



**Regular Council meeting for Public Hearings
Monday, February 15, 2016**

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

David Weber, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 9506**

(Location: 8020, 8040, 8100, 8140, 8160, 8200, 8240, 8280, 8320, 8480, 8580, 8600, 8720, 8760, 8840, 9220, 9360, 9500, 9560, 10060, 10160, 10180, 10220, 10260, 10320, 10780, 10820, and 10880 No. 5 Road, 12011, 12100, 12180, 12200, 12260, 12280, and 12300 Blundell Road, and 12339 and 12733 Steveston Highway; Applicant: City of Richmond)

Applicant's Comments:

Terry Crowe, Manager, Policy Planning Department provided the following update on the application:

- the Agricultural Land Commission (ALC) has indicated that the proposed amendment is acceptable as it is consistent with the ALC's long-standing support for the agricultural use of the Backlands;
- Townline Gardens Inc. has requested that the four properties at the south end of the Policy Area be removed from the bylaw amendment as they are outside of the Agricultural Land Reserve (ALR);



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- the ALC has not received a formal application from the Ministry of Transportation and Infrastructure (MOTI) with respect to the widening of the highway to accommodate the George Massey Bridge Project; and
- the widening of the highway on the west side of No. 5 Road is an option that could be explored when an application is received from the MOTI.

Written Submissions:

- (a) Eileen Wu, 8240 No. 5 Road (Schedule 1)
- (b) Colin Fry, Agricultural Land Commission (Schedule 2)

Submissions from the floor:

Marni Adrian, Richmond Christian School Association, 10260 No. 5 Road, requested that the City postpone the implementation of the bylaw amendment, until there is certainty regarding whether additional agricultural land will be required for the construction of the George Massey Bridge. The MOTI has not yet indicated the amount of agricultural land that would be required to be taken from the school's property.

Discussion ensued regarding the requirement for the City to be informed when an application from the MOTI is received by the ALC. If adopted, the Backlands Strategy OCP Amendment could be implemented with each development, and at the earliest, over the next year. Hence, if there is a conflict presented by the expropriation by the Province, the Backlands Strategy could be amended to address the conflict. Council confirmed its intention to defer construction of the farm access road until there is certainty around the George Massey Bridge land requirements.

Bill Zylmans, 17771 Westminster Highway, spoke to Council as an individual who farms 35 acres of the land in question. There is a problem with drainage and irrigation on the land, but road access to the Backlands has not been an issue. Mr. Zylmans requested that Council postpone the decision on the Backlands Strategy, noting that additional property expropriation will further limit the type of crops that can be grown on the land. Staff responded to a question from Mr. Zylman by advising that a developer would be required to provide the property that would be needed for the Backlands access road as well as provide a right-of way, as part of a development application process.

Shaheen Rashid, Shia Muslim Society, 8580 No. 5 Road, expressed his opinion that the bylaw amendment is not urgent and questioned how the



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amendment to the OCP would affect the Shia Muslim Society, who do not have a rezoning application in progress. Staff confirmed that the status quo would continue and there would be no impact on the current agreement that allows the land to be utilized as a school playground. Staff further confirmed that the right-of-way for the farm road access would be required to be given to the City without cost.

In response to a question from Council, the Mr. Rashid advised that he has not been party to the discussion with the Province regarding the amount of land required from the Society for the George Massey Bridge.

Council provided the following comments:

- the Backlands Strategy demonstrates the importance of protecting farmland, irrespective of the scale of the farming activity involved and the variability in the use of the land for raising animals or crops; and
- the situation on No. 5 Road is a long-standing arrangement between the City and the ALC to allow religious institutions to front No. 5 Road on the condition that they farm the Backlands and the suggestion that the Backlands not be farmed would be contrary to the agreement.

Staff confirmed that the City has not invested any taxpayer resources to the farm the Backlands to date.

PH16/2-1

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 be amended to include the revised No. 5 Road Backlands Policy Area Map which removes the properties at 12733, 10780, 10820 and 12339 Steveston Highway and 10880 No. 5 Road from the No. 5 Road Backlands Policy area (attached to and forming part of these Minutes as Schedule 3).

CARRIED

Opposed: Cllr. Loo

PH16/2-2

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 be given second as amended and third reading.

CARRIED

Opposed: Cllr. Loo



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PH16/2-3

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 be adopted.

CARRIED

Opposed: Cllr. Loo

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9507
(ZT 15-708370)**

(Location: 8477 Bridgeport Road; Applicant: GBL Architects Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/2-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9507 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9511
(RZ 15-692244)**

(Location: 7400/7420 Schaefer Avenue; Applicant: Chi Kuen Yeung and Cardison Chun Kik Yeung)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

In response to a question from Council, staff confirmed that the provision of parking, in accordance with the bylaw, would be adequate.



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PH16/2-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9511 be given second and third readings.

CARRIED

ADJOURNMENT

PH16/2-6

It was moved and seconded

That the meeting adjourn (7:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, February 15, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

MayorandCouncillors

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 15, 2016.

From: Webgraphics
Sent: Monday, 15 February 2016 12:51 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #914)

To Public Hearing
Date: Feb 15, 2016
Item #: 1
Re: CCP Bylaw 7000
Amendment Bylaw
9506

Send a Submission Online (response #914)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/15/2016 12:50:15 PM

Survey Response

Your Name	Eileen Wu
Your Address	8240 No.5 Road, Richmond, BC V6Y 2V4
Subject Property Address OR Bylaw Number	8240 No.5 Road, Richmond, BC V6Y 2V4
Comments	Property Owner Name: Dharma Drum Mountain Buddhist Association /Phone Number: 604-277-1357 Ext.106 /Email Address: info@ddmba.ca /Current Use of Land: Assembly & blueberries, fruit orchard, vegetables and greenhouse /Comments: We would like to continue farming our backlands. Regarding both leasing the land and granting right-of-way access, our main concerns are (1) possibility of causing disruption of our year-round meditation retreat programs, which require silence and calm environment (2) safety (the monastery is home to several resident nuns) (3) air pollution and increasing noise generated from increased traffic or unclean farming methods using pesticide or insecticide.

Comment Sheet
No. 5 Road Backlands Policy

To: Director, City Clerk's Office **Fax: 604-278-5139**

From: Dharma Drum Mountain Buddhist Association

Date: February 15, 2016

RE: Property Address – 8240 No. 5 Road, Richmond, BC V6Y 2V4

Comment Sheet Completed by: Eileen Wu

Phone Number: 604-277-1357 Ext.106

Email Address: info@ddmba.ca

Current Use of Land: Assembly & blueberries, fruit orchard, vegetables and greenhouse

Comments: We would like to continue farming our backlands.

Regarding both leasing the land and granting right-of-way access, our main concerns are (1) possibility of causing disruption of our year-round meditation retreat programs, which require silence and calm environment (2) safety (the monastery is home to several resident nuns) (3) air pollution and increasing noise generated from increased traffic or unclean farming methods using pesticide or insecticide.

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 15, 2016.

To Public Hearing
Date: <u>Feb 15, 2016</u>
Item # <u>1</u>
Re: <u>Official Community Plan Bylaw 9000, Amendment Bylaw 9506</u>

Buie,Dovelle

From: Fry, Colin ALC:EX <Colin.Fry@gov.bc.ca>
Sent: Monday, 15 February 2016 12:18 PM
To: Crowe,Terry
Cc: Weber,David; Buie,Dovelle; Park,Minhee; Watson, Eamonn ALC:EX; Pellett, Tony ALC:EX
Subject: RE: Proposed OCP No.5 Road Backlands Policy Report

Hello Terry, this is further to your information provided below and our telephone conversation earlier this morning. As we discussed the information includes:

1. Information regarding a new non-farm use application involving the property at 8100 No. 5 Road;
2. Information regarding the George Massey Bridge Project;
3. Proposed Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506; and
4. A request to the City of Richmond from Townline Gardens Inc. to remove the properties at the south end of the Policy Area from the Policy Area. The properties are located outside the ALR.

To Point 1 - I can confirm that the Commission is in receipt of a non-farm use application from the Arul Migu Thurkadevi Society of BC. As the application has not yet been placed before the South Coast Panel for adjudication and determination, it would be inappropriate to offer any comments in this regard.

To Point 2 – It is the Commission’s understanding that the Ministry of Transportation and Infrastructure is in the process of preparing an application for submission to the Commission. As the application has not yet been received by the Commission, it would be inappropriate to offer any comments in this regard.

To Point 3 – I have read the proposed Amendment Bylaw 9506 regarding the City’s Backlands Policy Area. As the amendment appears to facilitate greater opportunities for the City to encourage the development of agricultural pursuits on the Backlands, the amendment is consistent with the Commission’s long standing support for the agricultural use of the Backlands.

To Point 4 – No objections.

I trust you find this response satisfactory.

Sincerely,

Colin J. Fry
Chief Tribunal Officer
Agricultural Land Commission
Telephone: Office (604) 660-7000
Telephone: Direct (604) 660-7006

From: Crowe,Terry [<mailto:TCrowe@richmond.ca>]
Sent: Monday, February 15, 2016 9:59 AM
To: Fry, Colin ALC:EX
Cc: Weber,David; Buie,Dovelle; Park,Minhee

Subject: Proposed OCP No.5 Road Backlands Policy Report

Importance: High

Heather while the City sent proposed OCP No 5 Road Backlands Policy to the ALC, can you please resend it to Colin Fry of the ALC ASAP so that he may provide their comments to Council for Monday's Public Hearing.

Thanks

Terry Crowe, RPP, MCIP,
Manager, Policy Planning Department (PPD)

City of Richmond,

Richmond , BC V6Y 2C1

Office Tel: (604) 276-4139

Office Fax: (605) 276 4052

Office Cell: (788) 228 -2433.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9506
(No. 5 Road Backlands Policy)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 7.0 Agriculture and Food:

“7.3. No. 5 Road Backlands Policy

OVERVIEW:

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called “No. 5 Road Backlands Policy Area” as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed.

OBJECTIVE:

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

POLICIES:

- a) The types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the “OCP”) to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process.
- b) In the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed.
- c) Property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City’s designate to access and farm the Backlands.

- d) The City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans).
- e) In the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical.
- f) In the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval.
- g) Applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant.

Development Application Procedure and Requirements

- a) All proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP.
- b) Consideration of Community Institutional development in the Frontlands is generally subject to:
 - i. Submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration.
 - ii. Pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process.
 - iii. Other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context.
- c) In certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application.
- d) In considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
 - i. Prepare farm plans with access;
 - ii. Explore farm consolidation;
 - iii. Commit to do any necessary on-site infrastructure improvements;
 - iv. Co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

Reporting requirements

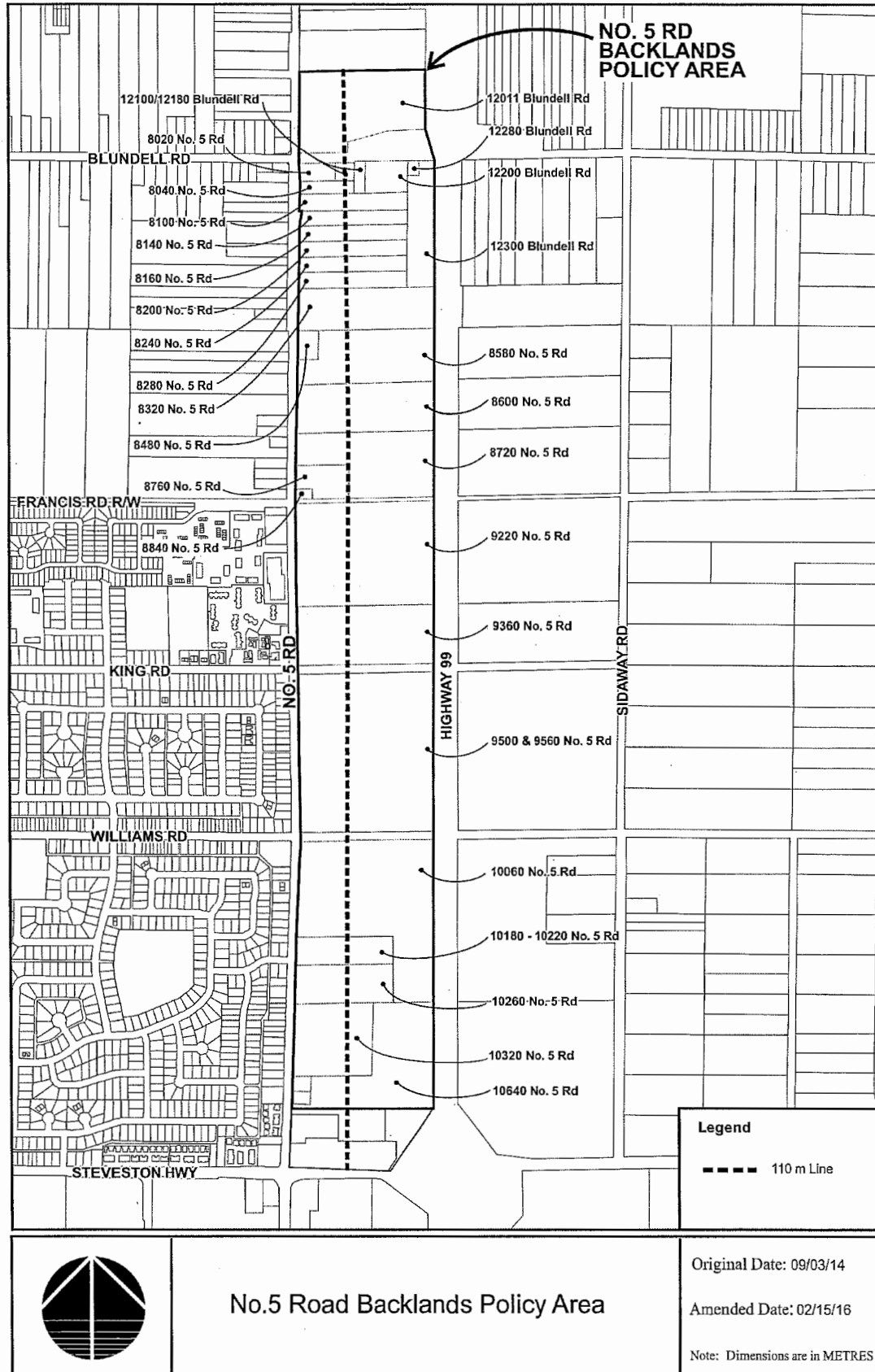
- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER