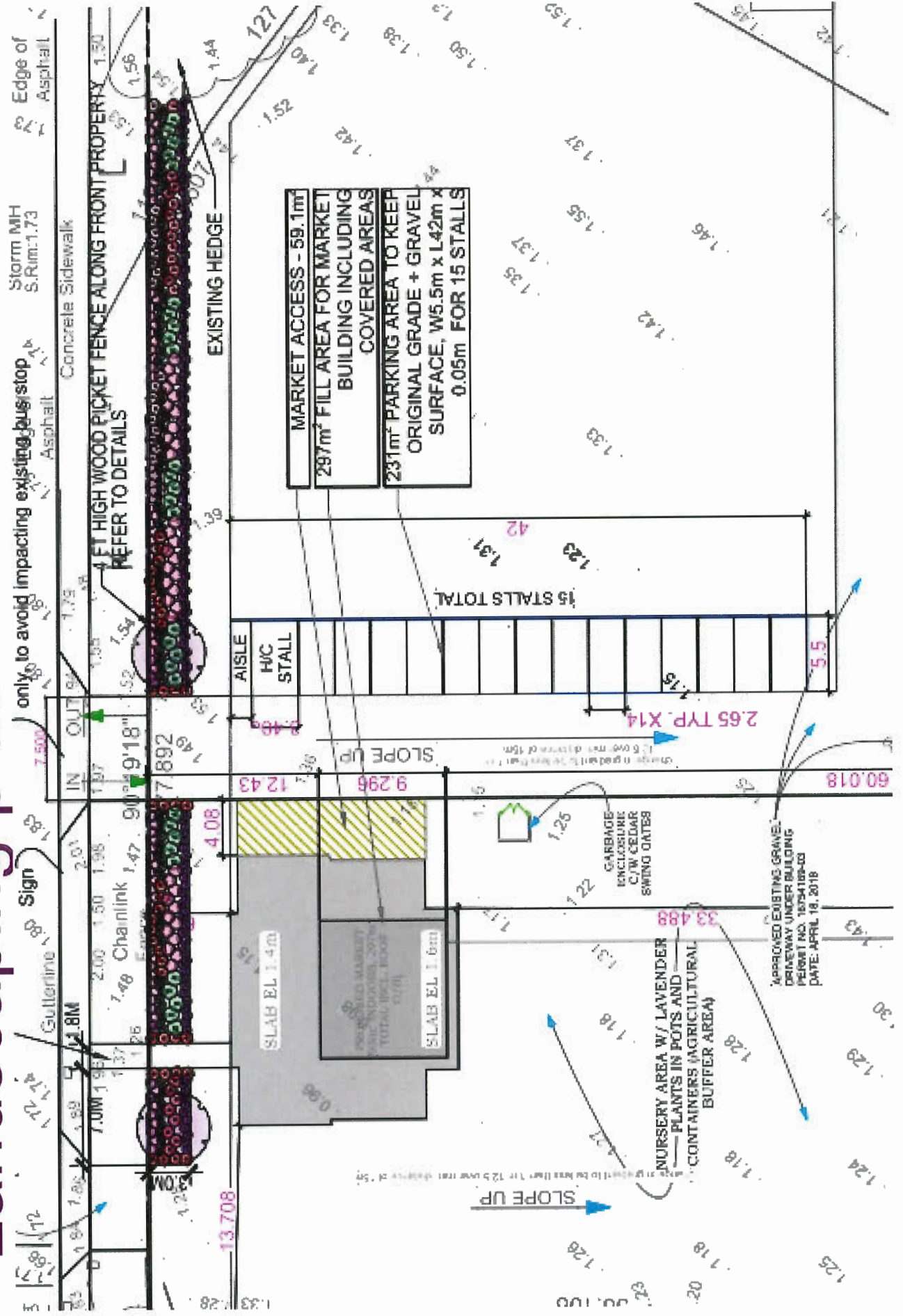
Peter Russell
Chair

Rustico Agawin
Committee Clerk

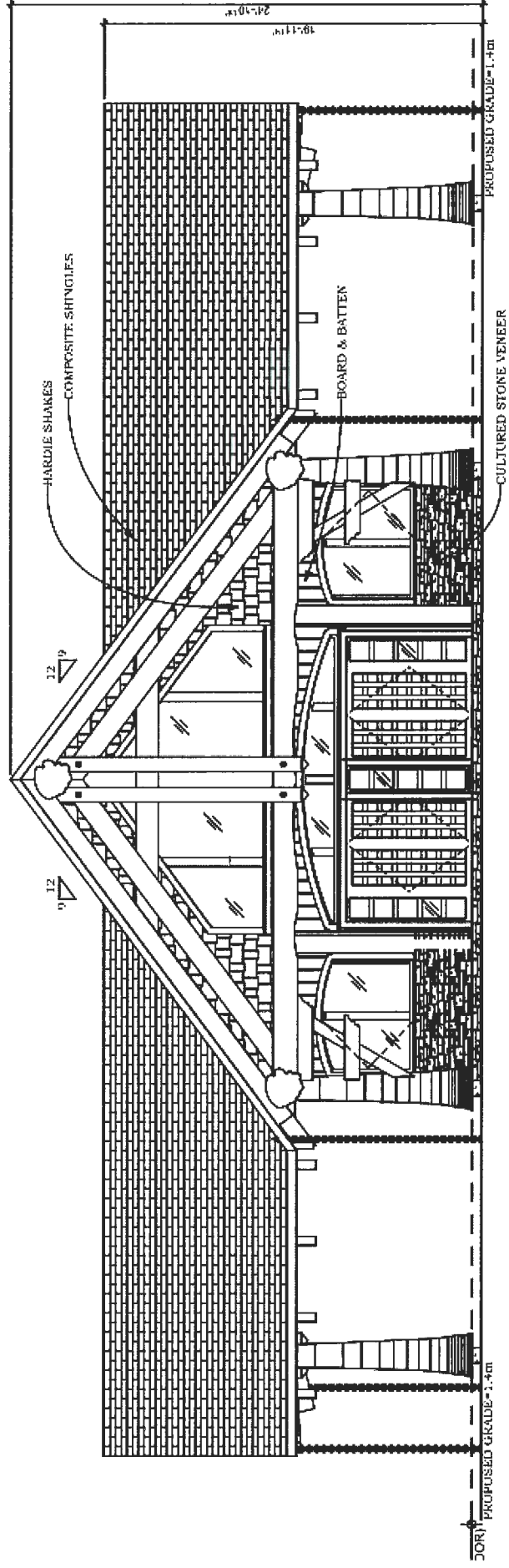
Savender Rich Farm

8460 Steveston Hwy

Landscaping plan



Proposed Roadside Stand



Lavender Field in Spring 2018



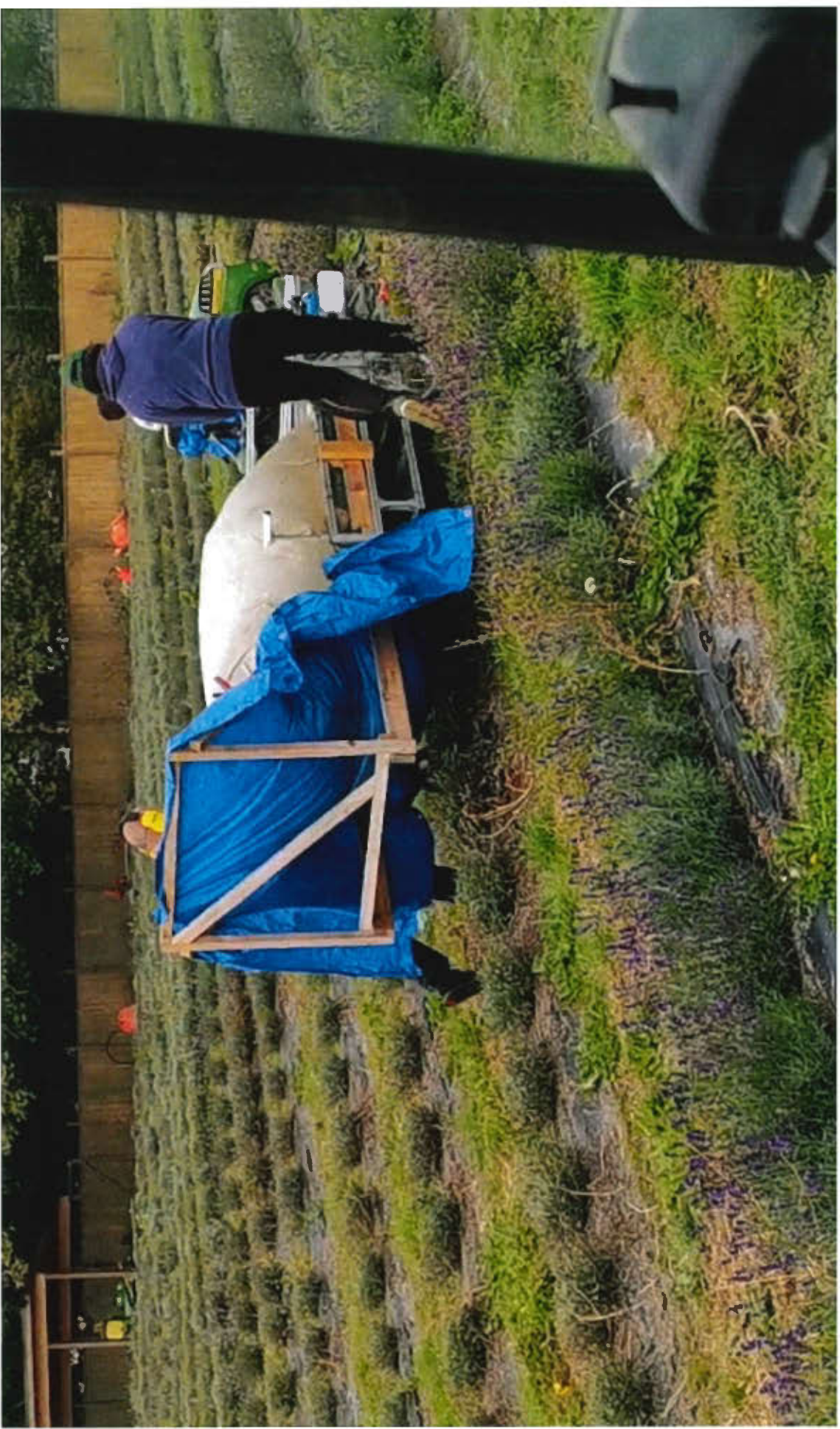
Lavender Field in Spring 2019



Lavender Field in Summer 2019



Harvesting



Air Dry in the Barn



Distill Lavender Oil



Value-added lavender products



**DR ORGANIC
LAVENDER**

