



**Regular Council meeting for Public Hearings
Monday, May 15, 2017 & Wednesday, May 17, 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

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9715
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9687**
(File Ref. No. 12-8060-20-009687/9715) (REDMS No. 5362581, 5228881, 5327032, 5364465)
- 1A. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9715**
(Location: City-wide) (Applicant: City of Richmond)
- 1B. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9687**
(Location: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road)
(Applicant: Anthem Properties Group Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Annie Chong, 10168 Kilby Drive (Schedule 1)
- (b) Wilson Chong, 6195 168 Street (Schedule 2)
- (c) Gina Mahil, 11551 Seahurst Road (Schedule 3)
- (d) Heather, 10551 Springfield Crescent (Schedule 4)



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- (e) Ben Gies, 8100 Corless Place (Schedule 5)
- (f) Courtney Haines, 13020 No. 2 Road (Schedule 6)
- (g) Tom Cox-Rogers, 103020 No. 2 Road (Schedule 7)
- (h) Larry Biggar, 10471 Springhill Crescent (Schedule 8)
- (i) Martin Yeung, 7733 Heather Street (Schedule 9)
- (j) Karny Mahil, 11551 Seahurst Road (Schedule 10)
- (k) Maureen Taylor Forey, 8580 Doulton Place (Schedule 11)
- (l) Suzy Kim, 8040 Railway Avenue (Schedule 12)
- (m) Carl McWhinnie, 8580 Doulton Place (Schedule 13)

Submissions from the floor:

Mackenzie Biggar, 3900 Moncton Street, supported the proposed rezoning due as it will provide a variety of affordability options.

PH17/5-1 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be given second and third readings.

CARRIED

PH17/5-2 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687 be given second and third readings.

CARRIED

PH17/5-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be adopted.

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9703**
 (Location: 8511 No. 4 Road) (Applicant: Pak Ching Chan & Anna Lei Ling Lee)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH17/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9705**
(Location: 5071 Steveston Highway) (Applicant: Oris (TLP) Developments Corp.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Jack O'Hare, 5031 Steveston Highway (Schedule 14)
- (b) Robert Ransford, 10720 Railway Avenue (Schedule 15)
- (c) Leon Sison, 10591 Hollymount Drive (Schedule 16)

Submissions from the floor:

None.

PH17/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9713**
(Location: 7000/7002/7020 Williams Road & 10060 Gilbert Road) (Applicant: Zhao XD Architect Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH17/5-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9713 be given second and third readings.

CARRIED

5. **TEMPORARY USE PERMIT RENEWAL APPLICATION
(TU 17-763604)**

(Location: 8320 Cambie Road and 8431 Brownwood Road) (Applicant: Fairchild Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Zaynub Mia and Captain Zimmerman, 8451 Brownwood Road (Schedule 17)
- (b) Richmond resident, 8400 Brownwood Road (Schedule 18)
- (c) Chen Ming Fong, 8420 Brownwood Road (Schedule 19)
- (d) Marian and Charles Dean, 8411 Browngate Road (Schedule 20)
- (e) Richmond resident, 4140 Brownlea Road (Schedule 21)
- (f) Richmond resident, 4120 Brownlea Road (Schedule 22)

Submissions from the floor:

None.



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PH17/5-7

It was moved and seconded

That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.

The question on the motion was not called as discussion took place on the proposed temporary use permit. In response to a question from Council, staff advised that they have been in discussion with the applicant regarding (i) dust control in drier weather, (ii) landscaping and (iii) a garbage enclosure.

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

6. **TEMPORARY COMMERCIAL USE PERMIT (TU 17-762905)**

(Location: 13340 Smallwood Place) (Applicant: Beth Denny OMB Architects.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Eyal Lichtmann, Richmond Animal Protection Society (Schedule 23)

Submissions from the floor:

None.

PH17/5-8

It was moved and seconded

That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.

CARRIED



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7. **BYLAWS RELATED TO AGRICULTURALLY ZONED LAND**

**OFFICIAL COMMUNITY PLAN 9000, AMENDMENT BYLAW 9706
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9707
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9712
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9717**
(Location: City-wide) (Applicant: City of Richmond)

Applicant's Comments:

With the aid of renderings (attached to and forming part of these Minutes as Schedule 24), Wayne Craig, Director, Development, provided background information and stated that the proposed bylaws (i) establish a farm home plate on agricultural zoned properties to ensure residential development is focused on a specific area within a lot, (ii) introduce new regulations on residential development in the AG1 zone, (iii) introduce new regulations on residential development on the RS/1 subzones located in the Agricultural Land Reserve (ALR), and (iv) introduce policies with regard to site specific requests for larger homes and secondary dwellings for full-time farm labour on parcels greater than 8 hectares.

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

Zoning Amendment Bylaw No. 9707

- establishes a farm home plate that is intended to focus all residential buildings and associated infrastructure but excluding septic fields on a specific portion of the lot;
- provides for enhanced farm access to the rear agricultural area;
- provides a farm home plate that ensures all agricultural properties preserve an opportunity for farming on at least a portion of the lot;
- 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.



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Zoning Amendment Bylaw No. 9712

- revises density calculation for agricultural properties so density formula is consistent with City's urban areas;
- places 2 distinct maximum house size limits: (i) 500 m² for lots less than 0.2 hectares and (ii) 1000 m² for lots 0.2 hectares and greater; and
- proposes to establish a limit on detached accessory buildings of 70 m².

Zoning Amendment Bylaw No. 9717

- amends RS/1 subzone in the ALR to place the same distinct house size maximums.

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 lots greater than 8 hectares.

In reply to queries from Council, Mr. Craig responded that the City of Surrey has a maximum farm home plate of 2,000 square metres and does not have a limit on house size.

Also, Mr. Craig advised that the exclusion of a septic field from the farm home plate would decrease the area of land available for agricultural purposes.

Written Submissions:

- (a) Michelle Li (May 5, 2017), Richmond resident (Schedule 25)
- (b) Debra, 10900 No. 3 Road (Schedule 26)
- (c) Jim Wright, 8300 Osgoode Drive (Schedule 27)
- (d) John Roston, 12262 Ewen Avenue (Schedule 28)
- (e) Jaclyn Kirby, 7377 Salisbury Avenue (Schedule 29)
- (f) Dr. Steven Pelech, 5640 Musgrave Crescent (Schedule 30)
- (g) Daniela Navarria, 8180 Lansdowne Road (Schedule 31)
- (h) Monica Torres, 12311 No. 2 Road (Schedule 32)
- (i) Emilie Henderson, 12438 Brunswick Place (Schedule 33)



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- (j) Hélène Fraser, 7560 Sunnymede Crescent (Schedule 34)
- (k) Ruth Plerce, 11171 4th Avenue (Schedule 35)
- (l) B. Yaworski, 4687 Morgan Place, Ladner (Schedule 36)
- (m) Dan Straker, 3448 West 1st Avenue, Vancouver (Schedule 37)
- (n) Chris Shannon, 9080 Parksville Drive (Schedule 38)
- (o) Dorothy Levitt, 7511 Minoru Boulevard (Schedule 39)
- (p) Marion Smith, 6580 Mayflower Drive (2 pieces of correspondence) (Schedule 40)
- (q) Gerry Pelletier, 4280 Moncton Street (Schedule 41)
- (r) Rosina Rodighiero, 5771 Forsyth Crescent (Schedule 42)
- (s) Krystie, 1389 20th Street, West Vancouver (Schedule 43)
- (t) Michelle Kwieton, 5800 Andrews Road (Schedule 44)
- (u) Sandra Marquardt, 6300 Birch Street (Schedule 45)
- (v) Lynn Daoust, 12639 No. 2 Road (Schedule 46)
- (w) Katherine Innes, 11920 4th Avenue (Schedule 47)
- (x) Andrea Cade, 10033 River Drive (Schedule 48)
- (y) Lyndsay Scott, 12411 Trites Road (Schedule 49)
- (z) Pei-San Tsai, 10033 River Drive (Schedule 50)
- (aa) Natalie Choy, 3900 Scotsdale Place (Schedule 51)
- (bb) Michelle Li (May 11, 2017), 10350 Hollybank Drive (Schedule 52)
- (cc) Leslie Williams, 2771 Westminster Highway (Schedule 53)
- (dd) Cathy W, 8120 Jones Road (Schedule 54)
- (ee) Anders Erickson, 6385 Hawthorn Lane, Vancouver (Schedule 55)
- (ff) Brenda Denchfield, the Canadian Federation of University Women (Schedule 56)
- (gg) Laura McLeod, 12935 16th Avenue (Schedule 57)
- (hh) Ross Pallett, 5500 Andrews Road (Schedule 58)
- (ii) Rae McInnes, 5500 Andrews Road (Schedule 59)



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- (jj) Christine Ho, 3530 Cambie Street, Vancouver (Schedule 60)
- (kk) Cheryl Thomas, 68 Cameron Road, Clearwater (Schedule 61)
- (ll) James Barry Gifford, 10431 Hollybank Drive (Schedule 62)
- (mm) Joanne Nicholson, 12411 Trites Road (Schedule 63)
- (nn) Grace Sarbeng, 2111 Lower Mall, Vancouver (Schedule 64)
- (oo) Mei, 7240 Montana Road (Schedule 65)
- (pp) S.D. Allen, Vancouver resident (Schedule 66)
- (qq) Bryan, 3880 Westminster Highway (Schedule 67)
- (rr) Joanne Masse, 11971 7th Avenue (Schedule 68)
- (ss) Seana Hong, 9339 Alberta Road (Schedule 69)
- (tt) Stephanie Samila, 9151 No. 5 Road (Schedule 70)
- (uu) Mary Miller, 9551 Bowen Drive (Schedule 71)
- (vv) Keeley Nixon, 6385 Hawthorn Lane, Vancouver (Schedule 72)
- (ww) Lydia Travers, Richmond resident (Schedule 73)
- (xx) Zoe-Ann and Brian White, 9451 Glenallan Drive (Schedule 74)
- (yy) Mary Phillips, 5500 Andrews Road (Schedule 75)
- (zz) Alisa Beischer, 3375 Raleigh Street, Port Coquitlam (Schedule 76)
- (aaa) David Bridges, 1746 Aldergrove BC (Schedule 77)
- (bbb) De Whalen, Richmond resident (Schedule 78)
- (ccc) Daphne Kerley, 7491 No. 1 Road (Schedule 79)
- (ddd) Ellen Chapman, 7491 No. 1 Road (Schedule 80)
- (eee) Ernesto Ayala, 4280 Moncton Street (Schedule 81)
- (fff) Derek Chichak, 5180 Woodward's Road (Schedule 82)
- (ggg) Nikki Hollinson, 5580 Langtree Avenue (Schedule 83)
- (hhh) Bosco Hong, 9339 Alberta Road (Schedule 84)
- (iii) Gayle and Mark McCooey, 8311 Fairfax Place (Schedule 85)
- (jjj) Melanie Beggs-Murray, 5115 Garden City Road (Schedule 86)



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- (kkk) Ning Shu, 6600 Barnard Drive (Schedule 87)
- (lll) Grace Augustinowicz, 2560 154 Street, Surrey (Schedule 88)
- (mmm) Felipe Vera, 11671 Kestrel Drive (Schedule 89)
- (nnn) Emily Vera, 11671 Kestrel Drive (Schedule 90)
- (ooo) Brechin Maclean, 12331 Phoenix Drive (Schedule 91)
- (ppp) Dean Garner, 4151 Regent Street (Schedule 92)
- (qqq) Olga Nadjafova, 7500 Francis Road (Schedule 93)
- (rrr) Jade C (Schedule 94)
- (sss) Sharon Renneberg, 4211 Bayview Street (Schedule 95)
- (ttt) M. Solie, 1260 Bidwell Street, Vancouver (Schedule 96)
- (uuu) Amy Robinson, 1075 Victoria Drive, Vancouver (Schedule 97)
- (vvv) Catherine Chappell, 4280 Moncton Street (Schedule 98)
- (www) Sandy Rocha, Vancouver resident (Schedule 99)
- (xxx) Jennifer Meilleur, North Shore Table Matters Network (Schedule 100)
- (yyy) Teresa Sameshima, 9720 Swansea Drive (Schedule 101)
- (zzz) Sandy Jin Tang, 7733 Heather Street (Schedule 102)
- (aaaa) Barbara Allan, 9200 Ferndale Road (Schedule 103)
- (bbbb) Arno Schortinghuis (Schedule 104)
- (cccc) Karen McDonald, 7111 Lynwood Drive (Schedule 105)
- (dddd) William Schuss, Tsawwassen resident (Schedule 106)
- (eeee) Tammy Prince, Seafair resident (Schedule 107)
- (ffff) Steven F. Carver, Richmond resident (Schedule 108)
- (gggg) Deborah Simpson, Vancouver Resident (Schedule 109)
- (hhhh) Lori Grant, Port Coquitlam resident (Schedule 110)
- (iiii) Jenny Lee (Schedule 111)
- (jjjj) Henry Sim Loh Lee (Schedule 112)
- (kkkk) Norm Goldstein, 11751 King Road (Schedule 113)



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- (llll) Catherine Ellens, 6233 Birch Street (Schedule 114)
- (mmmm) Lloyd Wilson, 11971 7th Avenue (Schedule 115)
- (nnnn) Bob Mostat, 11266 Railway Avenue (Schedule 116)
- (oooo) Emily Wai Man Lee (Schedule 117)
- (pppp) Mehernaz Parakh, 12331 Phoenix Drive (Schedule 118)
- (qqqq) Michael Wolfe, 9731 Odlin Road (Schedule 119)
- (rrrr) Sabine Eiche, Richmond resident (Schedule 120)
- (ssss) Cheryl McLachlan, Langford, BC (Schedule 121)
- (tttt) Naomi Kolet, 3660 Regent Street (Schedule 122)
- (uuuu) Shaun Good, 5115 Garden City Road (Schedule 123)
- (vvvv) Elizabeth Hardacre, 5391 Woodpecker Drive (Schedule 124)
- (wwww) Angela Burnett (Schedule 125)
- (xxxx) Judith Doyle (Schedule 126)
- (yyyy) Betty Boland, Richmond resident (Schedule 127)
- (zzzz) Lynn Chapman, Roberts Creek, BC (Schedule 128)
- (aaaa) Gabrielle Grun (Schedule 129)
- (bbbb) Bruno Vernier, 6691 Francis Road (Schedule 130)
- (cccc) Kerry Starchuk, 7611 Lancing Place (Schedule 131)
- (dddd) Martin Woolford, 5951 Egret Court (Schedule 132)
- (eeee) Bea Mckenzie, 1139 Lippincott Road (Schedule 133)
- (ffff) Lorraine Bell, 10431 Mortfield Road (Schedule 134)
- (ggggg) Andrew Picard, 11137 Kingfisher Drive (Schedule 135)
- (hhhhh) Hafsa Khan, 3031 Williams Road (Schedule 136)
- (iiii) Greg Allen (Schedule 137)
- (jjjj) Ronald Heber, 3571 Blundell Road (Schedule 138)
- (kkkkk) Anne Marie and Brendan Kelly, 6245 Sheridan Road (Schedule 139)
- (lllll) Prithvipal S. Dadiala, 10131 Blundell Road (Schedule 140)



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- (mmmmm) Wendy Kooyman, 3571 Blundell Road (Schedule 141)
- (nnnnn) Sharon Doucelin, 4911 Pendlebury Road (Schedule 142)
- (ooooo) Mary Hanson, 7671 Abercrombie Drive (Schedule 143)
- (ppppp) William Evans, 10440 Sidaway Road (Schedule 144)
- (qqqqq) Brenda Wong (Schedule 145)
- (rrrrr) (Schedule 146)
- (sssss) Laura Gillanders (Schedule 147)
- (ttttt) Janet Kay, 10511 Springmount Drive (Schedule 148)
- (uuuuu) Bill Pekonen (Schedule 149)
- (vvvvv) Len Kay, 10511 Springmont Drive (Schedule 150)
- (wwwww) Nusheen Dhamani, 9388 McKim Way (Schedule 151)
- (xxxxx) Steve Bridger, 9811 Finn Road (Schedule 152)

Submissions from the floor:

Anita Georgy, Executive Director, Richmond Food Security Society, urged Council to consider strong regulations that protect farmland and stated that she supports the Ministry of Agriculture's bylaw development guide. Also spoke of the City's Official Community Plan, noting that it states that the City will ensure zoning and farmland bylaws are consistent with provincial regulations.

Michelle Li, Richmond Food Security Society, spoke on details of the Ministry of Agriculture's bylaw development guide. She expressed concern regarding (i) the size of homes under consideration, (ii) the exclusion of a septic field from the farm home plate, and (iii) an increase to setbacks.

Jim Wright, 8300 Osgoode Drive, read from his submission (attached to and forming part of these minutes as Schedule 153), and spoke in opposition to the proposed bylaws.

John Roston, 12262 Ewen Avenue, spoke on the current and future costs of farmland and queried its effects on the farming community. Mr. Roston read from his submission (attached to and forming part of these minutes as Schedule 28).



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Sandra Bourque, 6911 Dunsony Place, expressed concern in regards to exceeding 500 m² per house on agricultural land and the proportional increase of the farm home plate for any reason. She urged Council to follow the principle of preserving as much farmland as possible.

Sharon MacGougan, 7411 Ash Street, spoke in opposition to Bylaw 9717 and urged Council to protect the farmland for future farmers. Ms. MacGougan read from her submission (attached to and forming part of these minutes as Schedule 154).

Laura Gillanders, [REDACTED], spoke to the Ministry of Agriculture's bylaw development guide and expressed concern for house sizes on agricultural land and how agricultural land is being utilized for residential purposes. Ms. Gillanders urged Council to accept the initial regulations brought forward by staff to Council and follow the Ministry of Agriculture's bylaw development guide.

Marion Smith, 6580 Mayflower Drive, spoke on the current cost of farmland and contemplated its effects on the farming community. Ms. Smith read from her submission (attached to and forming part of these minutes as Schedule 40).

Bruce May, 5220 No. 8 Road, spoke to the disadvantages to farming in an urban setting and stated that farmers should be afforded the same opportunities with respect to building on their land as other land owners. Also, Mr. May was of the opinion that the location of a septic field should be at the discretion of the farmland owner.

Grant Rice, 10378 125A Street, Surrey, spoke in support of the Ministry of Agriculture's bylaw development guide and the original staff report presented to Council. He then spoke on the Foreign Buyers Tax and expressed concern regarding the escalating cost of farmland as a result of large homes being built on such lots.

John Baines, 11620 No. 4 Road, spoke on (i) large houses in Richmond, (ii) increasing prices of farmland, and (iii) suspected reasons for amending the proposed bylaws.

Nancy Trant, 10100 No 2. Road, expressed concern regarding food security due to large homes on farmland and urged Council to restrict house sizes on agricultural land.



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Ned Georgy, 1621 East 31st Avenue, Vancouver, highlighted the City of Richmond's accomplishments in regards to food security and urged Council to remain close to what is proposed in the Ministry of Agriculture's bylaw development guide.

Deirdre Whalen 13631 Blundell Road, spoke in opposition to the proposed bylaws and urged Council to (i) include coach houses as part of the definition of farm home plate, (ii) lobby the provincial government to make agricultural properties subject to the Foreign Buyers Tax, (iii) follow the Ministry of Agriculture's bylaw development guide, and (iv) eliminate the expectations under proposed Bylaw 9706. Ms. Whalen read from her submission (attached to and forming part of these minutes as Schedule 78).

Keefer Pelech, 10180 Amethyst Avenue, expressed concern regarding (i) food security, (ii) the cost of farmland, and (iii) the livelihood of future farmers.

Helmut Pastrick, 9651 Finn Road, spoke on the economic benefits of farming in Richmond and referred to agricultural statistics from the 2016 census. Mr. Pastrick expressed concern regarding increasing prices for agricultural land, noting that it is challenging for farmers to acquire farmland. He urged Council to limit house sizes on agricultural land with few exceptions.

Steve Guthrie, 3480 Rosamond Avenue, urged Council to (i) reject the proposed bylaws, (ii) be wary of exemptions, and (iii) to endorse previous version for the proposed bylaws as initially presented to Council.

David Baines, 8451 Rosehill Drive, spoke in opposition to Bylaw 9717 and expressed support for the Ministry of Agriculture's bylaw development guide.

Charan Sethi, 10571 Granville Avenue, queried to the discrepancy between house size regulations between agricultural and urban land owners. Mr. Sethi spoke to the difficulties of being a farmer in a city and expressed concern regarding (i) illegal dumping, (ii) RV storage on agricultural land, and (iii) illegal hotels on agricultural land.

Kathleen Beaumont, 6451 London Road, expressed concern on (i) increasing house sizes, (ii) the farm home plate being consumed for estates, and (iii) leasing agricultural land in the rear for farming without proper equipment.

Ron Fontaine, 3560 No. 7 Road, spoke in favour of the proposed bylaws.



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Ben Dhiman, 9360 Sidaway Road, spoke on (i) multi-generational living, (ii) the difficulties of being a farmer in an urban setting, and (iii) the need for a larger farm home plate. Mr. Dhiman advised that the Richmond Farmland Owners Association has created a website advertising farmland for lease; however they have received minimal interest. Also, he noted that the Ministry of Agriculture's bylaw development guide is general and was of the opinion that Council's decision should be based on community needs. Mr. Dhiman then remarked that he supported of the proposed bylaws.

Gary Berar, 9571 No. 6 Road, spoke in favour of the proposed bylaws and was of the opinion that people who have the means to build large homes on agricultural land should be permitted to do so.

VJ Sidhu, 9211 Ogden Drive, spoke in favour of the proposed bylaws and expressed concern with former land rights for farmers. Mr. Sidhu was of the opinion that farmers are significant contributors to society and believed that innovative planning could attract a larger demographic for farmland.

Kush Panatch, representing the Richmond Farmland Owners Association, advised that his group represents approximately 20 acres of active farmland. Mr. Panatch stated he shared Council's concern with regard to the abuse of oversized homes on farmland and the notion to increase farming in Richmond; however, he noted that in order for farming to increase in Richmond, it starts with a successful farmer. Mr. Panatch was of the opinion that additional restrictions on farmers would only impede their farming efforts. Furthermore, he spoke on how farming in general has evolved, noting that as a means of viability, it has become a multi-family endeavour. Mr. Panatch then requested that the location of the septic field be at the discretion of the farmland owner.

PH17/5-9

It was moved and seconded

That Public Hearing of May 15, 2017 proceed past 11:00 p.m.

CARRIED

Anne Piche, 11800 6th Avenue, commented that the majority of farmland in Richmond falls within the proposed bylaws' regulations that permit a larger home. Also, Ms. Piche cautioned Council on zoning amendments and the effects they have across the City and was of the opinion that the septic field not be included in the farm home plate.



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Glen Anderson, 10071 Dyke Road, commented on the economics of farmland in Richmond.

Peter Dhillon, 10531 Springhill Drive, spoke of his family history farming in Richmond and was of the opinion that the subject at hand has divided Richmond residents. Mr. Dhillon acknowledged that the abuse of oversized homes on farmland is concerning; however, he stated that restrictions on farmland further hinder farmers' ability to farm their land. Also, he was of the opinion that although the goal is to preserve land in the ALR, bylaw amendments can potentially do the opposite.

Elaine Beltran-Sellitti, 11711 Trumpeter Drive, spoke of the City's sustainability framework, and was of the opinion that Richmond farmers have the privilege of farming on fertile lands. She stated that when large homes are built on farmland, it directly affected land values, and hinders farming activity. Ms. Beltran-Sellitti urged the City and local farmers to unite in an effort to preserve farmland.

Judy Schneider, 11331 No. 2 Road, expressed concern with regard to the size of homes permitted on ALR lands, noting that mega homes are unaffordable to rent. She was of the opinion that homes on ALR lands should be smaller, and should a land owner wish to build a home that exceeds what is permitted, a variance application be submitted for consideration.

Dale Badh, 2831 Westminster Highway, stated that a farming operation requires more than one farmer. He remarked that leasing farmland in Richmond is most economical for young farmers and was of the opinion that additional restrictions on farmland would deter farming activities.

Doug Wright, 11540 No. 3 Road, spoke of the Agricultural Advisory Committee's comments with regard to house size on agricultural land. He stated that although he is in favour of preserving farmland, those requesting smaller homes on ALR lands are doing so at the financial detriment of farmland owners. Also, Mr. Wright stated that he believed that "septic field" should not be included in the definition of farm home plate and concluded his comments by noting that much concern has been expressed regarding farmland but very little about farmers.



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Jordan Sangha, 6171 No. 6 Road, stated that farming requires more than one farmer. Mr. Sangha was of the opinion that imposing restrictive regulations on agricultural land (i) discourages farmers, (ii) devalues agricultural land, and (iii) limits farmland owners with what they can do with their businesses. Also, he remarked agricultural landowners should be afforded the same opportunities with regard to building amenities on their land as urban land owners. Mr. Sangha then expressed concern with farmland not being farmed in Richmond, stating that he believed this was the real problem.

Stephen Easterbrook, 17740 River Road, Co-Chair, Agricultural Advisory Committee, stated that striking a balance between what farmers wish to see and what agricultural land advocates wish to see is key. He spoke of the global economics of farming, noting that farmers grow what is best suited for the soil they have; it does not necessarily mean that what is grown locally is consumed locally. Mr. Easterbrook then spoke on leasing farmland, noting that it is at the farmland owner's discretion; he queried whether the City could impose a covenant on agricultural land obligating farmland owners to lease their land if approached.

Don Flintoff, 6071 Gilbert Road, stated that the City should follow the Ministry of Agriculture's bylaw development guide and expressed concern with the disappearance of ALR land, noting that should a farmland owner wish to build a larger home than was suggested in the Ministry's guide, they submit a request to Council.

Kathryn McCreary, 7560 Glacier Crescent, spoke in opposition to Bylaw 9706, stating that it is too flexible. She expressed concern with regard to the various criteria in which applicants may request to build larger homes. Also, Ms. McCreary was of the opinion that large homes on agricultural land benefit landowners who wish to increase their property value for resale.

Jora Bhullar, 6660 Sidaway Road, commented on the process undertaken with regard to the proposed bylaws, noting that compromises were made to reach this point. He requested that all farmers not be penalized for the lack of farming by some farmland owners. Mr. Bhullar concluded his comments by stating that if Council wishes to support farming, then the views of farmers should be considered.



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David Yurkovich, 6411 Monteith Road, stated that it's critical that farmland be protected for its best use and its highest value. He requested that Council consider an absolute upper limit on house sizes of 500 m² regardless of lot size. He expressed concern regarding large homes on agricultural land, noting that larger homes equate to less land for farming activities.

Davi Boyal, 6620 No. 6 Road, was of the opinion that large homes on agricultural land does not necessarily take away from farming activities. He stated that farmland owners should not be limited to building homes of a specific size.

E.C. Wittensleger, 10631 Hollymount Drive, was of the opinion that Council, as the leaders of the City, should make a fair decision for all parties involved, one that is best for the entire community.

Eshleen Panatch, 6791 Elmbridge Way, was of the opinion that the size of homes on agricultural land does not affect the lot's farming capability. Also, she expressed concern with regard to limiting house size on agricultural land, stating that such restrictions are at the financial detriment of farmland owners.

Vicki Lingle, Steveston resident, spoke in favour of the Ministry of Agriculture's bylaw development guide and commented on the need to recognize that special provisions for house size on agricultural land may be required on an individual basis.

Todd May, 2620 No. 6 Road, President of the Richmond Farmers' Institute, summarized the comments expressed by all the previous speakers and remarked that the Farmers' Institute supports the proposed bylaws.

Suki Badh, 2831 Westminster Highway, spoke of community contributions from the local farming community, stating that farmers should be afforded flexibility with regard to their land. He then commented on various lot sizes and home size limitations, remarking that additional storeys on a home are not viable to families with older adults.



**Regular Council meeting for Public Hearings
Monday, May 15, 2017 & Wednesday, May 17, 2017**

Mayor Brodie acknowledged the conclusion of the first round of public speakers.

PH17/5-10

It was moved and seconded

That the Public Hearing be recessed, and be reconvened on Wednesday, May 17, 2017 at 7:00 p.m. in the Council Chambers at Richmond City Hall.

CARRIED

RECESSED – 12:51 a.m.

The Public Hearing reconvened at 7:00 p.m. on Wednesday, May 17, 2017 in the Council Chambers at Richmond City Hall with all members of Council present.

The Acting Corporate Officer provided an update on correspondence received after May 15, 2017, which was circulated to Council and form part of these minutes as Schedule 155.

With the aid of renderings (attached to and forming part of these Minutes as Schedule 156), Joe Erceg, General Manager, Planning and Development, illustrated farm home plates for various sized lots. Mr. Erceg then demonstrated what is permitted with regard to house size under the existing zoning bylaws and how this would change should the proposed bylaws under consideration be approved.

Discussion took place on an absolute upper limit on house sizes and staff advised that any deviation from what is proposed in the bylaws before Council would be subject to Council approval.



**Regular Council meeting for Public Hearings
Monday, May 15, 2017 & Wednesday, May 17, 2017**

Submissions from the floor continued:

John Roston, 12262 Ewen Avenue, commented on the challenges of addressing the concerns regarding large homes on agricultural land that hinder farming activity, while permitting large homes on agricultural land to accommodate multi-generational farming. Mr. Roston remarked that he supports farmers for their farming endeavours, however is opposed to agricultural land owners' efforts to increase the price of their lots.

Anita Georgy, 7611 Ash Street, stated that the biggest barrier to farming in Metro Vancouver is the cost of land. Ms. Georgy referenced a study conducted by the Institute of Agriculture at Kwantlen Polytechnic University, which noted that it is more feasible to lease farmland than purchase it. Also, she remarked that given climate change and other global concerns, it is important to have affordable land in order to secure food production. Ms. Georgy then urged Council to follow the Ministry of Agriculture's bylaw development guide with respect to house size on agricultural land.

Sharon MacGougan, 7411 Ash Street, spoke on current real estate trends in her neighbourhood, noting that it is adversely affecting the area and the community.

Ben Dhiman, 9360 Sidaway Road, spoke on land values in Metro Vancouver, and was of the view that restricting house sizes on agricultural land would not correlate with reducing land values.

Don Flintoff, 6071 Gilbert Road, spoke on the Ministry of Agriculture's bylaw development guide.

Steve Guthrie, 3480 Rosamond Avenue, remarked that farming is no longer the best use of land in Richmond. Mr. Guthrie stated that allowing houses to be 1000 m² will decrease agricultural land, while a smaller home would preserve such lands.

John Baines, 11620 No. 4 Road, spoke on the increasing prices of farmland in Richmond. He stated that as more large homes are built, fewer people are farming. Mr. Baines expressed concern regarding the 1000 m² house size, as he did not believe the groups consulted provided a true representation of the local farming community.

Sandra Bourque, 6911 Dunsony Place, stated that farming viability is an issue across Canada. Ms. Bourque stated that family farms are diminishing and being replaced by large corporations, and noted that increasing house sizes on agricultural land will not solve the problem.



**Regular Council meeting for Public Hearings
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Glen Anderson, 10071 Dyke Road, stated that he supported farming and was of the opinion that zoning regulations should not be generated to increase the cost of agricultural land.

Kush Panatch, 6791 Elmbridge Way, spoke on the proposed bylaws and noted that there is more land to farm with the City's proposed bylaws in comparison to what is suggested in the Ministry of Agriculture's bylaw development guide.

Jordan Sangha, 6171 No. 6 Road, spoke on the farm home plate and noted that reducing house size from 1000 m² to 500 m² and keeping the home plate the same size does not allow for more farmland. He stated that by restricting house size on agricultural land it devalues the property, which in turn takes away business opportunities for the land owner.

Bruce May, 5220 No. 8 Road, spoke on the Richmond Farmers' Institute suggestions in regards to exclusion of the septic field and septic tank from the farm home plate.

Charan Sethi, 10571 Granville Avenue, stated that there would be difficulties finding farm labour if farmers were unable to house them.

Grant Rice, 10378 125A Street, Surrey, expressed concern in regards to large homes on farmland. He was of the opinion that 5,000 square feet was a solution that would satisfy everyone's needs.

Laura Gillanders, [REDACTED], stated that Ministry of Agriculture's bylaw development guide suggests the best way to determine house size is to keep it consistent with what is existing in the surrounding neighbourhood. Ms. Gillanders urged Council to save farmland and consider the bylaws that were initially presented to Council.

Ron Fontaine, 3560 No. 7 Road, spoke in support of the proposed bylaws and wished to know what size of house he would be permitted to build on his lot.

Steven Easterbrook, 17740 River Road, stated land prices are increasing due Metro Vancouver's appeal. Mr. Easterbrook urged Council not to alter agricultural land owners' equity due to global economics.



**Regular Council meeting for Public Hearings
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Doug Wright, 11540 No. 3 Road, noted that much of the farmland that is leased has large homes on the property, yet continues to be successful in long term leasing. He stated that restricting house size will devalue farmland and will not be more successful. Mr. Wright concluded his comments by requesting that Council consider the effects on people and farmers of the future when making a decision.

Jora Bhullar, 6660 Sidaway Road, stated that new technologies for farming practices require a large investment and they do not guarantee immediate revenue. Mr. Bhullar was of the opinion that reducing prices of farmland will push farmers to bankruptcy.

Dale Badh, 2831 Westminster Highway, remarked that farming is not an easy endeavour and farmers work industriously to run successful farms. Mr. Badh then urged Council to consider the proposed bylaws.

, expressed concern regarding (i) large homes sprawling on agricultural land, (ii) speculation regarding the cost of agricultural land, and (iii) the use of farmland for illegal activities.

encouraged Council to consider regulations that allow farmland and principal dwellings to co-exist.

Michelle Li, 7611 Ash Street, stated that the City should be supporting farmland and curbing speculation regarding the cost of agricultural land. She stated that she supports farming families and thus, variances for larger homes should be considered for those that truly require it. She expressed concern for farmers of the future and the potential lack of agricultural land available to them for farming. Ms. Li stated she is in favour of the bylaws originally presented to Council.

Jim Wright, 8300 Osgoode Drive, read from his submission (attached to and forming a part of these minutes as Schedule 157).

Suki Badh, 2831 Westminster Highway, remarked that approving the proposed bylaws will significantly reduce the number of large homes on agricultural land in Richmond. Mr. Badh spoke of the farm home plate and the importance for it to be large enough to accommodate family amenities without the potential for farming activities to affect its usage.



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Todd May, 2620 No. 6 Road, remarked that large homes on agricultural land is a concern in the city; however, regulating home size on such lands also negatively affects how farmers farm. Mr. May urged Council to approve the proposed bylaws as he believed they support farmers' livelihood now and in the future.

PH17/5-11

It was moved and seconded

That:

- (a) ***Official Community Plan Bylaw 9000, Amendment Bylaw 9706 be given second and third readings;***
- (b) ***Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be given second and third readings;***
- (c) ***Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 be given second and third readings; and***
- (d) ***Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 be given second and third readings.***

The question on the motion was not called as discussion ensued in regards to reducing house size on AG1 zoned land and in particular, to consider the City of Maple Ridge's regulations on house size.

Cllr. Steves left the meeting (10:37 p.m.) and did not return.

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

PH17/5-12

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 be amended to have a maximum house size limit of 6,995 square feet.

DEFEATED

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



**Regular Council meeting for Public Hearings
Monday, May 15, 2017 & Wednesday, May 17, 2017**

PH17/5-13

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 60 metres.

DEFEATED ON A TIE VOTE

Opposed: Cllrs. Dang
Johnston
McNulty
McPhail

Discussion then took place on increasing the number of storeys permitted of homes on agricultural land in an effort to reduce the home's impact on farming activities.

The question on the main motion was then called and it was **CARRIED** with Cllr. Day opposed.

PH17/5-14

It was moved and seconded

That:

- (a) Official Community Plan Bylaw 9000, Amendment Bylaw 9706 be adopted;*
- (b) Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be adopted;*
- (c) Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 be adopted;
and*
- (d) Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 be adopted.*

CARRIED

Opposed: Cllr. Day

ADJOURNMENT

PH17/5-15

It was moved and seconded

That the meeting adjourn (10:52 p.m.).

CARRIED



**Regular Council meeting for Public Hearings
Monday, May 15, 2017 & Wednesday, May 17, 2017**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

Mayor and Councillors

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphics
Sent: Thursday, 4 May 2017 09:48
To: Mayor and Councillors
Subject: Send a Submission Online (response #1015)

To: Public Hearing
Date: MAY 15, 2017
Item #: 1
Re: BYLAWS 9715 and 9687



Send a Submission Online (response #1015)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/4/2017 9:49:06 AM

Survey Response

Your Name	Annie Chong
Your Address	20 - 10168 Kilby Dr., Richmond, BC
Subject Property Address OR Bylaw Number	10475 - 10631 No. 5 Road
Comments	I support Anthem's development. The complex is very well designed. It will enhance the property and surrounding area with a modern outlook. I used to live at Seafield Cres. and would consider moving back there again.

Mayor and Councillors

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgrap
Sent: Thursday, 4 May 2017 08:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #1014)

To Public Hearing
Date: MAY 15, 2017
Item # 1
Re: BYLAWS 9715 and 9687

Send a Submission Online (response #1014)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/4/2017 8:05:50 AM

Survey Response

Your Name	Wilson Chong
Your Address	34-6195 168 Street
Subject Property Address OR Bylaw Number	10475-10631 #5 Road
Comments	I would like to support this development as an opportunity for my family to get back in to the neighborhood I grew up in. My elementary school was Woodward Elementary. I feel Anthem has communicated well as to what the project will look like and I like the appeal it brings to the area. It is a well designed complex and its a place I'd like to live.



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 1
 Re: BYLAWS 9715
and 9687

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 10 May 2017 17:59
To: MayorandCouncillors
Subject: Send a Submission Online (response #1018)

Send a Submission Online (response #1018)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/10/2017 6:00:27 PM

Survey Response

Your Name	Gina Mahil
Your Address	11551 Seahurst Road, Richmond BC V7A 4K1
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	I am very excited about the possibility of this project as our school was on the closure list last year. We need more affordable housing in this area to attract young families so that our schools remain open. It will be great for the neighborhood to have a new development to strengthen our community. Thank you



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

MayorandCouncillors

From: Webgraphics
Sent: Friday, 12 May 2017 10:00
To: MayorandCouncillors
Subject: Send a Submission Online (response #1067)

To Public Hearing
Date: MAY 15, 2017
Item # 1
Re: BYLAWS 9915 and 9687

Send a Submission Online (response #1067)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 10:01:55 AM

Survey Response

Your Name	Heather
Your Address	10551 Springfield Cr
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	Looking forward to seeing the finished homes!



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Friday, 12 May 2017 10:00
To: Mayor and Councillors
Subject: Send a Submission Online (response #1066)

To Public Hearing	
Date:	MAY 15, 2017
Item #:	1
Re:	Bylaws 975 and 9687

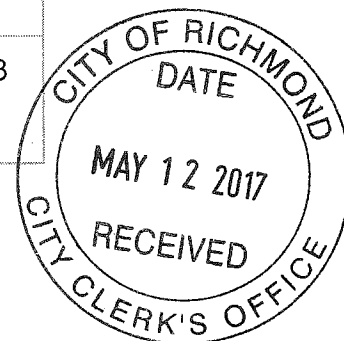
Send a Submission Online (response #1066)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 10:00:56 AM

Survey Response

Your Name	Ben Gies
Your Address	8100 Corless Place
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	Nice that it looks a little different than the typical 3 storey townhouses going up in Richmond.



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17,

To Public Hearing	
Date:	May 15, 2017
Item #:	1
Re:	Bylaws 9715 and 9687

MayorandCouncillors

From: Webgraphics 2017.
Sent: Thursday, 11 May 2017 17:32
To: MayorandCouncillors
Subject: Send a Submission Online (response #1047)

Send a Submission Online (response #1047)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 5:33:46 PM

Survey Response

Your Name	Courtney Haines
Your Address	13020 No. 2 Rd Richmond, B.C.
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	the location is key! close to the library, school,gym, shopping, highway. love the new west coast look its something new and interesting for Richmond which is a welcomed change!



MayorandCouncillors

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphics
Sent: Thursday, 11 May 2017 17:18
To: MayorandCouncillors
Subject: Send a Submission Online (response #1046)

To Public Hearing	
Date:	MAY 15/2017
Item #	1
Re:	Bylaws 9715 and 9687

Send a Submission Online (response #1046)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 5:18:53 PM

Survey Response

Your Name	Tom Cox- Rogers
Your Address	13020 No. 2 Rd Richmond, B.C.
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	I like the modern design, and the location close to shopping and the highway is a big plus. Excited to see what the duplex style townhouse will look like.



MayorandCouncillors

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>1</u>
Re: <u>Bylaws 9715 + 9687</u>

From: Webgraphics
Sent: Thursday, 11 May 2017 21:25
To: MayorandCouncillors
Subject: Send a Submission Online (response #1056)

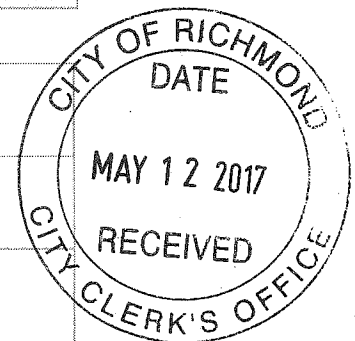
Send a Submission Online (response #1056)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 9:25:10 PM

Survey Response

Your Name	Larry Biggar
Your Address	10471 Springhill Cres.
Subject Property Address OR Bylaw Number	10475-10635 No. 5 Rd
Comments	I have reviewed this proposed townhouse development and support its application to move forward. I like the modern look which is somewhat new to Richmond and I think it fits well with the other projects in the neighbourhood. This is a great location for townhouses given proximity to shopping, highway access, public amenities, schools, parks, public library.



MayorandCouncillors

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgrap...
Sent: Friday, 12 May 2017 10:10
To: MayorandCouncillors
Subject: Send a Submission Online (response #1069)

To Public Hearing	
Date:	MAY 15, 2017
Item #:	1
Re:	BYLAWS 9715 and 9687

Send a Submission Online (response #1069)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 10:11:14 AM

Survey Response

Your Name	Martin Yeung
Your Address	3-7733 Heather Street
Subject Property Address OR Bylaw Number	10475-10631 No. 5
Comments	Hi there, I support the new townhouse development on No. 5 Rd. We need to bring more families into the community and it's good to have an alternative option for 3 and 4 bedroom units that aren't detached single family homes. My extended family and I have raised kids here in Richmond and I'd like them to be able to stay here. Something like this would be a nice option for them in the future when they are ready to have their own families.



ON TABLE ITEM

Date: May 15, 2017
Meeting: Public Hearing
Item: 1

To Public Hearing
Date: MAY 15, 2017
Item # 1
Re: BYLAW 9715,
9687

Mayor and Councillors

From: Webgraphics
Sent: Friday, 12 May 2017 16:01
To: Mayor and Councillors
Subject: Send a Submission Online (response #1076)

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Send a Submission Online (response #1076)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 4:01:52 PM

Survey Response

Your Name	Karny Mahil
Your Address	11551 Seahurst Road, Richmond BC V7A 4K1
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	I am in favour of this development as our community is in need of young new families. We live in an area that has many older families with not very many kids so we welcome the opportunity for new families that will ensure our schools stay open. Thank you

MayorandCouncillors

To Public Hearing
Date: May 15 2017
Item # 1
Re: Bylaw 975 P
9687

From: Webgraphics
Sent: Monday, 15 May 2017 08:45
To: MayorandCouncillors
Subject: Send a Submission Online (response #1104)

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Send a Submission Online (response #1104)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:45:37 AM

Survey Response

Your Name	Maureen Taylor Forey
Your Address	8580 Doulton Place
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	Mayor and Council, I'd like to comment in support of this proposed development. There is a need for more housing in Richmond for young families and downsizers. These 47 townhome units are well planned and designed and will complement the neighbourhood. I hope they receive Council's approval.



MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 May 2017 08:43
To: MayorandCouncillors
Subject: Send a Submission Online (response #1102)

To Public Hearing
Date: May 15, 2017
Item #: 1
Re: BYLAW 9715
9687

Send a Submission Online (response #1102)

Survey Information

Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:44:11 AM

Survey Response

Your Name	Suzy Kim
Your Address	8040 Railway Avenue
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	I'm in support of the townhome development proposed for No.5 Rd. I've seen the designs and I really like the contemporary architecture. These homes will be a nice addition to the neighbourhood and as a Richmond resident I'd like to keep seeing more projects like this.



MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 May 2017 08:38
To: MayorandCouncillors
Subject: Send a Submission Online (response #1101)

To Public Hearing
Date: May 15, 2017
Item #: 1
Re: BYLAW 9087P
9715

Send a Submission Online (response #1101)

Survey Information

Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:38:30 AM

Survey Response

Your Name	Carl McWhinnie
Your Address	8580 Doulton Place
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	My opinion is that the proposed townhouse development on No. 5 Road is appropriate and fits in well with the community. It's nice to see that the developer and architect have put some thought into the design and they are not proposing just another cookie cutter development. Happy to hear there is plenty of resident parking and a large outdoor amenity – sounds like it will be a nice place to live. I encourage Richmond City Council to approve it.



Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

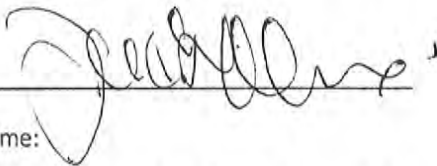
To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>3</u>
Re: <u>BYLAW 9705</u>

City of Richmond
6911 No 3 Road
Richmond, BC

Letter of Support for Proposed Townhouse Development at 5071 Steveston Highway

Dear Sir/Madam

I have reviewed the proposed 9 unit Townhouse Development at 5071 Steveston Highway Architectural Plans dated Feb 8, 2017 and Landscape Plans dated Feb 20, 2017 and support the development proposal.


Name: _____

Jack O'Hare, 5031 Steveston Hwy, Richmond

Address:



City of Richmond
6911 No 3 Road
Richmond, BC

ON TABLE ITEM

Date: May 15, 2017
Meeting: Public Hearing
Item: 3

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>3</u>
Re: <u>BYLAW 9705</u>

Letter of Support for Proposed Townhouse Development at 5071 Steveston Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Dear Sir/Madam

I have reviewed the proposed 9 unit Townhouse Development at 5071 Steveston Highway Architectural Plans dated Feb 8, 2017 and Landscape Plans dated Feb 20, 2017 and support the development proposal.



Name: Robert (Bob) J. Ransford

owner of 10720 RAILWAY AVE

Address:



Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #:	3
Re:	BYLAW 9705

City of Richmond
6911 No 3 Road
Richmond, BC
V6Y 2C1

April 25, 2017

Letter of Support for Proposed Townhouse Development at 5071 Steveston Highway

Dear Sir/Madam

I have reviewed the proposed 9 unit Townhouse Development at 5071 Steveston Highway Architectural Plans dated Feb 8, 2017 and Landscape Plans dated Feb 20, 2017 and support the development proposal.

De Sir
LEON SISON

Name:

10591 HOLLYMOUNT DRIVE

Address:



ON TABLE ITEM

Date: MAY 15, 2017
Meeting: PUBLIC HEARING
Item: 5

To Public Hearing
Date: <u>MAY 15, 2017</u>
Item # <u>5</u>
Re: <u>TU 17-763604</u>

8451 Brownwood Road
Richmond, B.C.
V6X 1H2
May 9, 2017
604-273-5071

Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Jordan Rockerbie

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of a Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

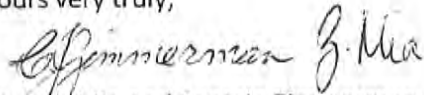
We were initially advised by Mr. John Hopkins that once the three year period for a temporary permit expired, the parking lot would revert back to the green space that was there previously. We and other residents of this neighbourhood are not happy with the existing parking lot. It generates a great deal of dust and noise whenever a vehicle enters or leaves the parking lot. In addition, there has been a proliferation of garbage and the little bit of green space that has been left in not well maintained and is extremely weedy. As a consequence the weeds creep into our yard which has generated a fair amount of work for us. These are the concerns we have as we live in a quiet and clean neighbourhood.

Furthermore, for your information, we have observed that the lot is not being used to its full potential as on most days it is less than half occupied.

Therefore, we would ask that you consider our concerns. Mr. Hopkins had mentioned that the permit was a temporary one and if we were not happy, you would consider changing the parking lot back to a green space.

Thank you for your attention to this matter

Yours very truly,


Zaynab Mia and Captain Zimmerman



Schedule 18 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #	5
Re:	TU 17-763604

Jordan Rockerbie
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

As residents of this neighbourhood, we are not happy with the existing parking lot and would ask that you do not renew the application. The reason for our request is that we find that there is a lot of noise and dust created which impacts us and our neighbourhood.

Thank you.

Yours truly,

8400 Brownwood Road
Richmond B.C. V6X 1H3
(604) 285 8216

2017.5.10

林吉明



Schedule 19 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #:	5
Re:	TU 17-763604

Jordan Rockerbie
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

As residents of this neighbourhood, we are not happy with the existing parking lot and would ask that you do not renew the application. The reason for our request is that we find that there is a lot of noise and dust created which impacts us and our neighbourhood.

Thank you.

Yours truly,

8420 BROWNWOOD RD
RICHMOND BC V6X 1H3

(604) 2788 365

2017.5.10

Chen Ming Fong



Schedule 20 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #:	5
Re:	TU 17-763604

May 14th 2017.

Jordan Rockerbie
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

As residents of this neighbourhood, we are not happy with the existing parking lot and would ask that you do not renew the application. The reason for our request is that we find that there is a lot of noise and dust created which impacts us and our neighbourhood.

Thank you.

Yours truly,

Marian & Charles Dean
8411 Browngate Rd.
Richmond, B.C.
V6X 1G7
604-278-5204



Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #	5
Re:	TU17-763604

Jordan Rockerbie
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

As residents of this neighbourhood, we are not happy with the existing parking lot and would ask that you do not renew the application. The reason for our request is that we find that there is a lot of noise and dust created which impacts us and our neighbourhood.

Thank you.

Yours truly,

4140 Brownlea Road
Richmond, B.C V6X 2E4

(604) 231 0688

2017.5.10

蔡貞秀



Schedule 22 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, May 15, 2017 and
Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item #: <u>5</u>
Re: <u>TU 17-763604</u>

Jordan Rockerbie
City of Richmond
Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Sirs:

Re: Temporary Use Permit Renewal Application (TU 17-763604)

Further to your Notice of Public Hearing regarding the application of a Temporary Use Permit by Fairchild Developments Ltd.

As residents of this neighbourhood, we are not happy with the existing parking lot and would ask that you do not renew the application. The reason for our request is that we find that there is a lot of noise and dust created which impacts us and our neighbourhood.

Thank you.

Yours truly,

4120 Brownlea Road
Richmond, B.C. V6X 2E4

2017, 5, 10

林君桂



Schedule 23 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.



RAPS | Protection Society
From a Street Life to a Safe Life

To Public Hearing	
Date:	MAY 15, 2017
Item #:	6
Re:	TU17-762905

April 21st, 2017

City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Dear Councillor Linda McPhail,

On behalf of the Richmond Animal Protection Society, thank you for advancing to public hearing the request by OMB Architects for a Temporary Commercial Use Permit.

The Richmond Animal Protection Society intends to open a community-supported, social enterprise veterinary hospital in this space. This Regional Animal Hospital represents the completion of a revolutionary new model for sustainability for RAPS.

The Regional Animal Hospital will make RAPS financially sustainable by providing social enterprise veterinary care to the animals in our care and providing veterinary services to companion animals of people in Richmond and throughout Metro Vancouver.

The hospital will eliminate external veterinary expenses for RAPS, which operates the City of Richmond Animal Shelter and the RAPS Cat Sanctuary — the only one of its kind in Canada and one of the largest in North America — while providing a new independent revenue source for RAPS.

The creation of the Regional Animal Hospital represents the culmination of a “RAPS Model” which places Richmond and RAPS on the map as an innovative animal-oriented community. The new RAPS Model includes shelters and sanctuaries, fostering, spaying and neutering, social enterprise and sharing scalable systems.

RAPS is where we are today because of the amazing support we receive from the City of Richmond. We truly hope to make you proud of our efforts to be more sustainable and responsive to the City of Richmond.

We look forward to keeping you informed as this exciting initiative proceeds.

Thank you for taking the time to consider our request and for advancing it to public hearing.

Sincerely,

Eyal Lichtmann,
Executive Director



BYLAW 9707 - FARM HOME PLATE

Schedule 24 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Maximum Farm Home Plate Area

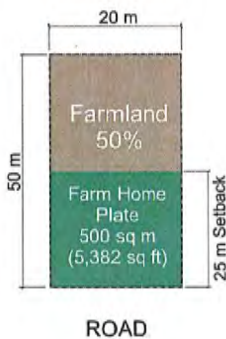
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

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

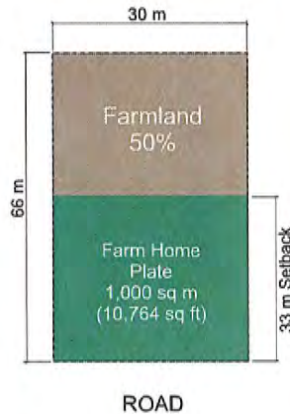
10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

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

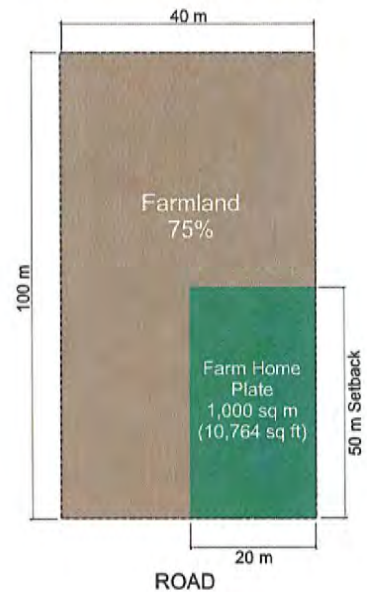
0.1 Ha (1/4 Acre)



0.2 Ha (1/2 Acre)

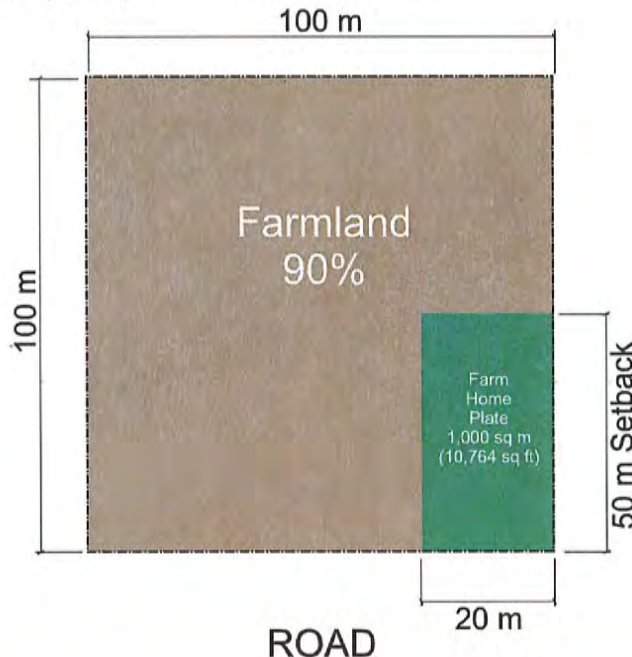


0.4 Ha (1 Acre)

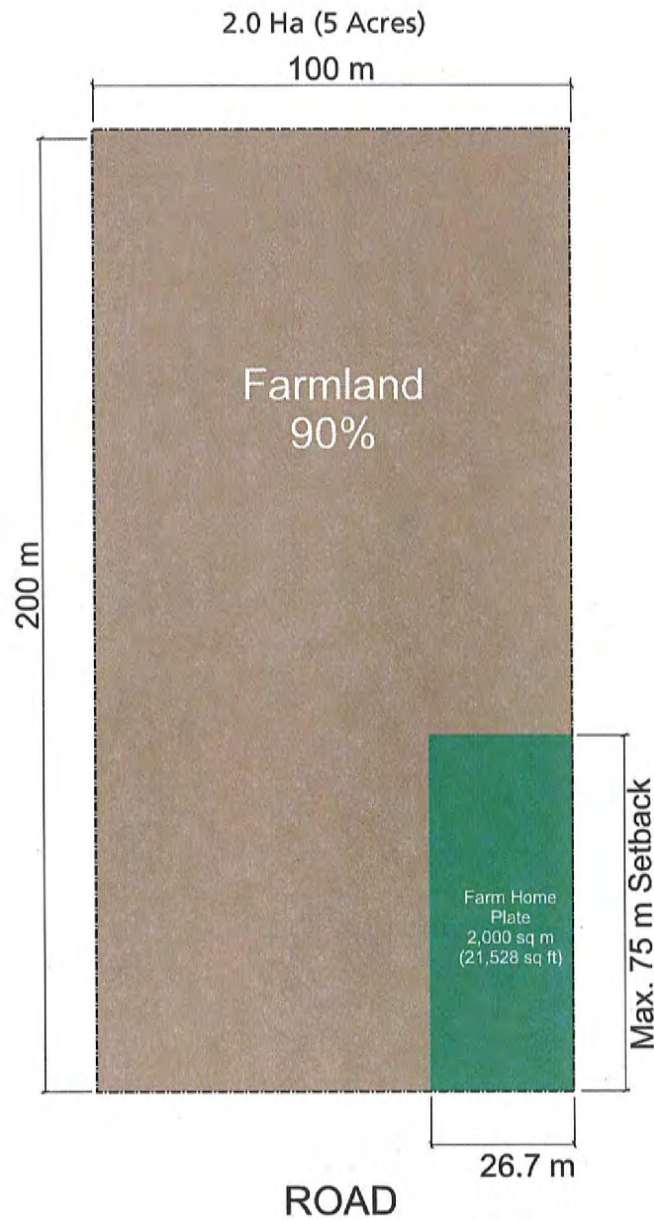


NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 75 m (246 ft).

1.0 Ha (2.5 Acres)



BYLAW 9707 - FARM HOME PLATE



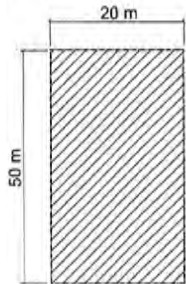
NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 75 m (246 ft).

EXISTING AG1 SETBACK REGULATIONS

Maximum setback for dwelling units = 50 m.

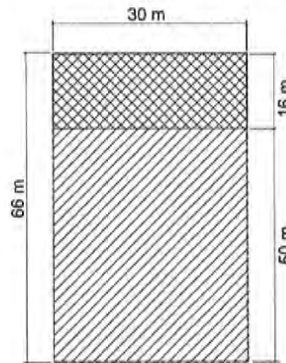
Maximum setback between residential accessory building and dwelling unit = 50 m.

0.1 Ha (1/4 Acre)



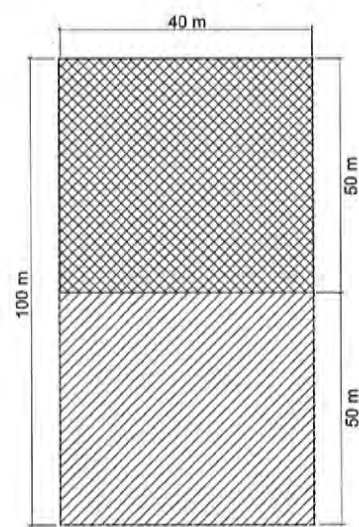
ROAD

0.2 Ha (1/2 Acre)





ROAD

0.4 Ha (1 Acre)

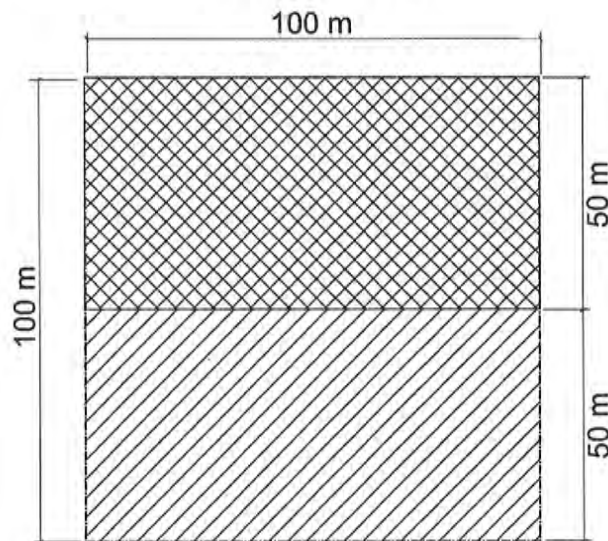


ROAD

LEGEND
Current AG1 Zone Setback Regulations

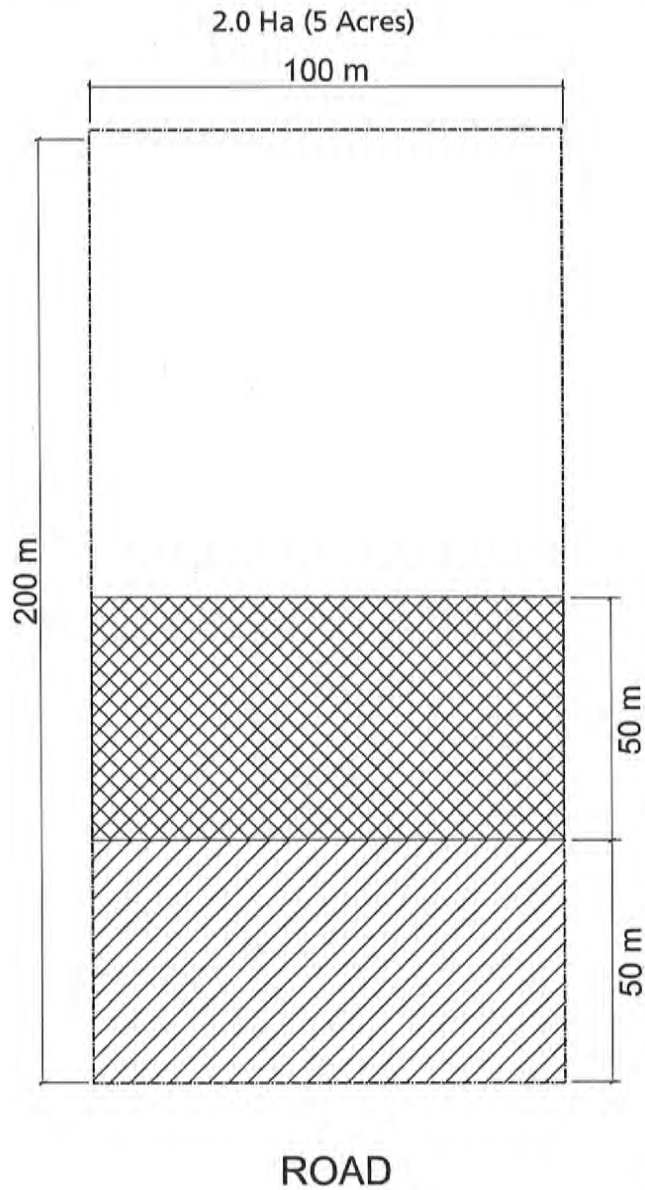
-  Maximum setback area for residential accessory building from dwelling unit.
-  Maximum setback area for dwelling unit.

1.0 Ha (2.5 Acres)





ROAD

EXISTING AG1 SETBACK REGULATIONS



LEGEND

Current AG1 Zone Setback Regulations

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

Schedule 25 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712, 9717

Mayor and Councillors

From: Michelle Li <michelleli@snaw.ca>
Sent: Friday, 5 May 2017 14:33
To: Mayor and Councillors
Subject: ALR Home size



Dear Mayor & Councillors,

You will soon be making a decision that will impact British Columbia's Agricultural Land Reserve, surrounding municipalities, and the rich river delta farmland in Richmond for years to come.

Two of the strongest proponents of the relaxing of home size rules on ALR lands are Gurdial Badh and Ben Dhiman, business partners, who were featured in this Richmond News article:

<http://www.richmond-news.com/news/weekly-feature/feature-property-rights-of-farmers-clash-with-city-slicker-richmond-council-1.11414026>

The thing that doesn't sit well with me, and I think you should seriously consider, is that Mr. Badh and his business partners have much to gain from the exploitation and continuous residential development on ALR land. He has several ALR listings and land in Richmond, and the weakening of the ALR could obviously benefit him greatly.

<https://www.rew.ca/agents/4657/gurdial-sdale-badh/my-listings>

We talk about big money when it comes to our provincial election but it is possible that many of these farmers/realtors may have contributed to your personal electoral funds and I hope that doesn't play a factor in this decision to weaken the ALR.

There are many ways that council could help to control the home sizes on the ALR, and the current bylaw being considered does not do much to curb speculator development on ALR lands. Why not have the same as Delta and the ALC recommendations? Why not allow a bylaw exemption for bigger homes only for those farming families that really need it, instead of continuing to allow large homes to still be built on the ALR?

Everyone in the Lower Mainland will be looking to Richmond to see what we do here and you have the chance to ensure the viability of farming in the future instead of weakening the ALR.

<http://www.metronews.ca/news/vancouver/2017/02/08/municipalities-responsible-for-home-sizes-on-farmland.html>

One of the founders of the ALR sits on council with you and you have the chance to continue this good work by ensuring farmland stays farmland in the future. If you chose not to act, will we return to a feudal system?

Because it seems that is what some farmers want. They want to control land and its value instead of honoring the fact that they bought land within a land reserve, which has its own rules and regulations to ensure the future of agriculture.

You heard from farmers themselves that the future is not blueberries.

The future will mean we will need land for growing a variety of foods, and ALR land will never lose its value. This is about ensuring the viability of agricultural land in the years to come and you have a significant role to play in ensuring it's protected and not wasted on residential development.

Please consider changing your positions to ensure that the citizens of Richmond are heard, as they were in the public consultation survey, and balance that with the few loud voices who have much to gain financially from the weakening of the ALR. Many farmers did not attend the meetings and they cannot speak out. Your decision impacts everyone in the Lower Mainland, whether through access to land, access to locally grown foods or whether it is through the continuing unaffordability of the region driven by decisions like this one.

Please consider the future and those who want to see our city's greatest treasure, the ALR, preserved for generations to come.

Sincerely,

Michelle Li

Schedule 26 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

Mayor and Councillors

From: Webgraphix
Sent: Monday, 8 May 2017 15:35
To: Mayor and Councillors
Subject: Send a Submission Online (response #1016)

Send a Submission Online (response #1016)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/8/2017 3:36:50 PM

Survey Response

Your Name	Debra
Your Address	10900 No. 3 Road
Subject Property Address OR Bylaw Number	9000; 9706; 8500; 9707; 9717
Comments	<p>As a lifelong Richmond resident, I have taken a great deal of pride (and responsibility) in our "Island City by Nature". For five decades plus. It is "home" to me but recent changes have it feeling anything but. My voice is no longer heard it seems, but that needs to change. Growing up in Steveston, all we really knew was farming and fishing... two industries currently being threatened by the invasive nature of development and "change". Change isn't always for the better and I apply Joni Mitchell's Big Yellow Taxi...in particular, "you don't know what you've got till it's gone, they paved paradise..." part. I've always known what we've had here - it's unique, and needs protecting and preserving. Sustainability is a huge issue with our ever changing climate and we must have goals that protect our agricultural land. With that, "farming" is nothing to take for granted, nor exploit. People viewing farmland as a quick ticket to cash in and out with are a very real threat. Under the guise of "needing" to do this or that, they are lobbying to</p>



change things and destroy what is in the best interests of the farm. If farmland doesn't offer what is on their checklist, perhaps farming isn't for them? Farming involves a certain kind of lifestyle...you have to be in tune with the land and committed to protecting it. Some of what we're currently seeing is in direct contrast with that. Opportunity to buy farmland comes with a responsibility. The current drive to turn farmland into real estate is irresponsible and does NOT sit well with the locals or those who do value it. People arguing that this is their land to decide upon must recognize that owning land isn't a free pass to do as you like with it. There are rules of all sorts to consider when purchasing land. I want to have 25 bunnies in my condo, but there are reasons stating why I cannot. Some want to use their land as a junk pile to store old appliances on in the front yard...again, we have rules in place to prevent that. So farm land is not exempt from also having rules and guidelines in place and, with it, comes a responsibility to "use" the land AS farmland....not use the farm to build something different around. Why should farmland be any different than any other property that has bylaws and, by way of that, community interests at heart? Why are we making the rules to suit those buying property vs demanding that those buying property accept some rules as part of their purchase? A farmer does not "need" a 40 room mansion, no one really does. This is "want" we're looking at, not need. We're seeing palaces built on farmland...sprawling villas that are in stark contrast to actual farm houses of the past. We had a quaint, quiet community here once....but these mansions are intrusive and no longer offer a sense of knowing the neighbours or feeling at home any longer in Richmond. Large spiked gates that scream DO NOT ENTER. "PRIVATE CLUB" are different than long, gravel driveways that had people coming and going. Luxury cars are in place, not tractors. These fortresses fool no one. This isn't "farming". I say to those who claim a need for a 40 room home for "cultural, generational and family" reasons that perhaps farmland isn't suited for them? That their needs aren't about farming, first and foremost but are focused on other things? You don't change farming to meet the needs of the family...you assess whether the family is suited to farming (and living in a farmhouse). No family needs a theatre, tennis courts and bowling alley. That family needs a resort, not a farm. If ever there was a time of discontent, it is now. But you have the power to turn things around...to pull on the reins and make sure that every generational family is considered. Mine has been here for 4

generations, and that should count for something. We've managed just fine, despite living in small homes. For it makes a family closer. Don't bite the (agricultural) hand that feeds you or buckle to the demands of those who are putting farming lower on the list than it needs to be. After cultural, generational and other priorities that, in essence, prove that it isn't a farmhouse they're after...it's much different. In the event that you do give way to those screaming for farmhomes that sprawl across the land. please change the name of this city so we're no longer false advertising: "Island City by Development". I also implore that, in the event that you do buckle to the pressure you're facing (which is never reason alone to do so) that, at the very least, you ensure that records are submitted that prove that generational families are, in fact, living in their mansions to substantiate this "need" for them? I also suggest that we do away with property tax breaks for those families on farms valued in the millions. Because tax breaks aren't needed for those living in mansions. We'll expect that those things are in place to ensure "farm" mansions aren't enabling people to exploit benefits and support that is intended for farmers, not people living on farmland. Lastly, a "no resale" clause for these generational homes (that should play out as such...over generations). If we're going to cater to these demands, I'd want to know that these families are committed to farming the land for a contracted period of time to avoid speculation and flipping that strips us of this valuable land. Anyone in protest of that demonstrates an agenda that is likely different than the one their argument is based on.

Schedule 27 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712, 9717

Mayor and Councillors

From: Jim Wright <jamesw8300@shaw.ca>
Sent: Wednesday, 10 May 2017 01:43
To: Mayor and Councillors
Subject: Excellence in protecting farmland (May 15 public hearing)
Attachments: AgHouseSize-help.pdf



Mayor Brodie and Councillors,

At the public hearing on Monday, May 15, I hope you'll send the farmhouse-size bylaw (Bylaw 9717) back to staff to further study the two options that enable the purpose, which is to protect farmland, including making it more possible for people to farm.

The key is the very useful Bylaw 9706, which makes it efficient for farmers and council to arrange exceptions to the farmhouse-size limit for the stated farm purposes.

Hardly any of the massive homes being built are actually farmhouses, but in theory the need for a massive farmhouse could arise. Bylaw 9706 makes it possible to have a farmhouse of any size, perhaps even larger than 1000 square metres, as long as council agrees that it meets the criteria. (Bylaw 9706 still allows for limits on speculators and their ilk, and that is exactly what is needed.)

The effect of Bylaw 9706 is that there are only two options that fit with the limits that are suggested in the provincial guide. Those options cannot harm farming. They can only finally provide some protection for our farmland.

The higher of the two guide-friendly limits is essentially the option that Site Economics consultant Raymond Wozny calculated. The other one limit, a little lower, is based on equally well-done calculations by staff. I have switched to preferring that option because it provides a comfortable margin with nothing lost.

The speculators will hit you with their assertive and aggressive claims about losing their rights, and they are very good at being intimidating in moderation. However, the right to speculate is the right to risk one's money, which includes the possibility of the asset going down in value.

I have explained this further on the first page of the attachment, which will help you to save our farmland excellently. Most likely, I will speak at the hearing, but I will read little or nothing from the attachment. It needs to be read by you when you have time to think about it.

Regards,
Jim Wright
8300 Osgoode Dr., Richmond

**To Richmond Council from Jim Wright (8300 Osgoode Dr., Richmond)
re Bylaw 9717 and 2017-05-15 Public Hearing. Sent on 2017-05-10.**

Please do **not** pass Bylaw 9717, one of the most disastrous bylaws you could ever pass. Please refer the matter to staff to recommend the option that will best meet the stated intents of the *Guide for Bylaw Development in Farming Areas*

That could easily mean House Size Option 2, which is 3261 ft² (but about 3800 ft² including garage). It could possibly mean Option 3, which is 3,650 ft² (but almost 4,200 ft² including garage). Site Economics consultant Raymond Wozny calculated that the 4,200 ft² (including garage) of Option 3 would be the maximum. On the pages after this one, I've attached Options 1–3 and the Wozny report for easy reference.

Personally, I now believe that Option 2, a firm but fair application of the *Guide*, is ideal—in the context that the useful Bylaw 9706 can allow resident farmers ample leeway while Option 2 firmly limits the rampant urban residential misuse of ALR land.

A floor area limit above that would definitely not meet the stated intents of regulating residential uses in the ALR, which are stated in Section 2.4.6 (Guide pages 14–15).

2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

- a) not restricting agricultural activities;
- b) directing the largest residential uses in a community to *non-farming areas*;
- c) minimizing the impact of residential uses on farm practices and farming potential in *farming areas*;
- d) minimizing loss and/or fragmentation of farmland due to residential uses; and
- e) minimizing the impact of residential uses on increasing costs of farmland.

Later in that section, the *Guide* illustrates how to apply the intents (Guide page 19):

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.

The 500 m² applies in areas of BC where the urban residential zoning caters to very large houses—**not** to Richmond. That's clear, as Richard Wozny (Site Economics consultant) realized. Staff were probably trying to compromise with the establishment farmers when they recommended Option 1 (essentially 500 m²), but the compromise with that group is fully provided via Bylaw 9706. (The establishment lobby also wants to lock in speculative value. That would be good for their net worth but not for Richmond.) Beyond that, the community and current and future farmers will gain from Option 2 or 3.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m² (4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200 ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.
- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

Schedule 28 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 9 May 2017 18:07
To: MayorandCouncillors
Subject: Send a Submission Online (response #1017)

Send a Submission Online (response #1017)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/9/2017 6:08:05 PM

Survey Response

Your Name	John Roston
Your Address	12262 Ewen Ave., Richmond, BC
Subject Property Address OR Bylaw Number	Bylaw 8500, Amendment Bylaw 9707 and 9712, Bylaw No. 9000, Amendment Bylaw No. 9706
Comments	The ongoing "mega home on farmland" debate has often obscured the main objective of the bylaws proposed in the initial City staff report on the problem – to preserve as much farmland as possible for the farmers of tomorrow so that it isn't built upon or contaminated thereby taking it out of production forever. The staff report showed how this objective could best be met by limiting farmland house size to 5,382 sq. ft. and ensuring that the setback from the road does not unduly encroach on farmland. Most of our City Councillors have focused on the feedback from the farmers of today, almost all of whom have been farming for many years and own the land they farm. These farmers have realized an enormous windfall profit on their land value due entirely to its attractiveness to wealthy investors who are not interested in farming and want instead to build mega homes. The farmers of today have convincingly pointed out that the farmers of tomorrow will be forced to lease their land since purchasing will be out of the



question even if today's astronomical prices are lowered somewhat by restricting house size. When speaking to City Council, the farmers of today are wearing two very different hats. They are both farmers and landowners. As farmers, they share the very difficult job of farming with the farmers of tomorrow. As landowners, they do not share anything with the farmers of tomorrow, but rather share a desire to preserve the value of their property with many in Richmond who have owned land for a number of years. As one farmer at the April 24th City Council meeting put it, "the elephant in the room is land value." Several other farmers were honest enough to say that their prime concern is keeping farmland prices high to provide for their retirement when they eventually sell or to provide a large inheritance for their children or to serve as collateral in obtaining large loans from a bank. An understandable sentiment shared with many other landowners, but it has nothing to do with farming. In their fear that any meaningful limit on farmland house size will result in a collapse of farmland prices, the landowner farmers persuaded a majority of our City Councillors to double the limit on house size to 10,764 sq. ft. and to increase the setback from the road by moving it back a further 82 ft. onto farmland. While the Councillors spoke of "supporting our farmers" and minimizing any impediments to their farming, these dramatic increases have nothing to do with facilitating farming and will only result in more prime farmland being taken out of production forever. Perhaps to display their wealth, some wealthy investors will build the largest possible house. Permit it and they will build it. The landowner farmers' fears of a farmland price collapse are unfounded. Rather, the staff report limits will slow the rapid escalation of prices and stop further encroachment on prime farmland. Farmland will remain far more attractive to wealthy investors than ordinary residential land. Farmland provides panoramic vistas and privacy; it isn't subject to the 15% foreign buyer tax and it benefits from a 50% rebate on school taxes. The staff report proposals allow farmland houses to be 1,195 sq. ft. larger than the largest house permitted on an 8,000 sq. ft. residential lot. Farmland houses can also be set back further from the road. The reluctance of some City Councillors to adopt the staff report limits is discouraging when we realize that these limits are only a first step in providing farmland to the farmers of tomorrow. The limits preserve farmland, but don't ensure that it will be made available for lease to farmers. Despite an existing significant tax reduction that wealthy investors receive for leasing their farmland to

farmers, many of them refuse to do so. A new group, the Farmland Owners Association, is trying to encourage farmland leasing by facilitating contacts between landowners and farmers. Laudable as that is, City Council needs to ask staff to find a more persuasive and effective mechanism.

Schedule 29 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: B/LAWS 9706,
 9707, 9712 & 9717

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 10:07
To: MayorandCouncillors
Subject: Send a Submission Online (response #1019)

Send a Submission Online (response #1019)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 10:09:09 AM

Survey Response

Your Name	jaclyn kirby
Your Address	7377 salisbury ave
Subject Property Address OR Bylaw Number	9717
Comments	please abide by ministry bylaw guidelines on home sizes for the ALR in order to preserve farmland and reduce residential uses on the ALR. Food security is a big issue that is not being addressed.



Schedule 30 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: BYLAWS 9706, 9707, 9712 and 9717

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:01
To: MayorandCouncillors
Subject: Send a Submission Online (response #1031)

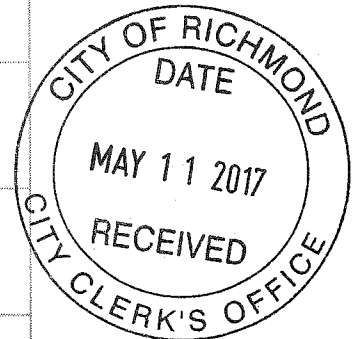
Send a Submission Online (response #1031)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:02:49 PM

Survey Response

Your Name	Dr. Steven Pelech
Your Address	5640 Musgrave Crescent, Richmond, B.C. V6T 5N3
Subject Property Address OR Bylaw Number	9717
Comments	I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). I do not understand the justification for this. This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Furthermore, I am concerned that residences that are so



excessively large may be inappropriately used not as a single family home, but more like hotels or boarding houses. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

Mayor and Councillors

Schedule 31 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphics
Sent: Thursday, 11 May 2017 12:49
To: Mayor and Councillors
Subject: Send a Submission Online (response #1030)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: 9706, 9707,
9712 and 9717

Send a Submission Online (response #1030)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:50:47 PM

Survey Response

Your Name	Daniela Navarria
Your Address	602-8180 Lansdowne Road, Richmond BC V6X 0B1
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to</p>



follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Daniela Navarria

MayorandCouncillors

Schedule 32 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712+9717

From: Webgraphics
Sent: Thursday, 11 May 2017 12:34
To: MayorandCouncillors
Subject: Send a Submission Online (response #1028)

Send a Submission Online (response #1028)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:36:09 PM

Survey Response

Your Name	Monica P Torres
Your Address	12311 No2 Road, Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Monica Torres, City of Richmond

Mayor and Councillors

Schedule 33 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphic
Sent: Thursday, 11 May 2017 12:32
To: Mayor and Councillors
Subject: Send a Submission Online (response #1027)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1027)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:33:30 PM

Survey Response

Your Name	Emilie Henderson
Your Address	21-12438 Brunswick Place
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Emilie Henderson Richmond, BC

Mayor and Councillors

Schedule 34 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphi
Sent: Thursday, 11 May 2017 12:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1026)

Send a Submission Online (response #1026)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:30:55 PM

Survey Response

Your Name	Hélène Fraser
Your Address	7560 Sunnymede cres.
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, H el ene Fraser

Mayor and Councillors

Schedule 35 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712, 9717

From: Webgraphic
Sent: Thursday, 11 May 2017 12:24
To: Mayor and Councillors
Subject: Send a Submission Online (response #1025)

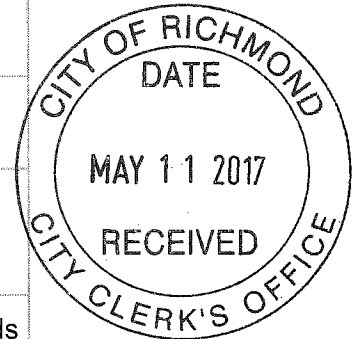
Send a Submission Online (response #1025)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:26:44 PM

Survey Response

Your Name	Ruth Plerce
Your Address	11171 4th Avenue
Subject Property Address OR Bylaw Number	amendment bylaws
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely Ruth Pierce

Mayor and Councillors

Schedule 36 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9716

From: Webgraphics
Sent: Thursday, 11 May 2017 12:12
To: Mayor and Councillors
Subject: Send a Submission Online (response #1024)

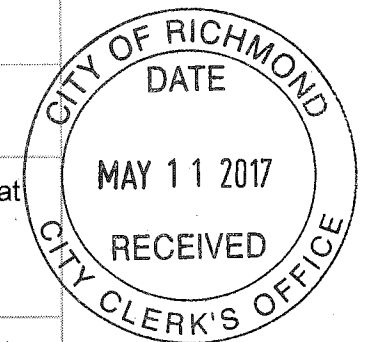
Send a Submission Online (response #1024)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:14:28 PM

Survey Response

Your Name	B. Yaworski
Your Address	4687 Morgan Place, Ladner
Subject Property Address OR Bylaw Number	bylaw 9717 that will allow homes on the ALR that are more than two times the maximum recommended
Comments	Dear Mayor and Councillors, As a Delta resident, we are seeing the continuing loss of Delta farmland & therefore are also concerned about Richmond's loss of ALR land. I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow



more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely,

Mayor and Councillors

Schedule 37 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item #: 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 12:07
To: Mayor and Councillors
Subject: Send a Submission Online (response #1023)

Send a Submission Online (response #1023)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:08:56 PM

Survey Response

Your Name	Dan Straker
Your Address	3448 West 1st Avenue
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Dan Straker, Vancouver

Schedule 38 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706,
9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:06
To: Mayor and Councillors
Subject: Send a Submission Online (response #1022)

Send a Submission Online (response #1022)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:08:33 PM

Survey Response

Your Name	Chris Shannon
Your Address	14-9080 Parksville Dr, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Chris Shannon, Richmond

Schedule 39 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706, 9707
9717, 9717

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:46
To: Mayor and Councillors
Subject: Send a Submission Online (response #1034)

Send a Submission Online (response #1034)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:48:08 PM



Survey Response

Your Name	Dorothy Levitt
Your Address	#101-7511 Minoru Blvd
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Dorothy E. Levitt 26 Year Resident of Richmond, BC

MayorandCouncillors

Schedule 40 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 13:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #1035)

Send a Submission Online (response #1035)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:55:12 PM



Survey Response

Your Name	Marion Smith
Your Address	6580 Mayflower Drive
Subject Property Address OR Bylaw Number	Amendment Bylaw 9712
Comments	<p>Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG 1 Zone) Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands. We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver. If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan). Some farm families want large houses, but they too, need to be aware that oversized houses will attract</p>

country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR. If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites. Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.

MayorandCouncillors

To Public Hearing
Date: <u>MAY 15, 2017</u>
Item # <u>7</u>
Re: <u>BYLAWS 9706,</u> <u>9707, 9712, 9717</u>

From: Marion Smith <marionsmith@shaw.ca>
Sent: Thursday, 11 May 2017 13:57
To: MayorandCouncillors
Subject: Re: Zoning Bylaw 8500, Amendment Bylaw 9712

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Brodie and Councillors:

Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands.

We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver.

If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan).

Some farm families want large houses, but they too, need to be aware that oversized houses will attract country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR.

If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites.

Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.

Sincerely,
Marion Smith
Richmond



Schedule 41 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706, 9707, 9713, 9717

Mayor and Councillors

From: Webgraph
Sent: Thursday, 11 May 2017 13:28
To: Mayor and Councillors
Subject: Send a Submission Online (response #1032)

Send a Submission Online (response #1032)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:29:52 PM

Survey Response

Your Name	Gerry Pelletier
Your Address	223 - 4280 Moncton St, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. The limited agricultural lands of the region should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of</p>



Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Gerry Pelletier, Richmond

Mayor and Councillors

Schedule 42 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #	17
Re:	Bylaws 9706, 9707, 9712, 9717

From: Webgraphix
Sent: Thursday, 11 May 2017 11:57
To: Mayor and Councillors
Subject: Send a Submission Online (response #1020)

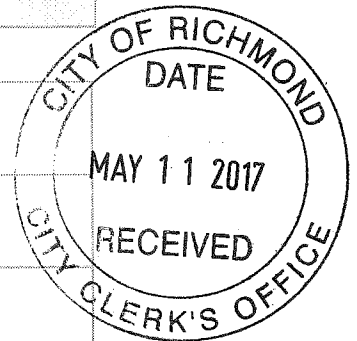
Send a Submission Online (response #1020)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 11:59:33 AM

Survey Response

Your Name	Rosina Rodighiero
Your Address	5771 Forsyth Crescent
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This is unnecessary and will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow



Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Rosina Rodighiero Richmond, BC

Schedule 43 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:00
To: Mayor and Councillors
Subject: Send a Submission Online (response #1021)

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: Bylaws 9706,
9707, 9712, 9717

Send a Submission Online (response #1021)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:01:52 PM

Survey Response

Your Name	Krystie
Your Address	1389 20th Street West Vancouver
Subject Property Address OR Bylaw Number	ALR Housing Bylaw Amendment on May 15, 2017
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). While I do not live in Richmond, I rely on food grown in Richmond during the Spring, Summer and Fall. This bylaw will weaken Richmond's agricultural land base and food security for people like me. The bylaw currently under consideration will also set a bad precedent for other municipalities. Agricultural lands should be kept for farming. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for</p>



Bylaw Development in Farming Areas, and ensure long term food security for the Lower Mainland, and British Columbia. Sincerely, Krystie (District of West Vancouver)

Mayor and Councillors

Schedule 44 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphic
Sent: Thursday, 11 May 2017 13:31
To: Mayor and Councillors
Subject: Send a Submission Online (response #1033)

Send a Submission Online (response #1033)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:32:53 PM

Survey Response

Your Name	Michelle Kwieton
Your Address	311 5800 Andrews Rd
Subject Property Address OR Bylaw Number	9717
Comments	<p>Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Please preserve Richmond's farms and wildlife and keep them safe. Sincerely, Michelle kwieton Michelle kwieton

Schedule 45 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17,

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: Bylaws 9706,
9707, 9724, 9727

MayorandCouncillors

From: Webgraphics 2017.
Sent: Thursday, 11 May 2017 12:35
To: MayorandCouncillors
Subject: Send a Submission Online (response #1029)

Send a Submission Online (response #1029)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:36:43 PM.

Survey Response

Your Name	Sandra Marquardt
Your Address	64-6300 Birch St Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	PLEASE do not allow homes as large as 10,000 sq. feet to be built on the ALR. This land needs to be preserved for farming, and your limiting the size and number of structures on it will help to feed future generations and will set a precedent to others who are looking to develop agricultural land for non-agricultural purposes.



Schedule 46 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707 9712 + 9717

Mayor and Councillors

From: Webgraphics
Sent: Friday, 12 May 2017 08:23
To: Mayor and Councillors
Subject: Send a Submission Online (response #1063)

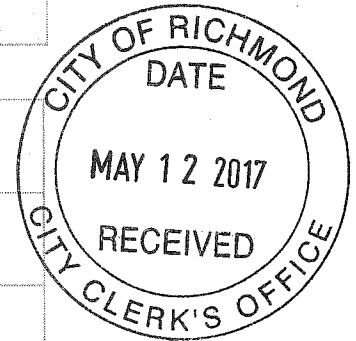
Send a Submission Online (response #1063)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 8:24:23 AM

Survey Response

Your Name	Lynn Daoust
Your Address	114 12639-No 2 Road Richmond V7E 6N6
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	To the honorable Mayor and Richmond City Representatives Please reconsider bylaw 9717 that will allow homes on the ALR that are more than 2 times the maximum square footage recommended by the Ministry of Agriculture guidelines. We are experiencing food shortages in our grocery stores due to extreme weather conditions. Also, Let's consider our university students who are studying agriculture and who would like to farm our land. At a time when we are needing to conserve energy, lower our footprint, reuse, recycle, find solutions to our affordable housing crisis and act quickly with regards to food security. Is there no limit to house size with regards to the principal residence tax exemption?. I know we have young educated graduates from our agricultural programs who don't stand a chance of using their education to farm in a sustainable way. Smaller plots with smaller houses is truly the way forward. Control of our food systems is paramount going forward. Will we continue down this path of building on this outdated



model. Thank You for reading with much hope for food security now. Save on Foods is experiencing crop shortages due to extreme weather events. Montreal farmers grow on roof tops?. When I take my family and friends to show them around my home city of Richmond they are in disbelief at the size of the "hotels" on the farmland. This scenario does not play out in other farm communities across Canada. Let's be clear! Thank You for reading however I don't thank you for the much to large principal residence on our precious farmlands or the cookie cutter mega house no yard, pavement only that are so predominant in Richmond today. Where is nature's voice in all of this? let alone density planning? Mono agriculture and GMO's too?? Give us our sense of community back one yard at a time. Eco Villages are essential to the health of our eco systems and citizens. Fresh water, clean air and healthy soil are the riches of today. You can't eat money. What are we leaving our children's children? Lynn Daoust

MayorandCouncillors

Schedule 47 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9717

From: Webgraphics
Sent: Friday, 12 May 2017 07:49
To: MayorandCouncillors
Subject: Send a Submission Online (response #1062)

Send a Submission Online (response #1062)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 7:50:28 AM

Survey Response

Your Name	Katherine Innes
Your Address	11920 4th. Ave Richmond B.C.
Subject Property Address OR Bylaw Number	9717
Comments	SAVE OUR LAND



Mayor and Councillors

Schedule 48 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphic
Sent: Thursday, 11 May 2017 23:27
To: Mayor and Councillors
Subject: Send a Submission Online (response #1061)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1061)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 11:27:31 PM

Survey Response

Your Name	Andrea Cade
Your Address	105 - 10033 River Drive
Subject Property Address OR Bylaw Number	Homes on agricultural lands
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of Agriculture guidelines, as set out in the Guide for



Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. Sincerely, Andrea Cade 105 - 10033 River Drive

Schedule 49 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706, 9707
972, 977

MayorandCouncillors

From: Webgraphi
Sent: Thursday, 11 May 2017 22:37
To: MayorandCouncillors
Subject: Send a Submission Online (response #1060)

Send a Submission Online (response #1060)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 10:37:18 PM

Survey Response

Your Name	Lyndsay Scott
Your Address	4-12411 Trites Rd
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	Richmond's ALR land should maintain reasonable housing size regulations. Allowing significantly larger homes is detrimental to the primary land use of ALR lands and negatively impacts food security in our community.



Schedule 50 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphic
Sent: Thursday, 11 May 2017 22:25
To: Mayor and Councillors
Subject: Send a Submission Online (response #1059)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

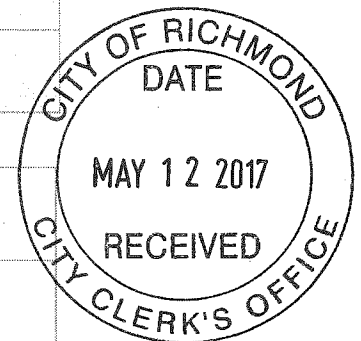
Send a Submission Online (response #1059)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 10:25:50 PM

Survey Response

Your Name	Pei-San Tsai
Your Address	612-10033 River Drive Richmond BC
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Pei-San Tsai, Richmond BC

Mayor and Councillors

Schedule 51 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17,

To Public Hearing
Date: MAY 15, 2017
Item #: 7
Re: BYLAWS 9706, 9707, 9712, 9717

From: Webgraphic2017.
Sent: Thursday, 11 May 2017 14:10
To: Mayor and Councillors
Subject: Send a Submission Online (response #1036)

Send a Submission Online (response #1036)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 2:12:25 PM

Survey Response

Your Name	Natalie Choy
Your Address	3900 Scotsdale Place
Subject Property Address OR Bylaw Number	9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). When that much prime agricultural land is being taken to build homes, where does the farming actually take place? I don't know any of the figures or numbers, but I would be curious to find out if every parcel of ALR land has a residence that is up to 1000 square meters, how much ALR land in Richmond will be left for agricultural purposes? I understand that some families have indicated that there are many family members and often multi-



generational family members who live together and work on the farm together. But do you really need a home that is over 1000 square meters? Allowing homes of up to 1000 square meters to be built will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Once the precedence is set, more and more farmland will be used for residential development. And realistically, once that land is developed, there is no turning back. I don't see any of these homes being torn down in the future to make for more farmland. So I think it is important to set some limits now in order to protect our farmland. Because that's where our fresh fruits and vegetables and crops come from. When you think about global climate change, the fuel and the food miles that our food incurs to get to our table, the price of fuel and shipping, it makes sense to ensure we have a strong and sustainable local food supply. But when farmland is being used for residential development our local food system takes a big hit. Please take a moment to think about how your children, your grandchildren and the people of Richmond will get their food in the future. What kind of food system do you want your children to live in? A local, economical, fresh, nutritious, vibrant food system with profitable and productive local farmers or a system where all of our food is trucked or flown in from elsewhere with all the benefits to companies, middlemen and farmers overseas? This is not a decision to be made lightly and care should be taken to think of the future, not just the benefits that the city might see right now. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Natalie Choy, Richmond

Mayor and Councillors

Schedule 52 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgra
Sent: Thursday, 11 May 2017 14:25
To: Mayor and Councillors
Subject: Send a Submission Online (response #1038)

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706,
9707, 9712, 9717

Send a Submission Online (response #1038)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 2:27:08 PM

Survey Response

Your Name	Michelle Li
Your Address	10350 Hollybank Drive
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of Agriculture guidelines, as set out in the Guide for</p>



Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. I stand with farmland and I hope you will too. Sincerely, Michelle Li

Schedule 53 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: BYLAWS 9706, 9707
9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 15:20
To: Mayor and Councillors
Subject: Send a Submission Online (response #1040)

Send a Submission Online (response #1040)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 3:22:37 PM

Survey Response

Your Name	Leslie Williams
Your Address	2771 Westminster Highway
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Leslie Williams, Richmond

MayorandCouncillors

Schedule 54 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9716, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 14:36
To: MayorandCouncillors
Subject: Send a Submission Online (response #1039)

Send a Submission Online (response #1039)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 2:38:35 PM

Survey Response

Your Name	Cathy W
Your Address	8120 Jones Road
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Cathy

Mayor and Councillors

Schedule 55 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712 and 9716

From: Webgraphics
Sent: Thursday, 11 May 2017 14:16
To: Mayor and Councillors
Subject: Send a Submission Online (response #1037)

Send a Submission Online (response #1037)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 2:18:18 PM

Survey Response

Your Name	Anders Erickson
Your Address	104 6385 Hawthorn Ln.
Subject Property Address OR Bylaw Number	9717
Comments	Dear Mayor and Councillors, In response to bylaw 9717 that will allow homes on the ALR that are more than two times the maximum recommended by Ministry of Agriculture guidelines, as set out in the Ministry of Agriculture's Guide for Bylaw Development in Farming Areas, is very short-sighted and contravenes the City of Richmond's unanimously endorsed Food Charter. This will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. With the alarming increase in climate instability, it is imperative that agricultural lands be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British



Columbia. Sincerely, Anders Erickson, PhD.
School of Population and Public Health University
of British Columbia Vancouver, BC

Schedule 56 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712, 9716

cfuw

THE POWER OF WOMEN WORKING TOGETHER

May 5, 2107

To: Gavin Woo
Senior manager of building approvals for the city

Re: House Size Regulations Within Agricultural Land

The Canadian Federation of University Women (CFUW) is a non-partisan, voluntary, self-funded organization with over 100 CFUW Clubs, located in every province across Canada. Since its founding in 1919, CFUW has been working to improve the status of women and to promote human rights, public education, social justice, and peace and fellowship to its members.

CFUW Richmond, the local club, proposed the resolutions that resulted in the provincial and national CFUW policies on Food Security. The CFUW policy established in 2012 urges the federal, provincial, aboriginal, territorial, regional and municipal governments to adopt and enforce legislation that preserves agricultural land for food.

CFUW BC Council also adopted the Policy to urge the Government of British Columbia and local governments to preserve all agricultural land, in particular that within the Agricultural Land. Please see the Policies in full, attached.

Land assigned to the Agricultural Land Reserve is intended for agricultural use. Once a building is constructed on agricultural land, that land cannot be returned to agricultural use. Therefore bylaws that define the footprint and location of buildings on properties in the Agricultural Land Reserve support the intent of the Agricultural Land Reserve. Such by-laws also contribute to preserving and strengthening land and water resources that support food production, a community commitment of the Richmond Food Charter, which the City of Richmond endorsed in 2016.

CFUW Richmond urges City Council to reconsider the acceptance of bylaw 9717 that will allow homes on the ALR that are more than two times the maximum recommended by Ministry of Agriculture guidelines.

We are strong supporters of the Richmond Food Charter, endorsed by the City of Richmond in 2016 that supports the retention of the Agricultural Land Reserve for food production.

Sincerely,

Brenda Denchfield



Ensuring Food Security in Canada

CFUW, 2012

CFUW Richmond (British Columbia)

RESOLVED, that the Canadian Federation of University Women urge the federal, provincial, aboriginal, territorial, regional and municipal governments

1. to create a comprehensive, legislated, coordinated national food security policy, with a dedicated budget, to ensure an affordable, accessible, nutritious, safe, and sustainable food supply for all;
2. to develop urban and rural food production opportunities, and in particular, to encourage new farmers, by identifying land suitable for agriculture, ensuring access to credit for land and equipment purchase, providing educational support, and facilitating infrastructure investment;
3. to adopt and enforce legislation that preserves agricultural land for food production

CFUW Policy Book 2015

FOOD SECURITY FOR BC: ENSURING THE FOOD SUPPLY FOR BRITISH COLUMBIA

Proposed by CFUW Richmond, 2009

RESOLVED, That the Canadian Federation of University Women, BC Council

1. urge the Government of British Columbia to develop a comprehensive, coordinated Food Security Policy, with a dedicated budget, which will ensure a safe, nutritious and sustainable food supply in this province, and
2. urge the Government of British Columbia and local governments to:
 - a) preserve all agricultural land, in particular that within the Agricultural Land Reserve, for food production, and
 - b) develop urban and rural agricultural opportunities in BC, such as providing more support for farmers, and incentives for smaller growers.

Schedule 57 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: BYLAWS 9706,
 9707, 9712 + 9716

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 16:02
To: Mayor and Councillors
Subject: Send a Submission Online (response #1043)

Send a Submission Online (response #1043)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 4:04:50 PM

Survey Response

Your Name	Laura McLeod
Your Address	4-12935 16 Avenue Surrey BC
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities - including my own, Surrey -- by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of</p>



Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. Sincerely, Laura McLeod
Surrey, BC

Schedule 58 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: BYLAWS 9706,
9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 16:02
To: Mayor and Councillors
Subject: Send a Submission Online (response #1042)

Send a Submission Online (response #1042)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 4:04:23 PM

Survey Response

Your Name	Ross Pallett
Your Address	5500 Andrews Road, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Ross Pallett

Mayor and Councillors

Schedule 59 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS NO. 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 15:59
To: Mayor and Councillors
Subject: Send a Submission Online (response #1041)

Send a Submission Online (response #1041)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 4:01:51 PM

Survey Response

Your Name	Rae McInnes
Your Address	5500 Andrews Road, Richmond, BC
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Rae McInnes

Mayor and Councillors

Schedule 60 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Webgr
Sent: Wednesday, May 17, 2017 16:23
To: Mayor and Councillors
Subject: Send a Submission Online (response #1044)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9716

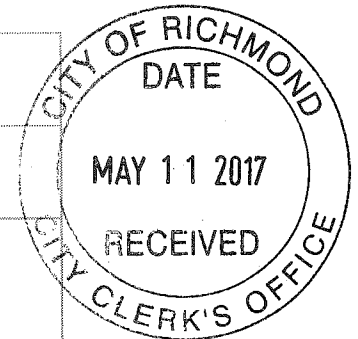
Send a Submission Online (response #1044)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 4:25:05 PM

Survey Response

Your Name	Christine Ho
Your Address	3530 Cambie St. Vancouver BC
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration would allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). Passing this bylaw would weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration would also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it would allow more residential development on agricultural lands. Agricultural lands should be kept for farming and should not be used for residential purposes! I am



writing to ask you to reject Bylaw 9717, follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely,

Mayor and Councillors

Schedule 61 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Thursday, 11 May 2017 22:20
To: Mayor and Councillors
Subject: Send a Submission Online (response #1058)

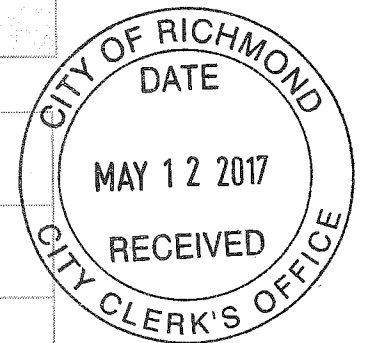
Send a Submission Online (response #1058)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 10:20:20 PM

Survey Response

Your Name	Cheryl Thomas
Your Address	68 Cameron Road, Clearwater, BC
Subject Property Address OR Bylaw Number	Re Bylaw 9717
Comments	<p>May 11, 2017 Dear Mayor and Councilors, Regarding: BYLAW 9717 As a member of the BC Food Systems Network, I am very concerned about the bylaws changes proposed for Richmond. Therefore, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square meters (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square meters (or 5,382 square feet). Is this not a time for a 'sober second thought'? In the days when those who put the ALR together, people were anticipating that the humans population might grow and require food to sustain themselves and others. Thus the ALR. It seems</p>



that many 'elected' officials forget that they are representing the present and future generations of the communities, provinces and countries in which they have been elected and have sworn to govern to the best of their abilities and in the best interest of the population that elected them. Sadly, changing this bylaw will weaken Richmond's agricultural land base and your city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands need to be kept for farming and not for luxurious residential uses. There are still many hillsides that haven't been built on in the lower mainland. Indeed, I doubt very much that people feel the need to live on a flood plane and chance not being covered by insurance. It is your responsibility to protect them with the bylaws, is it not? Why would investors not develop those hillside areas instead, thus saving prospective homeowners the embarrassment of waking up to situations like I'm seeing in our Premier's home riding of Kelowna on the news this evening? I bet she is not to happy with their Mayor and Council for allowing homes to be built in those areas! Even if insurance does 'cover' their losses, they will always live with the knowledge that they might never be able to sell And, that they could face more flooding in the future. Neither of these possibilities need to happen. YOU have all the power. Think carefully before you fall for whatever it is you feel your community will gain with these proposed changes. I can assure you, the present and future homeowners will appreciate it. I speak from experience - every few years the flood waters enter my basement. I am old and can handle seeing all the furniture sitting on stilts that I've constructed out of paint cans and blocks of wood. There is a sump-pump in a hole in the middle of the floor - how many people would live with that? Do you seriously think the younger generations would even know to put their couch and TV up on a stilts? Do you think that they would know to unplug 'everything' till the place dried out? Do you think they would know to plug in several fans and open the windows for a couple of weeks to dry things out? I know that we will never be able to sell, and that saddens me, for I'm sure the children would appreciate the funds. It will be a shock for them. Do you have the funds set aside to educate these residents on 'how' to prepare for and recover from flooding? Do you have a plan to put aside the resources to put people into Hotels and feed them.

meals? – OR are you counting on Provincial Emergency Social Services to provide those services? If that is your hope/plan – then shame on you! That is my why for my writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Cheryl Thomas, PO Box 417, 68 Cameron Road, Clearwater, BC VOE 1N0

Schedule 62 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: MAY 15, 2017
 Item # 7
 Re: BYLAWS 9706,
9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 21:55
To: Mayor and Councillors
Subject: Send a Submission Online (response #1057)

Send a Submission Online (response #1057)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 9:55:51 PM

Survey Response

Your Name	James Barry Gifford
Your Address	10431 Hollybank Dr Richmond, BC
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Barry Gifford, Richmond, BC

Mayor and Councillors

Schedule 63 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, May 15, 2017 and
Wednesday, May 17, 2017.

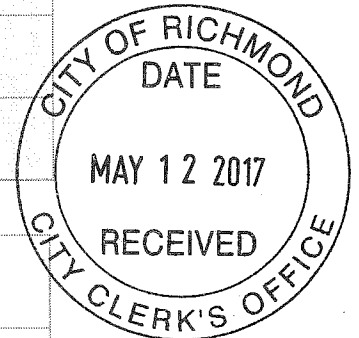
From: Webgraphic
Sent: Thursday, 11 May 2017 21:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #1055)

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1055)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 9:19:07 PM



Survey Response

Your Name	Joanne Nicholson
Your Address	42-12411 Tritres Road Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	Please reconsider the size of homes allowed on ALR lands, and abide by the Ministry of Agriculture's guidelines for homes on ALR lands. I live just down the road from what used to be 2 older homes, a farm stand, seasonal pumpkin patch and small orchard. Now an immense home, large cleared lot south, and another home's foundation is poured. No farming to be seen anymore along this stretch of #2 Road. These buildings are more the size of small hotels or community centres! In terms of preserving farmland and encouraging farming - the land is being divided so that farmers can't use it profitably. This change to Richmond makes me sad and angry. Protect our farmland! Encourage food security! thank you

Mayor and Councillors

Schedule 64 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgrap...
Sent: Thursday, 11 May 2017 21:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #1054)

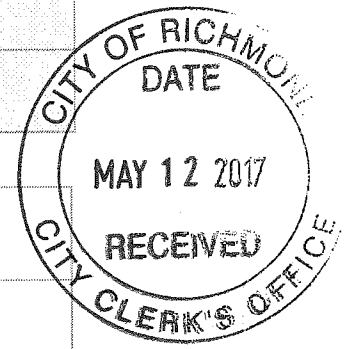
Send a Submission Online (response #1054)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 9:04:06 PM

Survey Response

Your Name	Grace Sarbeng
Your Address	2111 Lower Mall-Vancouver, BC
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, (Grace, Vancouver)

Schedule 65 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

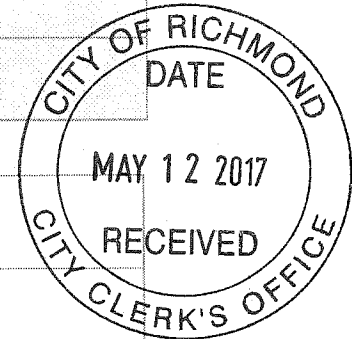
From: Webgraphics
Sent: Thursday, 11 May 2017 20:05
To: Mayor and Councillors
Subject: Send a Submission Online (response #1053)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1053)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 8:06:21 PM



Survey Response

Your Name	Mei
Your Address	7240 Montana road
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Mei Wong

Schedule 66 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 19:11
To: Mayor and Councillors
Subject: Send a Submission Online (response #1052)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

Send a Submission Online (response #1052)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 7:12:29 PM

Survey Response

Your Name	S.D. Allen
Your Address	Vancouver B.C.
Subject Property Address OR Bylaw Number	Bylaw 9717 + Richmond Food Charter
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of Agriculture guidelines, as set out in the Guide for</p>



Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. Sincerely, S.D. Allen, Vancouver B.C.

Mayor and Councillors

Schedule 67 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraph
Sent: Thursday, 11 May 2017 18:36
To: Mayor and Councillors
Subject: Send a Submission Online (response #1051)

To Public Hearing
Date: MAY 15 2017
Item #: 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1051)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 6:37:01 PM



Survey Response

Your Name	Bryan
Your Address	3880 Westminster Hwy, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Bryan Han

Mayor and Councillors

Schedule 68 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraphics
Sent: Thursday, 11 May 2017 18:16
To: Mayor and Councillors
Subject: Send a Submission Online (response #1050)

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1050)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 6:17:05 PM



Survey Response

Your Name	Joan Masse
Your Address	11971 Seventh Avenue, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	Please do not allow huge houses on ALR land. We need local food and I feel it is very short sighted to be giving this farm land away to people who want a ridiculously huge house. Please stay with ALR recommendations regarding house size.

Schedule 69 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: BYLAWS 9706, 9707, 9712, 9717

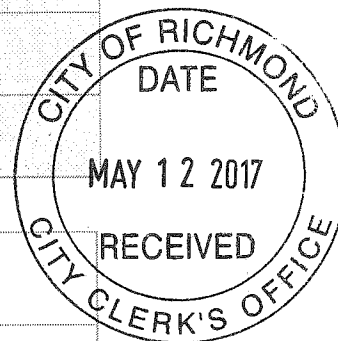
Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 17:52
To: Mayor and Councillors
Subject: Send a Submission Online (response #1049)

Send a Submission Online (response #1049)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 5:53:07 PM



Survey Response

Your Name	Seana Hong
Your Address	Unit #69 - 9339 Alberta RD
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Seana Hong

Mayor and Councillors

Schedule 70 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

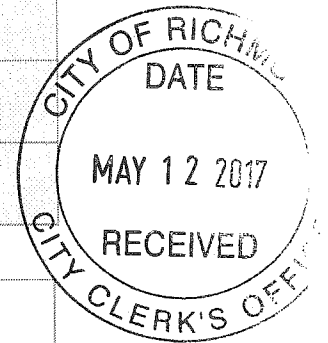
From: Webgrap Wednesday, May 17, 2017.
Sent: Thursday, 11 May 2017 17:35
To: Mayor and Councillors
Subject: Send a Submission Online (response #1048)

To Public Hearing	
Date:	May 15, 2017
Item #	17
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1048)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 5:35:53 PM



Survey Response

Your Name	Stephanie Samila
Your Address	219-9151 No 5 road
Subject Property Address OR Bylaw Number	Bylaw 9171
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Stephanie Samila

Mayor and Councillors

Schedule 71 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webg
Sent: Wednesday, May 17, 2017
To: Thursday, 11 May 2017 17:17
Subject: Mayor and Councillors
Send a Submission Online (response #1045)

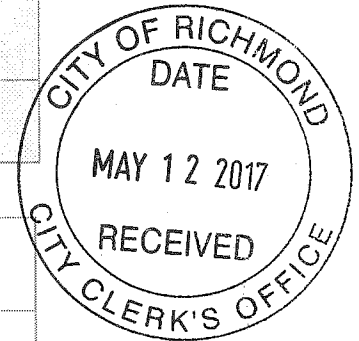
Send a Submission Online (response #1045)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 5:18:43 PM

Survey Response

Your Name	Mary Miller
Your Address	3551 Bowen Drive, Richmond, B.C. V7c4C6
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Mary Miller Richmond, BC

Mayor and Councillors

Schedule 72 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

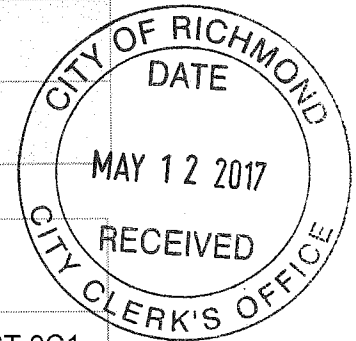
To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgra
Sent: Friday, 12 May 2017 09:03
To: Mayor and Councillors
Subject: Send a Submission Online (response #1064)

Send a Submission Online (response #1064)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 9:03:48 AM



Survey Response

Your Name	Keeley Nixon
Your Address	104-6385 Hawthorn Lane Vancouver BC V6T 0C1
Subject Property Address OR Bylaw Number	9017
Comments	Dear Mayor Brodie and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment zoning bylaw No. 9017 that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve (ALR) located within Richmond and significantly increase farm home plates. The bylaw currently under consideration will allow homes to be built on agricultural land that are nearly double the size of the Ministry of Agriculture maximum guidelines for the city's ALR land, which are set at 500 square metres (or 5,382 square feet). The concern is to how this modification will weaken Richmond's agricultural land base and the city's commitment to food security. As a new resident to the Lower Mainland and a project coordinator around food security and land access, I was delighted to see the city's recent endorsement of the Richmond Food Charter. I was however dismayed when I saw the proposed zoning amendment bylaw for how it contradicts the

community commitment of the charter to “preserve and strengthen land and water resources that support food production”; weakening the ALR land base will only enhance residential development not food cultivation. I understand firsthand the how building regulations for additional dwelling units can be crucial to accommodate farm labour, however ballooning floor areas of a principal dwelling unit is the issue at the heart of the matter. With less than 5% of BC’s land base made up of agricultural land, we all have a role in better protecting and utilizing that which we still have - once gone farmland is gone forever. As a young person engaged in agriculture and who often references the City of Richmond as a model municipality for positive food and land sustainability initiatives and priorities, I do hope deep deliberation and engagement has gone into any discussion of changing bylaw 9017. Please consider continued regulation based on the Ministry of Agriculture’s guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Thank you for your time, Sincerely, Keeley Nixon, BA, Vancouver, BC

Schedule 73 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

Mayor and Councillors

From: Lydia Travers <lydiatravers@gmail.com>
Sent: Friday, 12 May 2017 09:20
To: Mayor and Councillors
Subject: Please protect our farm land.

Dear Mayor and Councillors,

I am an 83 year old senior and have lived in this area all my life. This issue is the second most important. The first is that we do not allow the degradation of our water systems.

I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates.

The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet).

This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

Sincerely,
Lydia Travers

Vancouver



Mayor and Councillors

Schedule 74 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706,
9707, 9712, 9717

From: Webgraph...
Sent: Friday, 12 May 2017 10:06
To: Mayor and Councillors
Subject: Send a Submission Online (response #1068)

Send a Submission Online (response #1068)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 10:07:03 AM

Survey Response

Your Name	Zoe-Ann and Brian White
Your Address	9451 Glenallan Drive
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Yours sincerely, Zoe-Ann and Brian White
May 12, 2017

Schedule 75 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, May 15, 2017 and
Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707 9712, 9717

Mayor and Councillors

From: Mary Phillips <mmphillips52@telus.net>
Sent: Friday, 12 May 2017 12:02
To: Mayor and Councillors
Cc: editor@richmond-news.com
Subject: Mega houses on Agricultural land By-laws

Dear Mayor and Council,

I feel so exasperated by the negative changes to Richmond your Council has overseen since I moved here in 1985. The destruction of the wonderful neighbourhoods we had is ongoing with mainly off-shore investors parking their money in real estate and greedy realtors and developers making a fortune in flipping property. Many of us chose Richmond to live in because of the mixed age and type of housing in neighbourhoods surrounding an elementary school. This will soon be a feature of the past as families cannot afford to buy the houses and there is less and less rental stock available.

Now the builders, realtors and off-shore investors have turned their avaricious intentions to Richmond's agricultural land. Please do not allow more mini-hotels of over 10,000 sq.ft to be built on our precious agricultural land. I cannot believe anyone really thinks they are being built for the extended families of farmers! If this By-Law is passed, it will be another dark day in the continuing destruction of our community. While I am trying to get you to look at what is happening to Richmond, I would like to also comment on the incredible lack of foresight and planning around developments such as the one at Fantasy Gardens Lands. Traffic is already gridlocked for much of the day at the No 5 Rd and Steveston Hwy intersection. What on earth will it be like when the latest 8 storey apartment block is completed? And as for the difficulties of driving around the Oval and the apartments being built there, well, it is laughable if it was not so sad. Once again, I beg you to think again about what sort of negative effects your pro-development at any cost policies is having on Richmond. Please act in a reasonable manner and keep the size of "houses" on agricultural land within the recommended limits of the provincial guidelines for the ALR.

Sincerely,
Mary Phillips
604-271-8794
219-5500 Andrews Road,
Richmond



Virus-free. www.avg.com

Mayor and Councillors

Schedule 76 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707
9712, 9717

From: Webgra, Wednesday, May 17, 2017.
Sent: Friday, 12 May 2017 11:33
To: Mayor and Councillors
Subject: Send a Submission Online (response #1071)

Send a Submission Online (response #1071)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 11:33:39 AM

Survey Response

Your Name	Ailsa Beischer
Your Address	3375 Raleigh Steet, Port Coquitlam
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Ailsa Beischer, MA Port Coquitlam

Mayor and Councillors

Schedule 77 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707
9712, 9717

From: Webg.
Sent: Friday, 12 May 2017 11:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #1070)

Send a Submission Online (response #1070)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 11:05:29 AM



Survey Response

Your Name	David Bridges
Your Address	PO Box 1746 Aldergrove BC V4W2V1
Subject Property Address OR Bylaw Number	ALR Amendment
Comments	Please Council Members, do NOT increase the square footage allowances on ALR land! If you do this, it will start a veritable stampede of applicants including folks with no intention of abiding by the laws even as they will stand. Most of the folks wanting to do this are offshore investors and have ZERO concern for the character of the neighbourhoods they move into, much less the original intent of the ALR system. Please do not do this, it is your last chance to preserve the valuable agricultural land in Richmond, and will set a precedent for the rest of the Fraser Valley, which is some of the most valuable agricultural land in Canada.

Schedule 78 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: De Whalen <de_whalen@hotmail.com>
Sent: Friday, 12 May 2017 10:59
To: CityClerk; Woo, Gavin; Crowe, Terry; Mayor and Councillors
Subject: Public Hearing-ALR house sizes
Attachments: Public Hearing_Mega houses on ALR May 15, 2017.docx

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

May 12, 2017

City of Richmond Staff and Council:

Please see attached my submission to the public hearing on May 15, 2017. Thank you for including it with Council's package. Please also add me to the speakers list, thanks,

De Whalen
604.230.3158

"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn, 2010



My name is Deirdre Whalen and I live at 13631 Blundell Road. I live on a small 1.3 acre property in the Agricultural Land Reserve. I would like to speak on the proposed bylaw 9706 concerning house sizes on various acreages in the Agricultural Land Reserve in Richmond.

I spoke on this issue in 2010 and again in January 2017. In 2010 I started seeing modest farmhouses being torn down in my neighbourhood and large houses being built on large acreages. They either ended up standing empty, were put up for sale immediately after construction, or were used to house small families with no intention of farming.

A few years later even bigger houses with coach houses on the same property started appearing. At that time I asked the Planning Department what was happening and was informed properties on all arterial roads were now able to build a coach house in addition to a main house. When I informed them that basically ALL roads in farmland are arterial roads, they seemed surprised. As a result, now you can have two residences on farmland where only one was allowed before the coach house rule was brought in. These ALR coach houses have no bus access and do not fill the need for affordable stock. But they do enhance the property value for speculation.

And so, here I am again speaking to you. In 2017 my ALR neighbourhood is filled with mega houses and coach houses where little to no farming is conducted. The proposed bylaw 9706 does nothing to encourage farming. But it does allow landowners to speculate on their properties and hope the ALR will no longer be an impediment to cashing in.

Each mega house that is built in the Richmond ALR ensures that the home plate at least, is effectively moved out of the ALR without going through the traditional channels under the Agricultural Land Commission. Add to this the exemption of ALR properties from the Foreign Buyers Tax and you have set up a perfect way for speculators to eliminate all the farmland in Richmond.

Finally, the proposed bylaw in effect doubles the BC Ministry of Agriculture guidelines that limits house sizes. I would hope that a Ministry's guideline was meant to guide municipalities not have municipalities ignore them. As well, the proposed bylaw gives landowners two more exceptions so they can increase house size even beyond the City's bylaw limits. The bylaw makes a mockery of the words 'guideline' and 'limit.' There is no guideline. There are no limits. This bylaw only means business as usual.

In closing, I would urge Richmond city Council to:

- Count coach houses as residences on farm home plates,
- Advocate to the provincial government to add ALR properties to the Foreign Buyers Tax,
- Enact a bylaw that is congruent with the BC Ministry of Agriculture guidelines, and
- Eliminate the exceptions criteria under the proposed bylaw.

Thank you

Deirdre Whalen
604.230.3158

Re Bylaw 9717

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707 9712, 9717

Schedule 79 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Dear Mayor and Councillors,

I am writing in regards to the Public Hearing ~~on Monday, May 15th~~ that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates.

The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet).

This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

Sincerely,

Daphne Kerley

Unit 24 - 7491 No. 1 Road

Richmond, BC

V7C 1T7

JM Kerley



Schedule 80 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

E. Chapman
Unit 30 - 7491 No. 1 Road
Richmond, B.C. V7C 1T7

May 11, 2017

BYLAW 9717


Dear Mayor Brody and Richmond Councillors:

I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates.

The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet).

This will weaken Richmond's agricultural land base and our city's commitment to food security. Heaven knows we need as much agricultural land as possible but instead we are allowing developers to build huge hotel size homes and the farmland is destroyed, not to mention Port Metro Vancouver taking a large area of viable farmland to do whatever they need done. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland and British Columbia.


Sincerely,
Ellen Chapman (Richmond)

An old Cree saying:
*"When the last tree has died,
The rivers have been poisoned,
And the fish has been caught;
Only then will we realize that we cannot eat money".*



ON TABLE ITEM

Date: MAY 15, 2017
Meeting: PUBLIC HEARING
Item: F (72 items)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 09:17
To: Mayor and Councillors
Subject: Send a Submission Online (response #1106)

Schedule 81 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Send a Submission Online (response #1106)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 9:18:25 AM



Survey Response

Your Name	Ernesto Ayala
Your Address	101 - 4280 Moncton St. Richmond
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Ernesto, Richmond

Mayor and Councillors

Schedule 82 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Monday, 15 May 2017 08:55
To: Mayor and Councillors
Subject: Send a Submission Online (response #1105)

Follow Up Flag: Follow up
Flag Status: Completed

Send a Submission Online (response #1105)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:56:01 AM

Survey Response

Your Name	Derek Chichak
Your Address	5180 Woodward's Road, Richmond
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.



Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Derek & Jennifer Chichak
Richmond, B.C.

Mayor and Councillors

Schedule 83 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Webgraphic: Wednesday, May 17, 2017.
Sent: Sunday, 14 May 2017 21:44
To: Mayor and Councillors
Subject: Send a Submission Online (response #1096)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1096)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 9:45:17 PM

Survey Response

Your Name	Nikki Hollinson
Your Address	5580 Langtree Ave
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Nikki Hollinson (Richmond)

Mayor and Councillors

Schedule 84 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphic
Sent: Sunday, 14 May 2017 17:45
To: Mayor and Councillors
Subject: Send a Submission Online (response #1092)

Send a Submission Online (response #1092)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 5:46:08 PM

Survey Response

Your Name	Bosco Hong
Your Address	9339 Alberta RD, Richmond BC
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Bosco Hong Richmond BC

Mayor and Councillors

Schedule 85 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Sunday, 14 May 2017 14:33
To: Mayor and Councillors
Subject: Send a Submission Online (response #1090)

Send a Submission Online (response #1090)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 2:34:16 PM

Survey Response

Your Name	Gayle and Mark McCooley
Your Address	8311 Fairfax Place
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

Mayor and Councillors

Schedule 86 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphic: **Sent:** Sunday, 14 May 2017 10:39
To: Mayor and Councillors
Subject: Send a Submission Online (response #1089)

Send a Submission Online (response #1089)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 10:40:23 AM

Survey Response

Your Name	Melanie Beggs-Murray
Your Address	Apt 1124- 5115 Garden City Road
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, It is time for the Major and Councillors of Richmond to amend the mistakes of the past. House-size in Richmond is out-of-hand, especially on ALR land. Farmland is for the future. Rich farmland should be planted for the food security of the growing population of Richmond; it should not be for the super-rich to plant their ridiculous mansions. I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's



commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Melanie Beggs-Murray

Mayor and Councillors

Schedule 87 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Sunday, 14 May 2017 06:57
To: Mayor and Councillors
Subject: Send a Submission Online (response #1088)

Send a Submission Online (response #1088)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 6:58:05 AM



Survey Response

Your Name	Ning Shu
Your Address	36-6600 Barnard Drive
Subject Property Address OR Bylaw Number	Richmond Harmland Housing Regulation
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Ning Shu Richmond

Mayor and Councillors

Schedule 88 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgrap Wednesday, May 17, 2017.
Sent: Saturday, 13 May 2017 14:24
To: Mayor and Councillors
Subject: Send a Submission Online (response #1084)

Send a Submission Online (response #1084)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 2:25:32 PM



Survey Response

Your Name	Grace Augustinowicz
Your Address	102 -2560 154 St., Surrey, BC. WORK IN FARMS AROUND RICHMOND
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. I currently live in Surrey, but work in farms around Richmond for most of the year. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Grace Augustinowicz

Mayor and Councillors

Schedule 89 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Saturday, 13 May 2017 07:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #1081)

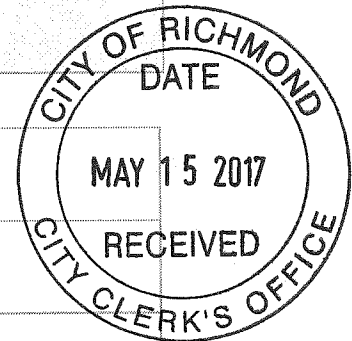
Send a Submission Online (response #1081)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 7:05:33 AM

Survey Response

Your Name	Felipe Vera
Your Address	11671 Kestrel Drive
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Felipe Vera, Richmond

Mayor and Councillors

Schedule 90 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Saturday, 13 May 2017 07:03
To: Mayor and Councillors
Subject: Send a Submission Online (response #1080)

Send a Submission Online (response #1080)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 7:04:14 AM

Survey Response

Your Name	Emily Vera
Your Address	11671 Kestrel Drive
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Emily Vera, Richmond

Mayor and Councillors

Schedule 91 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgra
Sent: Friday, 12 May 2017 21:27
To: Mayor and Councillors
Subject: Send a Submission Online (response #1079)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

Send a Submission Online (response #1079)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 9:28:13 PM



Survey Response

Your Name	Brechin Maclean
Your Address	14 - 12331 Phoenix Drive, Richmond, BC V7E 6C2
Subject Property Address OR Bylaw Number	00000
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Brechin Maclean Richmond, BC

Mayor and Councillors

Schedule 92 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgra
Sent: Friday, 12 May 2017 20:15
To: Mayor and Councillors
Subject: Send a Submission Online (response #1078)



Send a Submission Online (response #1078)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 8:15:49 PM

Survey Response

Your Name	Dean Garner
Your Address	Dean Garner
Subject Property Address OR Bylaw Number	63-4151 Regent St., Richmond, BC
Comments	Dear Mayor and Councillors, This letter is in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 sq metres on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square meters. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower

Mainland, and British Columbia. Sincerely, Dean B. Garner

Mayor and Councillors

Schedule 93 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9710, 9717

From: Webgraphics
Sent: Friday, 12 May 2017 16:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1077)

Send a Submission Online (response #1077)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 4:30:12 PM



Survey Response

Your Name	Olga Nadjafova
Your Address	10-7500 Francis Rd, Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Olga Nadjafova Richmond, BC

Mayor and Councillors

Schedule 94 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Friday, 12 May 2017 15:35
To: Mayor and Councillors
Subject: Send a Submission Online (response #1072)

Send a Submission Online (response #1072)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 3:36:02 PM



Survey Response

Your Name	Jade C
Your Address	Peace.love.imagine@gmail.com
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of Agriculture guidelines, as set out in the Guide for</p>

Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. Sincerely, Jade C, Richmond

Mayor and Councillors

Schedule 95 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

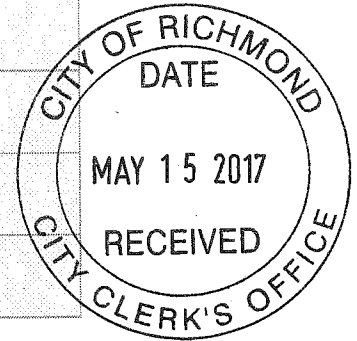
To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraph
Sent: Friday, 12 May 2017 15:38
To: Mayor and Councillors
Subject: Send a Submission Online (response #1073)

Send a Submission Online (response #1073)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 3:38:50 PM



Survey Response

Your Name	Sharon Renneberg
Your Address	4211 Bayview St. Suite 307
Subject Property Address OR Bylaw Number	Bylaw 1797
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Please do not allow Richmond to be a city of investment properties for the rich and those that encourage the abusing of farmland. Sincerely,
Sharon Renneberg

Mayor and Councillors

Schedule 96 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Friday, 12 May 2017 15:41
To: Mayor and Councillors
Subject: Send a Submission Online (response #1074)

Send a Submission Online (response #1074)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 3:42:33 PM



Survey Response

Your Name	M. Solie
Your Address	1260 Bidwell St., Vancouver, BC
Subject Property Address OR Bylaw Number	Agricultural Land Reserve, Richmond
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. Please abide by Ministry of Agriculture guidelines, as set out in the Guide for</p>

Bylaw Development in Farming Areas, and ensure food security for Richmond, the Lower Mainland and British Columbia. Sincerely, M. Solie

Mayor and Councillors

Schedule 97 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Friday, 12 May 2017 15:47
To: Mayor and Councillors
Subject: Send a Submission Online (response #1075)

Send a Submission Online (response #1075)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/12/2017 3:47:54 PM



Survey Response

Your Name	Amy Robinson
Your Address	1075 Victoria Drive, Vancouver BC
Subject Property Address OR Bylaw Number	N/A
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. I am not a resident of Richmond, but I am so often travelling to your municipality to buy produce from local farmers. I value this access to local food. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential

development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Amy Robinson

Schedule 98 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 May 2017 09:18
To: MayorandCouncillors
Subject: Send a Submission Online (response #1107)

To Public Hearing
 Date: MAY 15 2017
 Item # 7
 Re: BYLAW 9716, 9717
9712, 9717

Send a Submission Online (response #1107)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 9:19:24 AM



Survey Response

Your Name	Catherine Chappell
Your Address	108-4280 MOncton st
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Catherine Chappell

Mayor and Councillors

Schedule 99 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

From: Sandy I
Sent: Saturday, 13 May 2017 01:45
To: Mayor and Councillors
Subject: Public hearing - May 15

Dear Mayor and Councillors,
I am writing in regards to the Monday, May 15th Public Hearing that will consider amendment bylaws that would allow homes up to 10,764 ft² on farmland in Richmond and significantly increase the size of farm house homeplates. The bylaws currently under consideration will allow homes that are twice as large as Ministry of Agriculture maximum guidelines for Agricultural Land Reserve (ALR) land, which are set at 500 m² (or 5,382 ft²).

This will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration will also be precedent setting for neighbouring communities by further weakening BC's ALR land base through encouraging more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and BC.

Sincerely,
Sandy Rocha
Vancouver

Sent from my iPhone



Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717



Schedule 100 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

May 13, 2017

RE: Bylaw 9717 Letter of Concern

Dear Mayor and Councillors,

On behalf of the North Shore Table Matters Network, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas. This will ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet).

This will weaken Richmond's agricultural land base and will also weaken your city's and all of Metro Vancouver's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands.

The City of Richmond recently unanimously endorsed the [Richmond Food Charter](#), which states that as a community, you will use policy and regulations to strengthen the city's food security, preserve and strengthen land and water resources that support food production and work with all members of your community to ensure a food secure future. Please continue to show leadership in Metro Vancouver by staying true to the principles you've endorsed in your Food Charter and ensuring that agricultural lands are kept for farming.

Sincerely,

Jennifer Meilleur
Coordinator, North Shore Table Matters Network
% 225 East 2nd Street, North Vancouver, BC, V7L 1C4
jenn@tablematters.ca | www.tablematters.ca



Mayor and Councillors

Schedule 101 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webg
Sent: Saturday, 13 May 2017 11:18
To: Mayor and Councillors
Subject: Send a Submission Online (response #1082)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9716

Send a Submission Online (response #1082)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 11:19:18 AM

Survey Response

Your Name	Teresa Sameshima
Your Address	9720 Swansea Dr Richmond, BC V7A 2L8
Subject Property Address OR Bylaw Number	Bylaw # 9717
Comments	I am against allowing the maximum allowable size of a home to be doubled. I am for sticking to ministry bylaw guidelines on home sizes for the ALR in order to preserve farmland and reduce residential uses on the ALR. Thank-you



Schedule 102 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706,
9707, 9712, 9717

Mayor and Councillors

From: Webgraphix
Sent: Saturday, 13 May 2017 13:01
To: Mayor and Councillors
Subject: Send a Submission Online (response #1083)

Send a Submission Online (response #1083)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 1:02:52 PM

Survey Response

Your Name	Sandy Jin Tang
Your Address	#28 7733 heather st. Richmond b.c
Subject Property Address OR Bylaw Number	9717
Comments	specifically asking Council to follow ministry bylaw guidelines on home sizes for the ALR in order to preserve farmland and reduce residential uses on the ALR.



Mayor and Councillors

Schedule 103 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgraham
Sent: Saturday, 13 May 2017 20:09
To: Mayor and Councillors
Subject: Send a Submission Online (response #1085)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1085)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 8:09:22 PM

Survey Response

Your Name	Barbara Allan
Your Address	305-9200 Ferndale Rd
Subject Property Address OR Bylaw Number	Bylaw 9712
Comments	Dear Council, as I am unable to attend the meeting this Monday, which is when the issue of "mega-mansions" on the ALR will be addressed, I would like to add my voice to those that oppose bylaw 9712. We simply must protect farmland for farming purposes. Farmland is one of our most precious resources and Richmond is so lucky to have it!! Let's protect it by limiting homes to a maximum of 300 meters-squared. Thank you.



Schedule 104 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Saturday, 13 May 2017 21:40
To: Mayor and Councillors
Subject: Send a Submission Online (response #1086)

Send a Submission Online (response #1086)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 9:40:27 PM

Survey Response

Your Name	Arno
Your Address	Schortinghuis
Subject Property Address OR Bylaw Number	Mega mansions on ALR
Comments	I oppose mega mansions being built on ALR land. This land is for farming and the size of any new house on ALR should be no larger than the Ministry guidelines.



Mayor and Councillors

Schedule 105 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webc
Sent: Saturday, 13 May 2017 22:00
To: Mayor and Councillors
Subject: Send a Submission Online (response #1087)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9717

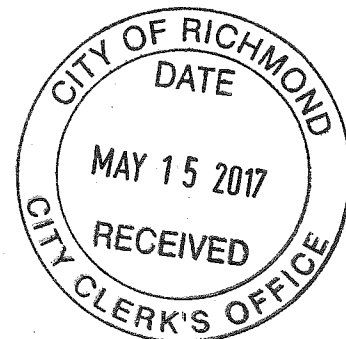
Send a Submission Online (response #1087)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/13/2017 10:00:32 PM

Survey Response

Your Name	Karen mcdonald
Your Address	24 7111 lynwood dr
Subject Property Address OR Bylaw Number	Bylaw 9712
Comments	I definitely oppose Bylaw 9712. What are you people thinking!



Schedule 106 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

MayorandCouncillors

From: William Schuss <billschuss@shaw.ca>
Sent: Sunday, 14 May 2017 06:06
To: MayorandCouncillors
Subject: Mega houses on farm land

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	BILLS 97061 9707, 9712, 9717

Dear Mayor & council. I presently do not live in Richmond. I was born on a small family farm on Odlin Rd. Jan. 1st. 1938 over 79 years ago. I grew up, married, raised a family before moving to Tsawwassen and building a modest new home. Please reject these mega homes being proposed on A.L.R.. Shame on our society in allowing monster homes on the finest soil in the world. Thank YouWilliam Schuss



Mayor and Councillors

Schedule 107 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

From: Tammy Prince <tofferss@gmail.com>
Sent: Sunday, 14 May 2017 10:35
To: Mayor and Councillors
Subject: Opposed to Monster homes, especially on farmland

Hi, I was raised here, on a small Hobby Farm. I am opposed to Monster homes in general, especially on farmland. Farmland is reserved as part of ALR reserve so we can have, grow, eat, use land for local food. What intelligent reason can you give me to allow double size house here vs any other farming area, community, or land anywhere else?

This is a cash grab. People are making huge money off this. It is not acceptable.

I live in what is left of Seafair. 10 years ago there were 60+ kids on our street. Now there are 5. The others left the area, or Richmond all together. I'd follow suit so my children have peers to play street hockey with, but live I what is deemed an unlucky house, thus, would have to take on a half a million dollar mortgage to get a smaller house, with no yard/garden. This is not acceptable, I paid less than that for my house, and yard just over ten years ago.

Tammy



Schedule 108 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on To Public Hearing
Monday, May 15, 2017 and Date: MAY 15, 2017
Wednesday, May 17, 2017.

Mayor and Councillors

From: Steven Carver <s.f.carver@icloud.com>
Sent: Sunday, 14 May 2017 12:13
To: Mayor and Councillors
Subject: Monster Houses

Item #	<u>7</u>
Re:	<u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Honourable Mayor and Councillors,

As a resident, taxpayer, and voter in Richmond I wish to express my opinion that the building of these large houses on our farmlands is in conflict of the wishes of over 70% of constituents. This is an gross abuse of the ALR agreement and must be halted and, in my opinion, those evading the property taxes already, should be retroactively charged for payment. This is an inexcusable affront to the intent of the ALR. I realize that many realtors and developers have been making large contributions to certain councillors and perhaps even to the mayor. This abhorrent practice should not be allowed to influence our municipal government into these decisions to allow certain wealthy individuals to profit on these practices to reduce and abuse the arable land left to us.

Sincerely,
Steven F. Carver
Tel. 604-285-5704
s.f.carver@icloud.com

Sent from my iPad



Schedule 109 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Deborah Simpson <dsimpson@shaw.ca>
Sent: Sunday, 14 May 2017 14:44
To: Mayor and Councillors
Subject: Housing on ALR land

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Dear Mayor and Council:

Please save the ALR from the development of large homes, often referred to as "monster" homes, and follow the Ministry of Agriculture guidelines.

Respectfully,
Deborah Simpson
Vancouver, BC



MayorandCouncillors

Schedule 110 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Wel Wednesday, May 17, 2017.
Sent: Sunday, 14 May 2017 15:48
To: MayorandCouncillors
Subject: Send a Submission Online (response #1091)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9717

Send a Submission Online (response #1091)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 3:49:29 PM

Survey Response

Your Name	Lori Grant
Your Address	2006 Fraser Avenue, Port Coquitlam, BC
Subject Property Address OR Bylaw Number	Public Hearing on ALR home sizing.
Comments	It is very important for us to be able to have local grown quality vegetables and fruit in our communities not continue to rezone and build homes/condos/townhouses. I want to be able to have local available food to feed my family.



Mayor and Councillors

Schedule 111 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Jenny Henry Lee <jhenryjenny1227@gmail.com>
Sent: Sunday, 14 May 2017 17:06
To: Mayor and Councillors
Subject: Save Richmond Farmland

To Public Hearing	
Date:	MAY 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

Dear Malcolm Brodie and councillors,

The city of Richmond recently endorsed the Richmond Food Charter, which says that as a community we will use policy and regulations to strengthen the city's food security, work with all members of our community to ensure a food secure future and strengthen land resources that support food production.

On our last public meeting, Mayor Brodie made a motion to increase the house size to about 11,000 sq ft in our ALR farmland, which is more than twice as large as Ministry of Agriculture Land Reserve guideline. You not only contradict what you endorse, it further weakens Richmond agriculture land use, contributes to increase land costs, and sets a precedent for neighbouring communities to allow mega homes built on agriculture lands.

Please stick to the Agriculture Land Reserve Guideline and staff recommendation to maximum 5382 sq ft for 1 acre of farmland

Your sincerely

Jenny Lee



Mayor and Councillors

Schedule 112 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

From: Jenny Lee <jenny.lee@yando.ca>
Sent: Sunday, 14 May 2017 18:09
To: Mayor and Councillors
Subject: Save Richmond Farmland

Dear Mayor and councillors,

On Wednesday May 3 Richmond News disclosed 3 out of 22 China most wanted corruption fugitives have the addresses in Richmond. One of them is Cheng Muyang, CEO of Mo Yeung Enterprises Ltd. have many buildings and investments in Richmond. The newspaper also mentioned he has donate money to the Richmond Community Coalition, to Mayor Malcolm Brodie, to the federal liberals, to federal Conservatives and BC liberals. Why did an fugitive from China donate large amount of money to City of Richmond? why?

As part of the ongoing investigation by the Globe and mail, The results shows that speculators and investor, not farmers were behind at least 60 percent of the purchases. They enjoy huge tax break and built mega mansions, to flip for a higher price or use it as illegal facilities. Our good soil is diminishing and our farmland are unaffordable to farm.

Last public meeting, Mayor Malcolm Brodie made a motion to increase the house size to about 11,000 sq ft where the Ministry of Agriculture guideline is only 5382 sq ft and the staff recommendation is also 5382 sq ft.

Please check our farmhouse building record in the last 50 years, how many houses were in the 10,000 sq ft.

Help the farming industry and preserve the precious farmland and good soil and limit the house size to 5382 sq ft in one acre of farmland.

Thank you
Henry Sim Loh Lee



Schedule 113 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 14 May 2017 18:23
To: Mayor and Councillors
Subject: Send a Submission Online (response #1093)

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1093)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 6:24:07 PM

Survey Response

Your Name	Norm Goldstein
Your Address	27-11751 King Road
Subject Property Address OR Bylaw Number	9706
Comments	I am conflicted for the time of the hearing. My questions are: "What percentage of Richmond's ALR is at risk due to potential housing construction?", and "Are small farms at risk to becoming non-viable farms due to housing construction?". Thank you.



Mayor and Councillors

Schedule 114 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Webgrip
Sent: Sunday, 14 May 2017 19:21
To: Mayor and Councillors
Subject: Send a Submission Online (response #1094)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1094)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 7:22:18 PM

Survey Response

Your Name	Catherin Ellens
Your Address	27-6233 Birch Street, Richmond, BC
Subject Property Address OR Bylaw Number	house sizes on ALR land
Comments	Hello there, I am not able to make it to the public hearing on house sizes on ALR land or farmland in general, but I wanted to let you know my thoughts. I would like to you limit the size of house to around 5,000 square feet (as other districts have done), I would like you to limit the size of secondary houses built on the land and it must have a maximum size as well as be linked to the size of the property. The farm home plate size must be specified to reduce spread on our valuable ALR land. Please keep the ALR land for what it was intended - farming. Regards, Catherine Ellens



Mayor and Councillors

Schedule 115 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Web: Wednesday, May 17, 2017.
Sent: Sunday, 14 May 2017 19:32
To: Mayor and Councillors
Subject: Send a Submission Online (response #1095)

To Public Hearing
Date: May 15, 2017
Item #: 7
Re: Bylaws 9706, 9707, 9702, 9717

Send a Submission Online (response #1095)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 7:33:41 PM

Survey Response

Your Name	Lloyd Wilson
Your Address	11971 Seventh Avenue, Richmond
Subject Property Address OR Bylaw Number	9706
Comments	ALR land should be preserved for farming and house sizes should be in accordance with ALR, Ministry of Agriculture recommendations.



Mayor and Councillors

Schedule 116 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707, 9712, 9717</u>

From: Bob Mostat <bmostat@shaw.ca>
Sent: Sunday, 14 May 2017 20:33
To: Mayor and Councillors
Subject: monster houses

I am opposed to the larger limits proposed for houses being built in the ALR. I don't think the demands by landowners and developers have anything to do with viable farming, and so-called farm families. It is simply about dollars and profits. At the city elections I will not support mayor and councillors who give in to these demands.

Regards,

Bob Mostat
11266 Railway Ave
Richmond, BC



Schedule 117 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Emily Lee <emilyleewm@yahoo.com>
Sent: Sunday, 14 May 2017 21:31
To: Mayor and Councillors
Subject: farmland mega house

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707, 9712, 9717</u>

Dear Mayor and councilors,

Today your decision will impact the future generations to come .

Metro Vancouver now estimate fully half of its agriculture land-ostensibly protected as such-is not being farmed at all. half of that has rich, high yield soil cherished by those who work the land. Even though BC's lower Mainland is heavily populated, the mild climate, quality soil and abundant precipitation make it one of the best places to farm in Canada.

Yet city of Richmond allow many speculators, investors , developers to scoop up the 122 parcels of (ALR)land recently and turn it into either piecemeal farming or mega homes, hotels or entertainment facilities. They are receiving millions in tax break meant for real farmers. You have driven up the price of farmland and make the real farmers unaffordable to farm any more.

We have Ministry of Agriculture guideline to follow and we also have Richmond staff recommendations to follow. the size limit of a house in an acre of land is 5,382 sq ft, yet Mr. Brodie made a motion to increase the house size to about 11,000 sq ft. because you want to please certain culture who demand larger home for multi-generations to live together. Please do a research and see in the last 50 years which farmer had built a 11,000 sq ft home for their family and check their newly built so call multi-generation house will still be there in 5 years. The land owner will flip and make millions in no time if you don't stop the permit for mega house.

Please stop the harm by following the Ministry of Agriculture Guildline and the staff recommendation and not bow down to certain cultures.

Thanks

Emily Wai Man Lee



Mayor and Councillors

Schedule 118 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: Bylaw 9700, 9703
9717, 9717

From: Web
Sent: Sunday, 14 May 2017 21:58
To: Mayor and Councillors
Subject: Send a Submission Online (response #1097)

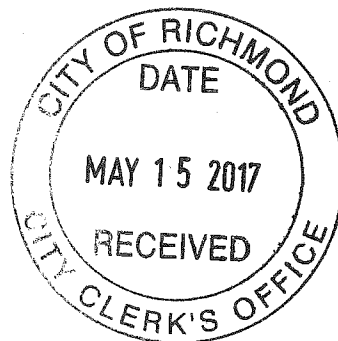
Send a Submission Online (response #1097)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 9:58:32 PM

Survey Response

Your Name	Mehernaz Parakh
Your Address	15-12331 Phoenix Drive, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	Please do not let our farmlands be eroded into ugly empty huge mansions and commercial development. We need them to sustain a healthy society. Thanks.



Mayor and Councillors

Schedule 119 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraph
Sent: Sunday, 14 May 2017 22:12
To: Mayor and Councillors
Subject: Send a Submission Online (response #1098)

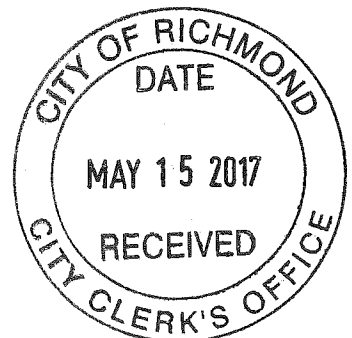
Send a Submission Online (response #1098)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/14/2017 10:12:49 PM

Survey Response

Your Name	Michael Wolfe
Your Address	9731 Odlin Road
Subject Property Address OR Bylaw Number	Bylaw 9712
Comments	Hello, I am writing to express my opposition of Bylaw 9712 and Bylaw 9717. It is completely inappropriate for a City Council in 2017 to propose such a drastic change to agricultural land use, that will further drive up the rate of conversion of farmland to non-farmland. The City of Richmond should be proposing a Bylaw that is inline with the Ministry of Agriculture's recommendation for a citywide house size limit of 303 square metres. Food security and a vision of a future should be considered when council votes on this disgraceful misuse of power. Michael Wolfe B.Ed. B.Sc. BC Greens Candidate for Richmond-Queensborough



Schedule 120 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

MayorandCouncillors

From: sabine eiche <sabinedellarovere@yahoo.ca>
Sent: Sunday, 14 May 2017 22:52
To: MayorandCouncillors
Subject: amendment bylaws for farm land house sizes

Dear Mayor and Councillors,

I am writing with regard to the Public Hearing on Monday, 15 May, which will consider amendment bylaws allowing homes up to 10,764 sq. ft. on farmland in Richmond and significantly increasing the size of farm house homeplates.

The bylaws currently under consideration will allow homes twice as large as those proposed in the Ministry of Agriculture maximum guidelines for ARL land, set at 5,382 sq. ft.

This will weaken Richmond's agricultural land base and the city's commitment to food security. It will also set a precedent for neighbouring communities by further weakening BC's ALR land base in encouraging more residential development on agricultural lands.

Agricultural lands should be kept for farming, not for residential uses. I am writing to request you to follow the Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland and BC.

Sincerely,
Sabine Eiche, Richmond



Mayor and Councillors

Schedule 121 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707
9712, 9717

From: Webgra
Sent: Monday, 15 May 2017 05:14
To: Mayor and Councillors
Subject: Send a Submission Online (response #1099)

Send a Submission Online (response #1099)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 5:15:04 AM

Survey Response

Your Name	Cheryl McLachlan
Your Address	2719 Winster Road, Langford BC V9B 3P4
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>A reconsideration of Bylaw Bylaw 9717 to allow larger home footprint on ALR land within the City of Richmond, will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. While homes are needed for the owners and/or farmers to live in, any increase in number of homes, or the space those homes take up, should not be allowed. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia, and not support amending Bylaw 9717. Food security and preservation of ALR lands is an issue for all BC residents, not just those living in Richmond. Thank</p>

you, Cheryl McLachlan, Langford BC

Mayor and Councillors

Schedule 122 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 977

From: Webg
Sent: Monday, 15 May 2017 08:27
To: Mayor and Councillors
Subject: Send a Submission Online (response #1100)

Send a Submission Online (response #1100)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:27:38 AM

Survey Response

Your Name	Naomi Kolet
Your Address	3660 Regent Street, Richmond, BC. V7E 2N6
Subject Property Address OR Bylaw Number	Taking away our farm lands!
Comments	Dear Sirs, Please refrain from building homes or anything else on our existing farmlands. We the tax paying residents enjoy them, work them and reap the benefits. We enjoy working peacefully on these lands and that is our solace. Please don't give up these lands to these builders. Thank you for considering my plea. Sincerely, Naomi Kolet



Mayor and Councillors

Schedule 123 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, May 15, 2017 and
Wednesday, May 17, 2017.

From: Webgrap
Sent: Monday, 15 May 2017 08:44
To: Mayor and Councillors
Subject: Send a Submission Online (response #1103)

To Public Hearing
Date: <u>May 15, 2017</u>
Item #: <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 972, 977</u>

Send a Submission Online (response #1103)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:44:34 AM

Survey Response

Your Name	Shaun Good
Your Address	1124 - 5115 Garden City Rd, Richmond
Subject Property Address OR Bylaw Number	Public Hearing on ALR home sizing
Comments	I believe increasing the size of properties allowed to be built on ALR designated land is un-necessary and counter-productive to the goals of having ALR land. I strongly encourage the city not to pass any motions supporting amendments that would allow larger properties to be built.



Schedule 124 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

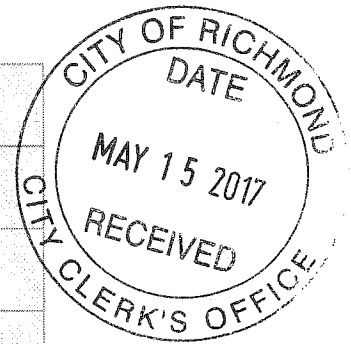
From: Webgraphics
Sent: Monday, 15 May 2017 12:12
To: Mayor and Councillors
Subject: Send a Submission Online (response #1110)

To Public Hearing	
Date:	MAY 15 2017
Item #	7
Re:	BYLAWS 9710, 9711 9712, 9717

Send a Submission Online (response #1110)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 12:13:28 PM



Survey Response

Your Name	Elizabeth Hardacre
Your Address	5391 Woodpecker Dr. Richmond BC V7E5P4
Subject Property Address OR Bylaw Number	BYLAWS RELATED TO AGRICULTURALLY ZONED LAND
Comments	I am writing in regard to the Monday, May 15th Public Hearing that will consider amendment bylaws to significantly increase the permissible size of homes on Agricultural Land Reserve (ALR) lands. These proposed bylaws will allow homes that are twice as large as Ministry of Agriculture maximum guidelines for ALR land, which are set at 500 m2 (or 5,382 ft2). In my opinion, the Ministry's maximum guideline strikes a reasonable balance between the preservation of arable land and ownership rights. If Council increases the maximum allowable house area, it will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaws currently under consideration will also be precedent setting for neighbouring communities and further diminish BC's ALR land base. Agricultural lands should be preserved. I urge Council to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower

Mayor and Councillors

Schedule 125 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing	
Date:	MAY 15 2017
Item #	3
Re:	BYLAWS 9706, 9707, 9712, 9717

From: Angela Burnett <amfb@shaw.ca>
Sent: Monday, 15 May 2017 10:33
To: Mayor and Councillors
Subject: Public hearing Bylaw 9717-- Issues that need attention

To Mayor Brodie and Councillors

I wish to raise some issues regarding the proposed amendments to allow homes up to 1000 square metres (or 10,764 square feet) on Agricultural Land Reserve in Richmond and to permit significantly bigger farm home plates.

The proposed bylaws will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet).

The changes are a compromise that weakens Richmond's agricultural land base and are contrary to our city's commitment to food security.

There are two issues directly arising out of this by-law that do not seem to have been addressed:

1). Has Council attempted to quantify how many acres of farmland are being taken out of production

due to people buying up ALR land with no apparent intention of ever farming it?

2) Has Council conducted inspections to determine whether very large residences are in fact being occupied on a permanent basis by the owner's family?

Has it checked to see whether these very large "homes" are in fact hotels or are being used for some other non-agricultural purpose?

Both of these issues demand attention and appropriate action, reinforced if necessary by representations to the provincial government.

In addition to these two issues, the bylaw currently under consideration will set a bad precedent for neighbouring communities.

Agricultural lands should be kept for farming and not for residential uses. I am writing at this time to ask you to get on the right track

by following Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas,



and ensure long-term food security for Richmond, the Lower Mainland, and British Columbia.

Sincerely,

Angela Burnett, Richmond

MayorandCouncillors

Schedule 126 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item #: <u>7</u>
Re: <u>BYLAWS 9706,</u> <u>9707, 9712, 9717</u>

From: Judith Doyle <jehdoyle@gmail.com>
Sent: Monday, 15 May 2017 10:10
To: MayorandCouncillors
Subject: ALR hearing May 15

Hi Richmond City Council,

I would like to register my support for limiting house sizes on ALR land. That land is for farming. The City Council should follow the Ministry of Agriculture's guidelines as well as their own obligations

53%Richmond farmers, 73% ALR dwellers & 83% residents support max Ministry guidelines for home sizes.

Most of Richmond supports the limitations because they understand that protecting our farms is the future. The fact that you are swayed by realtors raises questions about your integrity.

Judith Doyle



Mayor and Councillors

Schedule 127 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: Betty Boland
Sent: Monday, 15 May 2017 09:36
To: Mayor and Councillors
Subject: Building on ALR land

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

Mayor and Councillors,

I would like the City of Richmond by-laws with regard to buildings on the ALR lands to follow the recommendations of the City staff. These recommendations were made after consultation with many stakeholders and are reasonable. Allowing larger dwellings in the ALR is not supportive of agricultural activity but of development.

Betty Boland
Richmond resident
604-271-1632



Schedule 128 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 17
 Re: Bylaws 9706, 9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 09:53
To: Mayor and Councillors
Subject: Send a Submission Online (response #1108)

Send a Submission Online (response #1108)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 9:54:01 AM



Survey Response

Your Name	D Lynn Chapman
Your Address	1529 Henderson Ave Roberts Creek BC V0n 2W2
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, As I understand it Bylaw 9717 will contribute to the further alienation of BC's Agricultural Land base in service of larger homes. While that may be nice for those who can afford such homes it does nothing to preserve farmland for everyone. Food security IS about survival for everyone and since food security depends upon intact agricultural land a Bylaw that would threaten the preservation of agricultural land is de facto unacceptable. Please accept my comments even though I am not a resident of Richmond I am a citizen of BC and depend upon your intelligence and integrity for our collective food security. Thank you, D Lynn Chapman

MayorandCouncillors

Schedule 129 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, May 15, 2017 and
Wednesday, May 17, 2017.

From: Gabrielle Grün <grun@sfu.ca>
Sent: Monday, 15 May 2017 12:29
To: MayorandCouncillors; Weber,David
Subject: Fwd: megahomes on "farmland"

To Public Hearing
Date: <u>MAY 15 2017</u>
Item # <u>9</u>
Re: <u>9706, 9707, 9708</u>
<u>9717</u>

----- Forwarded Message -----

Subject: megahomes on "farmland"

Date: Mon, 24 Apr 2017 21:18:36 -0700

From: Gabrielle A. Grün <grun@sfu.ca>

Reply-To: grun@sfu.ca

To: mayorandcouncillors@richmond.ca



Dear Richmond Mayor and Council,

Consider the action that you take very carefully. What sort of serious farming is taking place on half an acre of land? Even with 1-5 acres, the respects of conventional farming are not so promising. In areas where lots are $\geq 15,000$ square feet, neighbors should not bother the neighbors. The proposed motion would apply to many AG zoned/ALR properties of minimal agricultural utility. Even if a property qualifies for farm classification under BC Assessment, only the assessed value of the land is adjusted, not the improvements. This has little to do with farming, and much more about restricting the rights of property owners. The 40 meter rule is limiting enough.

Thanks for your consideration.

--

Gabrielle A. Grün

M.Sc.

MayorandCouncillors

Schedule 130 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Webgraph
Sent: Monday, 15 May 2017 11:59
To: MayorandCouncillors
Subject: Send a Submission Online (response #1109)

To Public Hearing
Date: MAY 15 2017
Item # 3
Re: BYLAW 9702
9706, 9712, 9717

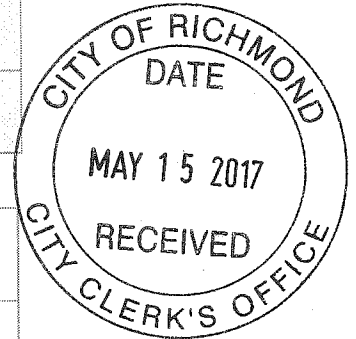
Send a Submission Online (response #1109)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 12:00:22 PM

Survey Response

Your Name	Bruno Vernier
Your Address	6691 Francis Road
Subject Property Address OR Bylaw Number	bylaw 9712
Comments	I oppose bylaw 9712 because it is a type of looting of the ALR. Limits should be 300 not 10,000 sq feet.



Schedule 131 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

MayorandCouncillors

From: Kerry Starchuk <kerrystarchuk@hotmail.com>
Sent: Monday, 15 May 2017 11:08
To: MayorandCouncillors
Subject: Farmland - Public Hearing Input
Attachments: bridge farm.jpg; 10591 blundell road.JPG; new house on blundell.JPG

To Public Hearing
Date: MAY 15 2017
Item # 7
Re: BVLAW 9706
9707, 9712, 9717

Date: May 15, 2017



Dear Mayor and Council,

Re: Farmland House Size,

I was curious about the size of family homes permitted on ALR farmland and the changes that were being discussed lately and have attended the last two meetings in chambers to educate myself on the subject. It was very good to have the opportunity to listen to the different experiences of the speakers. I have now educated myself enough to know that no matter how big or small the farm house is built not everyone will be satisfied.

The majority that participated in the farm house survey (74 percent) I read in the Richmond News were not in favour of the mega houses and council still overrides the majority? I wonder what their motivate is?

I have been reflecting and thinking back when my grandparents were farmers years ago. They had a farm at Steveston Highway and No.2 Road and grew potatoes. They had 45 acres gifted to them from William Bridge when he passed on. I remember as a kid going there and my grandpa laying on the couch exhausted from a long days work. My grandma prepared lunch for all the hired hands. They had the average 3 bedroom house and a small kitchen. It was enough to put all the men around the table for lunch. Downstairs was a pantry full of home prepared canned goods. They sold off little by little their farmland because it was very hard to make a living as a farmer. The farm is no longer there and is now a subdivision and it is never going back to farmland. I know it was there but like many do not know much about old time Richmond farm families. That was then and this is now....

I have observed the different farmers that spoke at the two meetings. The Mays for instance have been farmers for as long as I can remember. They have farmed cranberries, strawberries and milk. The cranberries have been a very good revenue crop because of the juice industry. Their houses are large but they are not 11,000 sq.ft..

WA farms grow potatoes, pumpkins, beets, strawberries to name a few. I see that they live in a modest older style house but not a 11,000 sq.ft. house.

The Koop family had a farm for years @ 10591 Blundell Road that grew all kinds of produce. They also had an U pick for blueberries. They also did not have a 11,000 sq.ft. farm house.

I now go along Blundell Road in between No.4 and No.5 road as well as No.5 road and see many blueberry farms with recently built mansions. These houses were in the past an average sized house. I don't remember the price of local blueberries increasing enough to build million dollar mansions.

There is something that is out of proportion. We pay \$6200.00 for residential property tax for our city lot. I have been looking at the property taxes these farmers pay. These farms qualify for farm tax if they produce a crop of \$2500.00 per year. When was the last time the ALR taxes and crop evaluation reviewed?

I was sitting beside a fellow at one of the meetings and asked him how many people lived in their family farm house. He said there were 15 members. My tally in my head began calculating adding up the 15 people living in a farm house and paying let's say \$600.00 for taxes. That's pretty cheap.

Mayor Brodie proposed that the farm house size be increased to double the size at 11,000 sq.ft. I have to question why? When we met with him in 2011 regarding escalating property prices he suggested we sell our property and take the money and run ... I don't believe this to be a reasonable solution especially when I see all the corruption and abuse going on with real estate.

We all want farmland to be preserved and to be used for the right purposes. I found this link on farmland and would suggest others to read it.

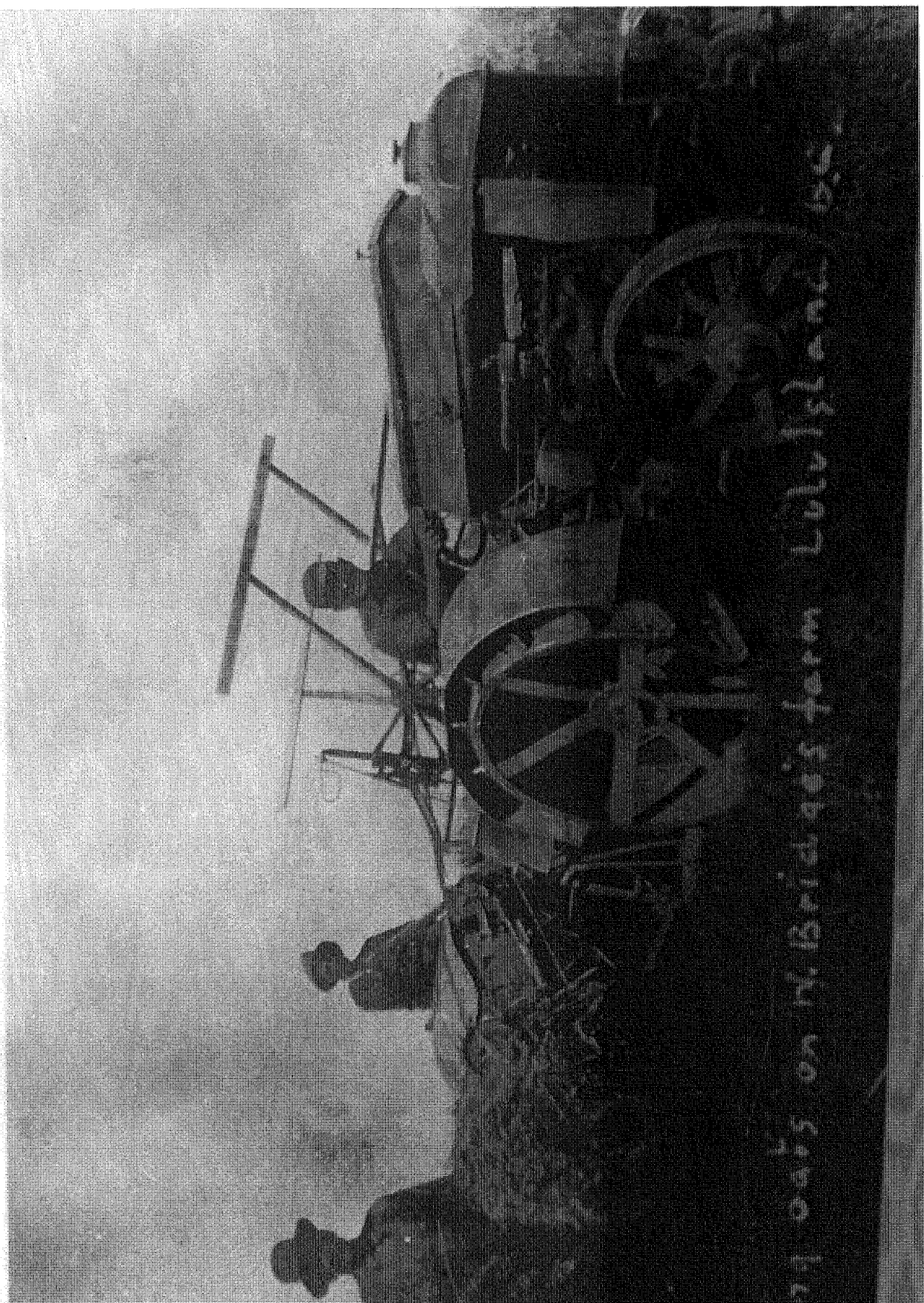
http://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/guide_for_bylaw_development_in_farming_areas_2015.pdf

Since the 80's, the house size is getting larger and larger on farmland and the city residential properties. The residential houses are being built with many bathrooms and many bedrooms. Recently, these houses are being rented out for Air BnB, birth tourism, home stay, booking.com, immigration settlement to name a few. Can council not see when they approve these big mansions that the houses are not single family homes anymore? I propose that city council seriously look into how to tax a multi family unit and stop approving this madness.

So why is planning to approve a 10,764 sq.ft house when staff proposed a 5382 sq.ft. maximum as suggested by the ALR? Except that they are inspired for Richmond to have it's own solution? I would suggest council regroup and really think of the bigger picture because every decision that is made now will affect generations to come after all of us are gone.

Regards,
Kerry Starchuk
7611 Lancing Place
Richmond, B.C.
V7C3A9

208 Cutting oats on the Bridge farm.

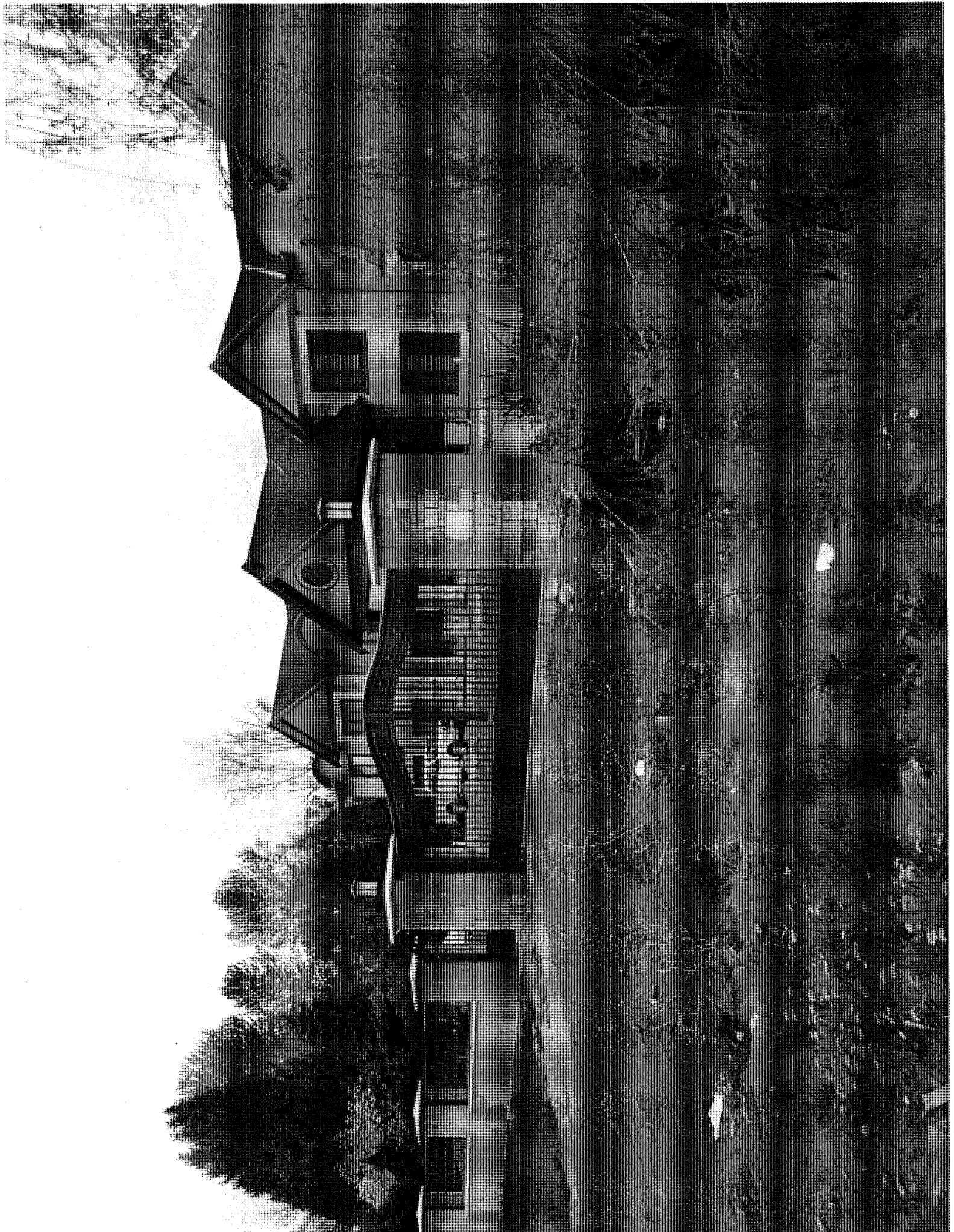


211 OATS ON W. BAINBRIDGE'S FARM. COLLEGE OF AGRICULTURE, UNIVERSITY OF CALIFORNIA.

10591

CLOSED





Mayor and Councillors

Schedule 132 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Martin V Wednesday, May 17, 2017.
Sent: Monday, 15 May 2017 12:48
To: Mayor and Councillors
Subject: Public hearing on Farmland - Monday May 15, 2017

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707 9712, 9717

Dear Mayor and Councillors,

I am writing in regards to the Monday, May 15th Public Hearing that will consider amendment bylaws that would allow homes up to 10,764 ft² on farmland in Richmond and significantly increase the size of farm house homeplates.

The bylaws currently under consideration will allow homes that are twice as large as Ministry of Agriculture maximum guidelines for Agricultural Land Reserve (ALR) land, which are set at 500 m² (or 5,382 ft²).

This will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration will also be precedent setting for neighbouring communities by further weakening BC's ALR land base through encouraging more residential development on agricultural lands.

Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and BC.

Sincerely,
Martin Woolford

5951 Egret Court
Richmond
B.C.



Mayor and Councillors

Schedule 133 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraphics
Sent: Monday, 15 May 2017 14:52
To: Mayor and Councillors
Subject: Send a Submission Online (response #1120)

Send a Submission Online (response #1120)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 2:52:49 PM

Survey Response

Your Name	Bea McKenzie
Your Address	1139 Lippincott Road
Subject Property Address OR Bylaw Number	9712 & 9707
Comments	A reconsideration of Bylaw Bylaw 9712 to allow larger home footprint on ALR land within the City of Richmond, will weaken Richmond's agricultural land base and the city's commitment to food security. The bylaw currently under consideration will also be precedent setting in other communities by weakening B.C.'s ALR land base, and it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. While homes are needed for the owners and/or farmers to live in, any increase in number of homes, or the space those homes take up, should not be allowed. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia, and not support amending Bylaw 9712. Food security and preservation of ALR lands is an issue for all BC

residents, not just those living in Richmond.

Mayor and Councillors

Schedule 134 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item #: 7
Re: Bylaw 9706, 9707, 9712, 9717

From: Webg
Sent: Monday, May 15, 2017 14:08
To: Mayor and Councillors
Subject: Send a Submission Online (response #1118)

Send a Submission Online (response #1118)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 2:09:01 PM



Survey Response

Your Name	Lorraine Bell
Your Address	10431 Mortfield Road, Richmond BC, V7A 2W1
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. "The world has grown too small to forgive us any big mistakes. There's a saying in Argentina that each night God cleans up the mess the Argentines make by day. This seems to be what our leaders are counting on. But it won't work. Things are moving so fast that inaction itself is one of the biggest mistakes. The 10,000 year experiment of the settled life will stand or fall by what we do, and don't do, now. The reform that is needed is not anti-capitalist, anti-American, or even deep environmentalist: it is simply the transition from short-term to long-term thinking. From recklessness and excess to moderation and precautionary principle." from A Short History of Progress by Ronald Wright. Sincerely, Lorraine Bell

Mayor and Councillors

Schedule 135 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

To Public Hearing
Date: May 15, 2017
Item # 7
Re: BYLAW 9400, 9707
9712, 9717

From: Webgraphix
Sent: Wednesday, May 17, 2017
To: Monday, 15 May 2017 13:55
Subject: Mayor and Councillors
Send a Submission Online (response #1117)

Send a Submission Online (response #1117)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 1:56:33 PM

Survey Response

Your Name	Andrew Picard
Your Address	11137 Kingfisher Drive V7E 4P8 Richmond BC
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	Dear Mayor and Councillors, I am writing in regards to tonight's Public Hearing (Monday, May 15th) that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve (ALR) located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's ALR land, which are set at 500 square metres (or 5,382 square feet). This amendment will weaken Richmond's agricultural land base and our city's commitment to food security, as outlined in the OCP and Food Charter, among other documents. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands, thus increasing land speculation and the unaffordability

to purchase ALR properties in the future. While the region certainly faces a housing affordability crisis, the likelihood of attracting new, young farmers to the agricultural sector will decrease even further if we incentivize the encroachment of larger residential development on ALR land. Please remember that the central purpose in creating the Agricultural Land Reserve in 1973 was (and still is) to "preserve agricultural land" and to "encourage farming", NOT residential development. As a Millennial (Gen Y) and life-long Richmond resident, I encourage you to resist development pressure and rather, to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, in order to ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Andrew Picard

Mayor and Councillors

Schedule 136 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Webgra
Sent: Wednesday, May 17, 2017
To: Mayor and Councillors
Subject: Send a Submission Online (response #1116)

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

Send a Submission Online (response #1116)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 1:48:31 PM

Survey Response

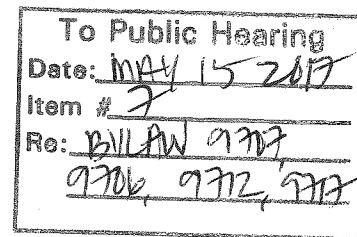
Your Name	Hafsa Khan
Your Address	3031 Williams rd., Richmond, BC V7E 1H9
Subject Property Address OR Bylaw Number	Richmond Zoning (Bylaw 8500; Amendment Bylaw 9715)
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Hafsa Khan Richmond, BC

Schedule 137 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Greg Allen <greg.ch.allen@gmail.com>
Sent: Monday, 15 May 2017 10:57
To: Mayor and Councillors
Cc: Greg Allen
Subject: Monster Houses in there Richmond ALR



Dear Mayor and Councillors,

I think its ridiculous that the council is considering allowing 1000 square meter houses to be allowed in the ALR - thats twice the BC ministry of agriculture guidelines and the city staff recommendation.

So a hundred or so people turn up to a vote and the council falters and decides in their favour? How can we steer our development policy based on the minority of farmer and non-farmer landowners who want to build monster homes.

The majority should decide, and thats the rest of us who have restrictions on the size of houses we build, have small parcels of land and follow the rules.

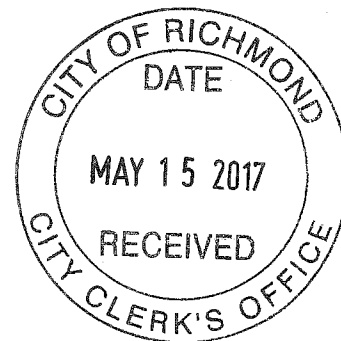
Save our farmland for farming and agriculture, not development. If farmers want to live on their land let them build a normal house like the rest of us.

No one wants to look at those monstrous (and often empty) homes on the ALR. Many of them don't even house farmers and house multiple families.

If a few farmers need build large homes for their families, then as long as they prove they will farm the land let them. Every else should not be allowed. Also if large homes are allowed then they should not get an ALR tax break - tax them the same as everyone else!

Keeping Richmond beautiful !!!

Thanks
Greg Allen
Chief Executive Officer
Wellington Technologies
778-238-6494



Mayor and Councillors

Schedule 138 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraph
Sent: Monday, 15 May 2017 12:57
To: Mayor and Councillors
Subject: Send a Submission Online (response #1111)

Send a Submission Online (response #1111)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 12:58:00 PM

Survey Response

Your Name	Ronald Heber
Your Address	3571 Blundell Road Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	Dear Mayor and Councillors: This is concerning the proposed amendment being considered today, Monday May 15, with regards to the maximum allowable home size on ALR land. I wish to register my opposition to the proposed increase in allowable home size from 500 square meters to 1,000 square meters, on grounds it will diminish the amount of land available for farming/food production. The proposed increase is also almost double the Ministry of Agriculture maximum guidelines for house size on ALR property, and sets an unsettling precedent across the region. Far better in an era of heightened food instability due to the increased effects of climate change to maintain and bolster local and regional food security, resilience and food independence by maintaining and reaffirming the existing bylaw. Thank you for your consideration. Ronald Heber



Schedule 139 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15/17
 Item #: 1
 Re: BYLAW 9717
9712, 9717

MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 May 2017 12:57
To: MayorandCouncillors
Subject: Send a Submission Online (response #1112)

Send a Submission Online (response #1112)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 12:58:14 PM

Survey Response

Your Name	Anne Marie and Brendan Kelly
Your Address	74-6245 Sheridan Road
Subject Property Address OR Bylaw Number	Public Hearing re Home sizing on ALR land - bylaw 9717
Comments	My husband and I are very concerned about the huge homes - if they are really homes and not hotels - being built on the increasingly scarce land in the Fraser Valley. We are concerned that there not be any increase in the size of homes allowed. 500 square metres should be more than enough for any family. This increase will weaken Richmond's agricultural land base and our city's commitment for food security. Bylaw 9717 will set an unfortunate precedent that will weaken BC's ALR land base by allowing more residential development on what should be agricultural lands. We are asking you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia



Schedule 140 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Prithvial Dadiala <prithvial.dadiala@hotmail.ca>
Sent: Monday, 15 May 2017 13:05
To: Mayor and Councillors
Subject: Richmond house size restriction

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAW 29706,
9707, 9712, 977

Dear Mayor And Councilors,

I wish to express my concern for the lack of consideration that has been shown by the City to Farmland property owner's rights for their own properties.

I and my family have owned our property at 10131 Blundell Road for over 30+ years and now find that my property has been devalued by the introduction of house size restrictions. I understand that my property is located in the ALR however being just 155 ft x 126 ft (19000.00 sq.ft) and being less than 2 Acres the act does not apply nor can I do any type of commercial farming except do my personal vegetable gardens. I am puzzled and dismayed as to how and why my property and others of similar size are being targeted by the City with these unrealistic restrictions. The restrictions, as I understand, would limit my house size to approx. 4800 sq.ft where as my neighbors with over 2 Acres are still able to build massive homes upwards of 16,000 sq.ft., therefore the restrictions are not even effectively serving their purpose.

We are already handcuffed by not having city sewer even though I am only a block away from sewer and other services as sidewalks and curbs plus have to spend \$40,000 to install septic system and additional \$50,000 plus to prepare the site to be able to build a home on this property. If someone is building and using the Residence for other uses then Single Family then the City does have the Power to enforce its Bylaws and close down the illegal activities but please do not Punish the Innocent Residents of Richmond who are Law abiding and pay taxes on their properties. I would suggest the City should re-consider and be fair by having the same regulations as the other single family neighborhoods: 55%-5000 sq.ft and 30% on balance which would allow 7100 sq.ft on my lot.

I believe the appointed surveyor neglected to consider the smaller parcels and the fact that these parcels would be effectively useless with these restrictions. People who live in the ALR zoning should be the ones to determine what should be allowed and NOT anyone else from anywhere in the lower mainland or rest of the world. Please adjust the size restriction that you have proposed to reflect what is allowed in single family areas.

Sincerely,
Prithvial S. Dadiala



Mayor and Councillors

Schedule 141 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>BYLAW 9706, 9707, 9712, 9717</u>

From: Webgraphics
Sent: Monday, 15 May 2017 13:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1113)

Send a Submission Online (response #1113)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 1:30:38 PM

Survey Response

Your Name	Wendy Kooyman
Your Address	3571 Blundell Road
Subject Property Address OR Bylaw Number	9717
Comments	<p>I understand that agricultural land in Richmond is unique in several factors: it generally is made up of smaller parcels than elsewhere in the lower mainland, it is geographically closer to the city centre as opposed to the geographies in other municipalities, and it historically has been farmed by families who live in multi-generational housing on the farm property. These are relevant points, they are also being used to obscure the issue that land speculation in Richmond is lucrative, and is at odds with the long-term needs of its citizens vis a vis having access to a secure food supply in the future. The point of bylaws, and indeed government, is to ensure the long-term viability of a community. And having a community whose long-term food security is put at risk because certain members can build mega-homes in anticipation of their ability to remove that land from Agricultural production means that we, as citizens, are putting the viability of our community at risk. It is crucial that city council look at the community's long term</p>



	<p>goals, needs, and risks – which explicitly acknowledge the importance of food security – and that council act accordingly, even if it presents some immediate difficulties for those who have looked toward speculating on these land values and/or using the land for alternative purposes. Realistically, that means allowing a home size of no more than 500m², and ideally no more than the current maximum RS1 allowable home size.</p>
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MayorandCouncillors

Schedule 142 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Webgrap Wednesday, May 17, 2017.
Sent: Monday, 15 May 2017 13:32
To: MayorandCouncillors
Subject: Send a Submission Online (response #1114)

To Public Hearing	
Date:	MAY 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 972, 977

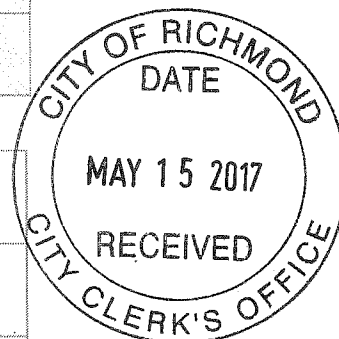
Send a Submission Online (response #1114)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 1:33:20 PM

Survey Response

Your Name	Sharon Doucelin
Your Address	4911 Pendlebury Road Richmond
Subject Property Address OR Bylaw Number	Bylaw 9712
Comments	I'm opposed to any of the bylaws that swap farmland for concrete, paving, and mega houses. What is more important than food or water. For every square foot of land that is removed from the ALR and possible food producing purposes, we put ourselves more under the control of other people/countries that provide foodstuffs. We will be unable to feed our own people and be held up to ransom from others who made smarter choices with their resources.



Mayor and Councillors

Schedule 143 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and

From: Web Wednesday, May 17, 2017.
Sent: Monday, 15 May 2017 13:39
To: Mayor and Councillors
Subject: Send a Submission Online (response #1115)

To Public Hearing	
Date:	MAY 15, 2017
Item #:	7
Re:	BYLAW 9706, 9707, 9712, 9717

Send a Submission Online (response #1115)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 1:39:57 PM

Survey Response

Your Name	Mary Hanson
Your Address	106 - 7671 Abercrombie Dr. Richmond BC
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.



Schedule 144 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

WILLIAM C. EVANS
10440 SIDAWAY ROAD
RICHMOND, B.C.
V6W 1C4

	DB	

May 5, 2017

CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC
V6Y 2C1
Canada

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	PNLANS 9706, 9707, 9712, 9717

Attention: Mayor and Council

Dear Sirs:

Re: Agricultural Land Reserve (ALR)

Perhaps I am a contrarian, but I don't think that the ALR is doing anybody any good.

We are in the process of building a \$4 Billion bridge so that people can build more homes on farm land in Surrey, Langley and White Rock. In addition, thousands of acres of farm land are being used up by the Highways to take commuters out to these communities. It makes no sense.

I used to live in White Rock and commuted to downtown Vancouver. That was in the 1970's, and it was not fun then. I can imagine how bad it is now. Not to mention the cost of commuting, global warming, and other environmental damage. Millions of liters of fuel are used annually in this endeavour. These could be saved by proper planning, transit and the development of the rest of Richmond.

There is approximately 13,000 acres in Richmond that has restricted development because of the ALR, of which only about one-half is operating as farms. Our main crops, in order of size, are Cranberries, and Blueberries which are grown on peaty soils. Our largest crop grown on loamy soils is hay. Surely there is better use for our farmland than that. Hay can be grown anywhere in Surrey and Langley.

It is time to stop the madness, and consider an orderly development of the ALR lands in Richmond, B.C.

Thank you for your attention to this matter.

Yours truly,



William C. Evans
604-836-2494



MayorandCouncillors

Schedule 145 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item #: 7
Re: BILLANS 9706, 9707, 9712, 9717

From: Brenda Wong <brenda_k_wong@hotmail.com>
Sent: Monday, 15 May 2017 15:15
To: MayorandCouncillors
Subject: Mega house on farmland

Dear mayor and councillors,

All my life, I respect farmers who know how to utilize the land to grow delicious vegetables and fruits for us to consume, while the Canadian government also has the heart to take care of them. They can get compensations in time of hardship and their properties are taxed in a much lower rate. The whole idea is to keep the farmland and farmers alive and well.

Lately, the well known rich soil Richmond land is getting famous in a different way. Mansions are being built or applying to be built sizing from 10,000 to 40,000 sq.ft. Do real farmers need such huge mansions? Are old grandmas suitable to live in such mansions? (my old grandma friend refused to live with her daughter because her house is too big. It takes too long for her to reach the kitchen to get anything. Her water cooled down before she get back to her room.)

Question: why can't we follow the ministry of agricultural guideline to limit a house on an acre land to be 5,382 sq. ft..
Concern: 1/ any bigger house will mean more valuable farmland be used for housing and garage and driveways.

2/ if an 11,000 sq.ft. home be allowed on an acre of land, can I divide my ten acres to my ten children to built ten 11,000sq. Ft. Home? (Hope answer is NO) Councillors and Mayor, please be very careful to make any decisions as our farmland cannot be reversed if a mistake is made.

Thank you

I love Richmond
Brenda Wong
Sent from my iPad



Schedule 146 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: <u>NOV 15, 2017</u>
Item # <u>7</u>
Re: <u>BYLAWS 9706,</u> <u>9707, 9702, 9717</u>

Mayor and Councillors

From:
Sent: Monday, 15 May 2017 15:11
To: Mayor and Councillors; City Clerk; McPhail, Linda; McPhail, Linda; Steves, Harold; Day, Carol; Au, Chak; McNulty, Bill; Dang, Derek; Loo, Alexa; Johnston, Ken; Brodie, Malcolm
Subject: House size and setbacks restrictions on the ALR



Honorable Mayor and Council,

The spirit of each of your bylaws is co-existence: Coexistence of different kinds of people, professions, cultures and life choices. In case of house sizes on the ALR, you should be passing bylaws that ensure the co-existence of agriculture with the "principal dwelling" on the ALR.

I am not sure increasing the setback to 60 feet (instead of 50 feet) and allowing ALR owners to increase the size of the principal dwelling above 1000m2 for "cultural reasons"(Bylaw 9706) will in any way help farming interests on the ALR.

The planning report talks about how 74% of Richmond's ALR is made up of small parcels of land (less than 2 hectares) and that a house size of more than 500m2 on these smaller parcels is fueling residential speculation . This speculation is displacing farming as principal use because the size and price of the house often outstrips any concerns about land health and farmability . In addition, the report mentions that on smaller ALR land parcels, a size of the principal dwelling greater than 500m2 often makes the backlands "unfarmable and inaccessible" (PLN 130, Page7, Planning report, 13th April 2017.

Furthermore, the display boards in the public consultation process also explained that 39% of Richmond's ALR parcels that front a road have a lot width of less than 33m /108 ft) and these narrow parcels with a thriving city at the doorstep are the ones that have most potential of being developed and sold as mega mansions.

As I listened to speakers on the 19th and 24th of April, 2017, I felt that the people who spoke were not so much arguing for their right to keep their farming families together; but for their right to keep the house size on farmland as big as possible so that the price of the farmland can stay as high as possible per acre.

I also heard concerns, even from long time farmers, that a smaller house size (500m2) would make the price of farmland drop. However, the staff report offers a counterpoint to this fear in the consultation report from Mr Wozny (Attachment 4:PLN 150-151). As a steward of farmlands it is your duty to make the effort of

convincing farmers that the land prices will not drop if the size of the house is restricted to a square footage that promotes the co-existence of farming with an appropriate house size to support farming families.

I want to let the council know that I am not against multi-generational farming families living together. In fact, the presence of extended families and grandparents on farmland is a safety net not just for farming families but for Richmond as a whole. What I have contested is the size of the house required to support a multi-generational family comfortably.

I was drawn into the issue of house size on ALR because of concerns about food security and how the lower taxation system on ALR that is meant to keep farmland from becoming prohibitively expensive is being misused to drive the cost of farmland so high that prospective farmers cannot buy it.

However, at this point I am concerned that huge farm estates on Richmond's ALR will pose a risk not just to farming interests but to the safety and well being of all families in this city.

There is no guarantee that as the farming family grows, family members will choose to continue to farm or want to stay together. When the time comes to sell this huge farm house, if the only concern is that the house be sold to the highest bidder; no questions about farming intentions or interests can be asked of the buyer. It is quite likely that people who will be able to afford this huge estate are least likely to have the knowledge, interest or connection to farming.

Speakers at the planning committee hearing and council meeting in April mentioned that the injection of speculative wealth into farmland may bring a windfall of community donations for example to the hospital or the school.

However, is equally likely that when agriculture gets displaced as primary use from the ALR parcels, land could get trapped in unscrupulous hands. Activities such as gambling or drug trafficking could become the new and dangerous reality of Richmond. Despite best intentions and efforts, no amount of community policing or even real time policing will be easily able to tame these monstrous and inscrutable purposes and our community could become caught in this dangerous reality. And no community member, whether they are from a farming family or a non-farming family, or even from a family speculating on farmland deserve to be caught in this dangerous and unpredictable outcome.

I think the city needs to do more in order to promote agriculture than just limit house size, however these actions cannot be in lieu of restricting house size. I have heard often how east Richmond is neglected in comparison to west Richmond and that needs to change. The city could develop a farm directory for Richmond with contact information and produce that the farm sells to the public. I often drive back from the Richmond

ice centre and see boards about locally grown mushrooms being sold in Richmond and wish that this kind of information was more readily and widely accessible.

To Mayor and Council: Whatever house size and setback restrictions you decide to put on ALR land parcels, please make sure that it will ensure that farming can co-exist with the farmhouse on Richmond's ALR. If land needs to come out of the ALR, it should be for building a diversity of multi-family homes which this city urgently needs.

Sincerely,

Schedule 147 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

May 15, 2017

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Attn: Richmond City Councillors and Mayor

Re: **BYLAWS RELATED TO AGRICULTURALLY ZONED LAND**

The bylaw proposed, as amended by councillors, is completely unacceptable and not representational of the public consultation process. The real estate ads that we have seen for 12000 sq ft estate mansions built for "kings", marketed directly to the foreign buyer (see appendix a), will not be curbed by a slight reduction to 10,700 sq ft. To permit mansions of this size on farms larger than a mere 1/2 acre is in no way an improvement to the recognized problem. This bylaw merely condones and encourages further estate development, and a reduction to farming.

The Ministry of Agriculture Guide for Bylaw Development in Farming Areas, herein after referred to as "the guidelines", states in Part 2 Page 16 "Bearing in mind that the priority use in the ALR is farming, permitted residential development should be no larger than that permitted in zones specifically set aside for residential development. The maximum farm residential footprint in the ALR should be LESS THAN or, at least, NOT more than that permitted in other zones of the community where the primary use is residential".

All of the small farms such as those along Blundell and Number 2 road, are very close to all the city services, schools, and parks. Farms such as these are the most vulnerable to exploitation as pointed out by the Ministry and recognized by Richmond city staff. These homes should not be any bigger than those in the nearby residential zones. 33 of the 47 building applications received in the last couple of months were for homes ranging from 13000 to 32660 sq ft. There are not 33 farmers, 33 families, or 33 large multigenerational families waiting for these homes to be built so they can purchase them for 15 million dollars, in order to make berry farming affordable. A one acre blueberry farm does not require farm help for harvest. These are being developed so that Richmond landowners can cash out and the investor won't have to pay tax. This is fraudulent activity. The reason the 15% foreign homebuyer tax doesn't apply to ALR land is because foreign investment is not supposed to happen on ALR, period. It isn't permitted at a price; it isn't permitted at all. If you are going to allow mansion development on small farms near the city centre you might as well take them out of the ALR so at least the owners will pay taxes; they are going to be useless for farming. This conflicts with Richmond's year 2041 Official Community Plan (OCP) which still shows those areas as reserved for farming.

One landowner stated that it wouldn't be fair to limit house sizes now, that if his neighbour is only allowed to build a 10000sq ft house next to his 20000sq ft house then we have homes of different sizes and it isn't visually appealing. If this were true, and varying home sizes were an issue, then how did we EVER allow these mansions to be built next to traditional farm homes and ranchers in the first place.?

(See Appendix B)

Councils inaction has created a divide and instability in our community, inevitably pitting one type of farmer against another, one resident against another. The owner of this farm said he is angry at city hall, not at the guy building the giant house. Even though it has blocked all of his morning light from his garden, that 100 ft of mature hedge was taken out, a loss of all privacy in his backyard. He said, "the city

allows it so of course he's going to build it." "Any developer is going to build the biggest house possible because they will get the most money. " It's up to City Hall to stop it, we cannot expect people to regulate themselves; development is fuelled by money and ALR is supposed to be protected from this.

One councillor stated she didn't feel it was the city's job to curb speculation. I have to tell you that it absolutely is your job. The Ministry of Agriculture expects you as local Government to be doing your job. See the guidelines Part 2 page 9, "The Minister's Bylaw Standards have been created to promote consistency among local governments in their treatment of farming activities and to minimize conflict around agricultural uses. All local governments are encouraged to incorporate these standards into their bylaws."

Section 2.4.6 page 14 - The purpose of the outlined criteria for regulating residential siting and size on farmland include:

"Minimizing the impact of residential uses on farm practices and farming potential in farming areas;
Minimizing loss and/or fragmentation of farmland due to residential uses; and
Minimizing the impact of residential uses on INCREASING COST of farmland."

It goes on to say (Section 2.4.6.5 Criteria) - "These criteria are recommended as the MINIMUM level of regulation by a local government. Local governments can choose to be MORE restrictive of residential uses in the ALR. Local Governments may choose to be less restrictive in areas outside of the ALR".

Curbing speculation, land affordability, farming viability - YES your job. This is what is expected of you by your taxpayers, your residents, your future farmers, your children, your provincial government, and your neighbouring municipalities. It is certainly not the councillors job to keep land values as inflated as possible to benefit a handful of people, who don't even pay taxes, to the detriment of everyone else's future. Agricultural land is a resource protected for all of us. Maximum house size is essential for keeping farmland affordable.

Another councillor stated he didn't understand the argument that we need the land to grow food when we import most of our food anyway. See guidelines part 1 page 5, "Currently BC produces the equivalent of about one-half of the province's food requirements. There is a tremendous potential to expand the Province's agricultural output so that it plays a greater role in feeding British Columbians and in enhancing the prosperity of farm families and communities across the Province".

The National Farmers Union of Canada produced a document to fight downgrading of ALR. It states "As British Columbia's, Canada's and the world's population grows and becomes increasingly urbanized, protecting farmland is more important than ever. Small and medium-sized farms are more efficient than large industrialized farms in terms of food produced per acre, and still grow and raise well over half of the world's food. In BC 98% of farms are family farms.

" BC has a rich heritage of farming and a vibrant culture of agriculture. Many young people in BC aspire to make farming their life's work and if there is accessible, affordable land, they will grow healthy,

nutritious food to feed BC's -- and Canada's -- future residents. All of these values and aspirations depend on ensuring that the continuing existence of BC's farmland is a top priority."

We are growing a lot of food on small farms and we have the ability to grow more if we keep farmland affordable. An agricultural expert from UBC on CKNW radio two weeks ago shared that in order to feed the population of the world by 2050 we have to increase our global food production by 70%. DO NOT minimize the value of even the smallest parcel of ALR land!

The people of Richmond, your taxpayers, choose to live in Richmond because of its many wonderful qualities. For some of us it is the history of farming and a beautiful farming landscape and the hope of being a farmer one day. 74.1 % of your residents wanted size limitations on farmland similar to neighbouring communities and the guidelines.

Your "made in Richmond" solution was presented by City Staff after their thorough consultation with the public, the guidelines, and all of the factors analyzed that make Richmond unique and special. That should have been it at 5382 sq ft as it represented what Richmond wanted as well as aligned with Provincial regulations and Richmond's OCP. Council doubling the recommendations for house size and changing setback and septic requirements on the fly, was a move that seemed driven by merely a desire to keep a few influential people happy, and not at all to the benefit of the community or farming as a whole. This is not how sound policy is made. We expect more of you, and urge you to accept the work done by city staff and the Ministry of Agriculture. To do anything else is a vote against farming, and sends a message to other municipalities to do the same. The rules are there for the intention of all local Governments to follow. We don't have the right to make up our own rules for agricultural land.

Purchasing agricultural land has restrictions, and the primary purpose of the parcel is farming. The benefit to the farmer for the hard work of providing food is a reduction in taxes. We do not owe it to the farmer to cash out for development; that is not the intention of ALR land. The mistakes and leniencies of the past cannot continue to shape our future. We need you to enforce the Minister's MINIMUM limit of 500m² or 5382sq ft for farms UNDER 20 ACRES and MAXIMUM setbacks of 60m, as per the guidelines. We demand appropriate, sustainable farm house sizes to retain our land for future generations of farmers and food production for our citizens and the world.

Laura Gillanders

Appendix A



6571 NO 7 Road, Richmond, British Columbia V6W1E8

\$2,770,000
MLS® Number: C8012023

Property Type	Land Size
Agriculture	173630

Description

Don't miss this chance to build a real mansion 25 min from Richmond Downtown. This quiet and secluded around 4 acre parcel is waiting to be developed into an estate proper for a king. Building plans for a 12,000 sq ft English mansion have been approved by the city before bylaws were changed to curb large homes on ALR land. The house boasts a 6 car garage, a 24 seat theatre, and 9 bedrooms, 10 bathrooms, 22' ceilings, and large glass windows looking out into the 1000 feet long back yard. Set up your own private driving range, build a swimming pool, a cabana, or a tennis court if's all permitted on ALR land. Subdivide potential. **"DOUBLE EXPOSURE, ALSO AVAILABLE AS RED, #R2160773"**

Details

Farm Type	Zoning Description
Other	ALR

Data provided by Real Estate Board of Greater Vancouver, 2423 Spruce Street, Vancouver British Columbia V6H 4C8

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



Appendix B





MayorandCouncillors

Schedule 148 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

From: Webgraph
Sent: Monday, 15 May 2017 14:26
To: MayorandCouncillors
Subject: Send a Submission Online (response #1119)

Send a Submission Online (response #1119)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 2:27:08 PM

Survey Response

Your Name	Janet Kay
Your Address	10511 Springmont Drive
Subject Property Address OR Bylaw Number	Public Hearing Regarding ALR Home Sizing
Comments	It is my fervent hope that ALL members of our city council will vote in favour of restricting home sizes on ALR lands, to 5382 square feet, or less. We are losing, and have lost, far too much precious farmland in Richmond, especially at a time when food security and sustainability are absolutely crucial. Regarding the issue of "intergenerational" homes - the average forty year old, 2200 square foot, Richmond home can easily accommodate a 2 bedroom basement suite, providing housing for another family. Homes certainly do not need to be 13,000 square feet to provide housing for an additional family; 5382 square feet, with the allowed addition of another building of 753 square feet, will be more than adequate to house multi-generational families! Thank you.

Mayor and Councillors

Schedule 149 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

From: wp3073j <wpekonen@telus.net>
Sent: Monday, 15 May 2017 14:06
To: Mayor and Councillors
Subject: MONSTER HOUSES ON FARM LANDS

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9717

To the Mayor and Councillors

I support the staff recommendations regarding house size limits.

I have doubts about whether the Richmond City can over-ride Provincial ALR Regulations. And if the City does have that power, the optics of being able to change the neighbourhood to that extent without a logical reason is very poor,

All of the public comment I have heard so far leans toward objections to these monster buildings with no other purpose but to create an estate using a loop hole in local zoning. How can such a large house size contribute to the economic benefit of a farm?

It also appears that the Council is pandering to a very small minority of the taxpayers, and that the public interest is being ignored. The question I hear is ARE THE DEVELOPERS MONEY INFLUENCING THE COUNCIL MEMBERS DECISIONS?

Bill Pekonen



Schedule 150 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 15:50
To: Mayor and Councillors
Subject: Send a Submission Online (response #1122)

To Public Hearing
 Date: May 15, 2017
 Item # 7
 Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1122)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 3:50:55 PM



Survey Response

Your Name	Len Kay
Your Address	10511 Springmont Drive, Richmond, BC V7E-1W3
Subject Property Address OR Bylaw Number	Re: Public Hearing on ALR Home Sizing
Comments	As a human being whose survival, like yours, is dependent upon the consumption of food, I am writing to add my voice in support of those like-minded citizens who are concerned about the misuse/abuse of Richmond's Agricultural Land Reserves vis-a-vis 'mega-homes'. Food security affects each and every one of us, and it will do so for evermore. I want to see Richmond's farmland preserved. I want young farmers to have opportunities to access this nutritiously rich land, for the betterment of all society. It is a natural resource which is being absconded by the egocentricity of the rich and by those in their pockets! If they are genuinely concerned about having their multi-generational, extended family living close to each other, there is nothing stopping the rich from buying-up their required number of homes in existing residential neighbourhoods (with commensurate taxes!). Further, I worry about the impact of climate change on our globe. We each need to do our part to decelerate the decline of the

health of our only earth. We must think 'local, local, local'. And tonight, as you prepare to vote, you must do so with your stomach, not your wallet. As in the oft-quoted words of anthropologist Margaret Mead, "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has.", I implore you, as that small group of citizens - our elected Richmond City Council, to unhesitatingly do the right thing for our community and beyond, in this potentially irretrievable, Faustian-themed decision, by denying further desecration of our Agricultural Land Reserve. You alone may now accept the honour to keep our corner of the world for the better, or, in fact, you must accept the responsibility for the consequences of an ill-fated decision to change our world. I wish you calm wisdom in this vote.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 15:23
To: Mayor and Councillors
Subject: Send a Submission Online (response #1121)

Schedule 151 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1121)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 3:24:28 PM



Survey Response

Your Name	Nusheen Dhamani
Your Address	152-9388 McKim Way
Subject Property Address OR Bylaw Number	Richmond's ALR
Comments	I very strongly disagree with the idea of allowing homes twice the recommended size in the Ministry of Agriculture Guidelines. The only instance I would see this as something to be considered is in the case of a farmer providing lodging for their workers; I'd even expect oversight related to that type of construction.

Schedule 152 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

To Public Hearing
 Date: May 15, 2017
 Item # 71
 Re: Bylaws 9700, 9707, 9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 15:59
To: Mayor and Councillors
Subject: Send a Submission Online (response #1123)

Send a Submission Online (response #1123)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 3:59:26 PM



Survey Response

Your Name	Steve Bridger
Your Address	9811 Finn Road, Richmond BC, V7A 2L3
Subject Property Address OR Bylaw Number	Bylaw 9710 etc. Mega-houses on Farmland
Comments	I have lived in Richmond, in the ALR, for 38 years. I have chosen to live among farms and farmers, and I daily deal with slow farm traffic, muddy tractor tracks on the road, occasional pesticide spraying, tourists and berry-pickers asking directions, and a few years ago, the fight to save the Finn Road farm from unethical dumping. I support Richmond farmers any way I can. The proposed house size limit of 11,000 sq. ft. is too large. It lets people build megahouses without any intent to farm whatsoever. Why is there any need to permit this large size when the City can always grant real farmers an exclusion IF they can show they need a megahouse for farming? To let just anyone, with no farming intent, build to this size, defies reason, and undermines the purpose of the bylaw. It undermines the goals of the City to support agriculture in Richmond and it undermines the ALR. It is not a "compromise" at all but a surrender of farmland. The originally proposed size, closer to the provincial recommendation, is the only one that

makes sense. 5000 sq. ft. is more than generous to people who don't care about farming but just want to avail themselves of farmland for real estate investment. More than that is just insane. For those reasons I strongly support the bylaw proposal which I believe is Option 2, bylaw 9710 if I am reading the material correctly. ("up to a maximum of 303 sq. m. (3,261 sq. ft.) for all residential buildings.") It is astonishing that the Mayor Brodie who publicly advocated extending a Foreign Buyers Tax to agricultural land, foreseeing a buying frenzy in the ALR, would now advocate an 11,000 sq. ft. house size to anyone who wants it—an unaccountable reversal. What is he doing to preserve farmland after all? I think that a great many Richmond residents are like me, not well versed in the technical and bureaucratic matters that have gone into the various documents. But we do have a simple and instinctive grasp on how wrong it is for huge mansions to go into farmland, such as the obscene building being erected at Steveston Highway west of Number Four Road. It is just wrong, as anyone can see, and the owners have already planted a cedar hedge around the remaining "farm" property, a prelude to keeping the land OUT of farming and maintaining it as their luxury residential estate. It's so obvious. Yet most voters/residents, who don't have time or energy to keep up with the controversies and public hearings and such, naively think and hope that their local government is doing the right thing somehow to preserve the values of Richmond. It's like Douglas Todd wrote in his article on dark money, dirty money, money laundering in Canada: "Most busy Canadians like to think, naively, such complicated financial issues and money-transfer scams are being taken care of by our elected officials, bureaucrats and law enforcement agencies. They're not." – Vancouver Sun, May 6, 2017. It is only right to say no to luxury mansions on Richmond's farmland. Busy, average Richmond residents expect Council to be protecting what is of such great value to all of us.

Jim Wright, 8300 Osgoode Drive on farm house bylaws, 201

Mayor Brodie and Councillors,

I will mainly address two bylaws about house construction on farmland that's zoned as ALR and Agriculture. They are the *revised* Bylaw **9712** about **house size** and Bylaw **9706** about **exceptions**.

Our city staff have done very helpful work that includes a chart of building permits for farmland areas since 2010. I've included a key part of it in a summary, "The Richmond Farmland Massacre, January 1 to April 3, 2017." It will enable us to see the bylaws in context. [\[Visual of Massacre\]](#)

But first, keep in mind that the Ministry of Agriculture has made the *Guide for Bylaw Development in Farming Areas* available to Richmond for many years. [\[Visual—Guide\]](#) For local governments, it makes sense to follow the guide.

The guide states the "purpose and goals" of regulating residential uses: [\[Visual-goals\]](#)

- Directing residential uses to NON-farming areas.
- Minimizing impact on farm practices and farming potential.
- Minimizing loss and fragmentation of farmland.
- Minimizing impact of increasing cost of farmland.

The Ministry does NOT set a size limit on floor area for farmland residences. That is wise. For one thing, the local limit is best calculated for local conditions. The Ministry Guide encourages local governments to calculate wisely and shows them how.

[\[Visual—Farmland house floor area\]](#)

The local limit for farm residences is THE LESSER OF (first) what is **commensurate with urban areas** and (second) **500 square metres** of floor area. Richmond staff, with expert advice from consultant **Richard Wozny** [\[Visual—Wozny\]](#), have calculated the "commensurate" figure, and it is well below 500 square metres. (We'll get to that.) For now, just realize that the guide helps Richmond to set an upper limit for farmland houses, and that the ultimate limit is 500 square metres.

Now, we can see the “Richmond Farmland Massacre” summary in context. In turn, it will provide further context for decisions about the farmland house bylaws.

[Visual of Massacre again]

The little chart from staff is essentially for the first quarter of 2017. (The building permit submissions were still being processed, but I think most would normally go through, perhaps with refinements.)

In any case, notice the Total Building Permits column at far right. The total is 45, a huge number. It is many times the rate for the previous years (which was also too high). And remember, all of that is for residences on ALR/Agriculture farmland.

Notice also that **every one of the farmland residences** exceeds the **ultimate limit** in the Ministry guideline. I see that as a 100% failure rate.

Furthermore, most of problems are mega-problems. They’re called **mega-mansions**: they are NON-farmhouses of monster proportions working directly against the Ministry of Agriculture’s stated purpose and goals.

I found the magnitude of the problems hard to grasp until I thought of it as a weekly rate. The effect of the problems was that our ALR farmland was being lost or fragmented at the rate of about **three farms per week**. That’s the bottom line.

So now there’s a choice: (A) Give up. (B) Aim for **nothing but success** to offset the failure. I’ve chosen B, Excellence. I bet a lot of fellow citizens here want excellence too.

A few days ago, Council received my letter explaining how I used the Ministry Guidelines and staff’s analyses to suggest how to fix Bylaw 9712. [9712 Visual] Notice that the bylaw currently shows a limit of 1000 square metres, which is close to 11,000 square feet. It *legislates* failure.

My letter [Visual—letter page 2] showed that Option 2, **Bylaw 9710**, best meets the Ministry Guidelines for Richmond. On the page that you see now, all three of staff’s options are within the Ministry Guidelines, but **Option 2** provides the best protection for farmland and enables the most hope for farmers trying to purchase or lease farmland. The limit is **303 m²** of floor area for farmland houses.

Council often refers matters back to staff. I suggest a referral that asks staff to select the option that best meets the Ministry's stated "purpose and goals." I think staff will include my input as they proceed, and I'm confident they'll make a good choice if they're free to do so. Furthermore, I checked whether there's sufficient time for that, including another public hearing. **Terry Crowe** says there is enough time.

This brings us to **Bylaw 9706** [Visual—Bylaw 9706], which enables a simple process for farmers to exceed whatever limit council chooses for farmland house floor area. One could say it's too easy, but that weakness is also a strength. In effect, it means that the limit only curtails the size of *urban non-farm residences* that are on farmland: it limits **non-farmers**, **NOT** farmers. (I suppose some farmers may think it's a nuisance to apply to exceed the stated limit, but that is offset by major benefits for farmland, farmers and farming.)

Since the house size limit will **not** hinder farmers, the limit can be moderately strong, which means that a limit around 300 square metres is not-at-all excessive. Looking ahead, I foresee that sort of limit making a big difference in a year or two and on into the future.

The overall result will be **no more** Richmond Farmland Massacres.

[Visual—No More Massacres]

There could possibly be a bit of a setback for people using our farmland as a commodity and not for ALR farm value. We citizens probably don't actively wish setbacks for them, but we won't shed a whole lot of tears either.

In contrast, we will be happy for farmers (and growers) who get a better chance to farm Richmond farmland and even buy it.

Council, when the parade of hard-sell speculators and their ilk order you around, please keep this priority in mind: **protect farmland**.

The Richmond Farmland Massacre, Jan 1–Apr 3, 2017

Farmland house building permits — submitted in essentially three months

Table 2: Number of Submitted SFD AG1 BPs (January, 1-April 3, 2017)

	Less than 330 m2 (3,550 ft2)	Between 330-500m2 (3,550-5,381 ft2)	Between 500-697m2 (5,382-7,500 ft2)	Between 697-930m2 (7,501-10,000 ft2)	Between 930-1,114 m2 (10,001-12,000 ft2)	Between 1,114-1393 m2 (12,001-15,000 ft2)	Over 1,393 m2 (15,000ft2)	Total BP
2017	0	0	5	7	8	17	8	45

Number of Submitted Building Permits, ALR/AG1 Farmland: 45

Number exceeding Ministry Guidelines (<5,382 ft²): 45

Number exceeding 10,000 ft²: 33

Number of FARMHOUSES over 10,000 ft² that Todd May knows of: 0

Number of Mega-Mansions: NON-farmhouses over 10,000 ft²: ~33

Number of farms fragmented or lost to farming: ~33–45

Number of fragmented/lost farms per week: ~3/week

GUIDE FOR BYLAW DEVELOPMENT IN FARMING AREAS



REVISED MAY 2015



Ministry of
Agriculture



2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

- a) not restricting agricultural activities;
- b) **directing the largest residential uses** in a community **to non-farming areas**;
- c) **minimizing the impact** of residential uses **on farm practices and farming potential in farming areas**;
- d) **minimizing loss and/or fragmentation** of farmland due to residential uses; and
- e) **minimizing the impact** of residential uses **on increasing costs** of farmland.

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 permitted.*

WOZNY

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

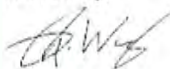
It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200 ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.
- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

The Richmond Farmland Massacre, Jan 1–Apr 3, 2017

Farmland house building permits — submitted in essentially three months

Table 2: Number of Submitted SFD AG1 BPs (January, 1-April 3, 2017)

Year	Less than 330 m2 (3,550 ft2)	Between 330-500m2 (3,550-5,381 ft2)	Between 500-697m2 (5,382-7,500 ft2)	Between 697-930m2 (7,501-10,000 ft2)	Between 930-1,114 m2 (10,001-12,000 ft2)	Between 1,114-1393 m2 (12,001-15,000 ft2)	Over 1,393 m2 (15,000ft2)	Total BP
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Number exceeding Ministry Guidelines (<5,382 ft²): 45

Number exceeding 10,000 ft²: 33

Number of FARMHOUSES over 10,000 ft² that Todd May knows of: 0

Number of Mega-Mansions: NON-farmhouses over 10,000 ft²: ~33

Number of farms fragmented or lost to farming: ~33–45

Number of fragmented/lost farms per week: ~3/week

9712

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- "1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - II. if the **lot area** is:
 - i. less than 0.2 hectares, 500 m²; or
 - ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m²."

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9712".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER

1

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

500 M²

2

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

303 M²

3

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m² (4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

339 M²



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

"Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

NEVER AGAIN!

The Richmond Farmland Massacre, Jan 1-Apr 3, 2017

Farmland house building permits — submitted in essentially three months

Table 2: Number of Submitted SFD AG1 BPs (January, 1-April 3, 2017)

	Less than 330 m2 (3,550 ft2)	Between 330-500m2 (3,550-5,381 ft2)	Between 500-697m2 (5,382-7,500 ft2)	Between 697-930m2 (7,501-10,000 ft2)	Between 930-1,114 m2 (10,001-12,000 ft2)	Between 1,114-1393 m2 (12,001-15,000 ft2)	Over 1,393 m2 (15,000ft2)	Total BP
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Number of farms fragmented or lost to farming: ~33-45

Number of fragmented/lost farms per week: ~3/week

NEVER!

Speaker 5

Schedule 154 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

My name is Sharon MacGougan. I live at 7411 Ash Street.

Mayor Brodie and Councillors,

I speak against Bylaw 9717, which would allow 1,000 m² (10,764 sq. ft) homes to continue being built on farmland. According to 2017 city statistics, most of the applications received are for homes around this size. How does this protect farmland?

I am in support of Bylaw 9710, allowing 303 m (3,261 sq. ft) houses or, alternatively, Bylaw 9711, which allows 389 m (4,187 sq. ft). I would ask council to refer these bylaws to staff to best determine which size would best address speculation on farmland.

I also support Bylaw 9706, making it easy for real farmers to exceed limits if need be.

New farmers cannot afford to buy farmland because land prices are too high. This is good for incumbent farmland owners, whether they are farmers or non-farmers. But what about today and tomorrow's new farmers? The ones who don't have land already. If those farmers are shut out, then don't we become a "society of incumbents"? (Andy Yan, Vancouver urban planner)

What kind of society is this?

Non-incumbent farmers are forced to lease land in order to farm. That sounds okay and probably works in some cases. But not in all cases. I heard one non-incumbent farmer speak about not being able to find land to lease. She couldn't contact absentee owners and those she did manage to find wouldn't allow her to have animals.

Not have animals? It's illegal to have farm animals in urban areas in Richmond. So, where do farmers have animals? Non-incumbent farmers are at the whim of non-farming country estate owners who may or may not be even in the country.

I wrote a letter to the editor about this, and it appeared in the Richmond News last Friday. I received a response from a citizen who is more expert in these matters. I learned that my concerns are “right on.”

I saw a picture of an ALR “country estate home” in a recent Richmond Real Estate Weekly. There’s an “expansive outdoor patio with multiple seating areas” that looks out at farmland. I try to imagine active farming going on, with the accompanying smells and sounds and dust. I can’t. Luxury homes and farming are not a good mix.

This is not a new problem.

I read Richmond’s 2003 Agricultural Viability Strategy. The co-drafters include city staff, members of Richmond’s Farmers Institute, the Agricultural Land Commission and the BC Minister of Agriculture. They made recommendations designed to protect farmland. For example, to:

Recommendations: 3.8.4 (d)

i — Discourage non-farm uses of ALR land.

To me, this says stop mansions on farmland. And:

ii — Develop a City-based Agricultural Land Registry to assist farmers to find agricultural land available for farming.

These are good ideas. Let’s do them.

New farmers should not be at the mercy of owners of farmland who may have “fears that allowing farming on the lot would reduce property values”. (Policy Planning Department 2000 Agricultural GIS Project)

And, looking ahead, the Guiding Principle of Richmond's 2021 Agricultural Viability Strategy Vision says:

“Urban development in the ALR will be minimized”.

How is that possible if no change takes place?

In the April 29 edition of The Globe and Mail, Site Economics consultant Richard Wozny asks, “What would we think of someone who hoarded food? Why is real estate any different?”

Please do not accept Bylaw 9717.

ON TABLE ITEM

Date: MAY 15+17 2017
Meeting: PUBLIC HEARING
Item: 7

To Public Hearing
Date: MAY 15+17 2017
Item # 7
Re: BYLAWS 9706, 9707
9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 18:17
To: Mayor and Councillors
Subject: Send a Submission Online (response #1126)

Schedule 155 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Send a Submission Online (response #1126)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 6:18:46 PM

Survey Response

Your Name	Karen Hamade
Your Address	5211 Moncton Street
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming
Areas, and ensure long term food security for
Richmond, the Lower Mainland, and British
Columbia. Sincerely, Karen J Hamade

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 18:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #1127)

To Public Hearing
Date: May 15 17 2017
Item # 7
Re: Bylaws 9706, 9707 9712, 9717

Send a Submission Online (response #1127)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 6:20:09 PM

Survey Response

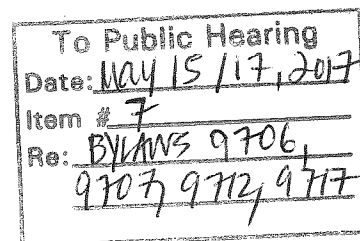
Your Name	Arthur S. Hamade
Your Address	5211 Moncton Street
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Art Hamade

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 23:26
To: Mayor and Councillors
Subject: Send a Submission Online (response #1129)



Send a Submission Online (response #1129)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 11:27:22 PM

Survey Response

Your Name	Phyllis Coburn
Your Address	4280 Louisburg Pl
Subject Property Address OR Bylaw Number	BYLAW NUMBER - 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Phyllis Coburn, Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:24
To: MayorandCouncillors
Subject: Send a Submission Online (response #1133)

To Public Hearing
Date: <u>May 15/17 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9707, 9707</u>

Send a Submission Online (response #1133)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:25:45 AM

Survey Response

Your Name	Surya Govender
Your Address	1839 East 8th Avenue, Vancouver, BC
Subject Property Address OR Bylaw Number	Richmond Farmland
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Wednesday, May 17th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. I consider this issue of utmost importance to me and those of us who rely on food produced in our rich local farmlands. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural</p>

lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Surya Govender Vancouver, BC

Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:30
To: Mayor and Councillors
Subject: Send a Submission Online (response #1134)

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706, 9707 9712, 9717

Send a Submission Online (response #1134)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:31:55 AM

Survey Response

Your Name	Judith Doyle
Your Address	44-2960 Steveston Hwy
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Wednesday, May 17th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 08:30
To: MayorandCouncillors
Subject: Send a Submission Online (response #1132)

To Public Hearing
Date: <u>May 15+17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707,</u> <u>9712, 9717</u>

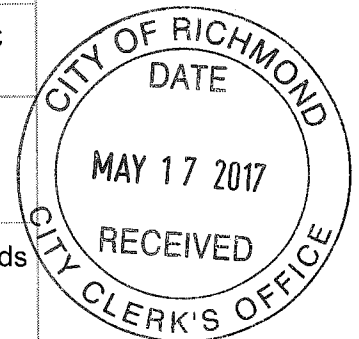
Send a Submission Online (response #1132)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 8:31:07 AM

Survey Response

Your Name	Meredith A Sargent
Your Address	Apt 611 - 55 Cordova Street East, Vancouver, BC
Subject Property Address OR Bylaw Number	By Law 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing which commenced on Monday, May 15th and is continuing this evening, Wednesday May 17th, that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. Even though I am a resident of Vancouver and not Richmond, like many Lower Mainland residents, I rely on the farming community in Richmond for a secure supply of produce that is locally and organically grown. Richmond is unique, serving the whole Lower Mainland with locally produced food, employing people in the agricultural trades and creating a connection with the food chain for kids and families trying to live in an ecologically sound and healthy way. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture</p>



maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Meredith A. Sargent, Vancouver BC

MayorandCouncillors

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 972, 977

From: Webgraphics
Sent: Wednesday, 17 May 2017 13:00
To: MayorandCouncillors
Subject: Send a Submission Online (response #1138)

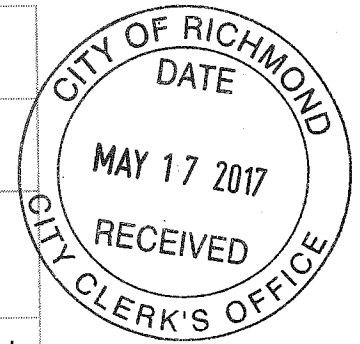
Send a Submission Online (response #1138)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 1:02:59 PM

Survey Response

Your Name	Margot Spronk
Your Address	#31, 12331 Phoenix Drive
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Margot Spronk, City of Richmond

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 13:32
To: MayorandCouncillors
Subject: Send a Submission Online (response #1139)

To Public Hearing	
Date:	_____
Item #:	_____
Re:	_____

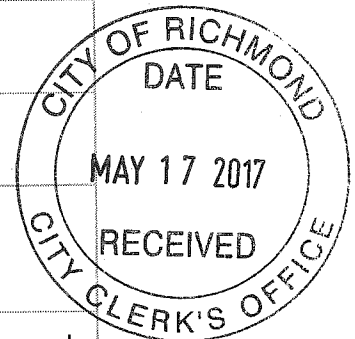
Send a Submission Online (response #1139)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 1:35:28 PM

Survey Response

Your Name	Noel Eaton
Your Address	12-10680 Springmont Dr.
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the</p>



Guide for Bylaw Development in Farming Areas,
and ensure long term food security for Richmond,
the Lower Mainland, and British Columbia.
Sincerely, Noel Eaton Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:30
To: MayorandCouncillors
Subject: Send a Submission Online (response #1135)

To Public Hearing
Date: <u>May 15 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Send a Submission Online (response #1135)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:32:36 AM

Survey Response

Your Name	Leanne Santha
Your Address	5235 Hollywood Dr, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	Farmland in Richmond is for farming, not for building mega homes! It's bad enough we have to see perfectly decent family homes destroyed in our neighborhoods so an ugly mega home can be built, now we are seeing our valuable farm land being destroyed too. Richmond was built on farming and fishing. We already have lost much of the fishing industry I remember while growing up here, so we must act now to protect the valuable farm land we have left. It is simply greed that is driving this, no one needs a 10,764 sq foot home!



MayorandCouncillors

From: James Hoyland <James.Hoyland@kpu.ca>
Sent: Monday, 15 May 2017 18:18
To: MayorandCouncillors
Subject: ALR hearing

To Public Hearing
Date: May 1st 17 2017
Item # 7
Re: Bylaws 9706, 9707 9712, 9717

Dear Richmond City Council,

I would like to let you know that I fully support limitation of house sizes on ALR land. It is a one of the most delightful aspects of Richmond that it has farmland right at its heart. Connecting city and food supply directly in a way which should be an example to cities everywhere. We should be celebrating our city as a role model in urban sustainability and follow the Ministry of Agriculture guidelines to limit the excessive growth of houses on this vital resource.

Most of Richmond supports this regulation. I hope that you will continue to defend the ALR.

James Hoyland



MayorandCouncillors

From: dickyrv@aol.com
Sent: Wednesday, 17 May 2017 10:35
To: MayorandCouncillors
Subject: Monster Houses

To Public Hearing
Date: <u>May 15th 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>970, 977</u>

Dear Mayor & Council,

Unable to contribute to tonight's public hearing (I couldn't attend on Monday) I wanted to share my thoughts in the hope they reach receptive ears.

When we moved into our townhouse at the southern end of No.2 Road three years ago, the children of our complex could leave their front door and gaze east across kilometres of beautiful, arable farmland. Now they see a great wall. As I strive to raise my children to be aware of the importance of sustainable living, shared wealth and inclusive communities, it is an everyday kick in the teeth to be greeted by more and more of these monstrosities being built in our neighbourhood.

As recent world events have shown, we stand at a pivotal moment in history. If shared values of social justice and multiculturalism are to succeed, we need to be breaking down barriers not creating them. On a couple of occasions, I have approached the gates of one local palace in the hope of meeting my new neighbours. No sooner do my eyes glimpsed the 5-metre high water fountain (no doubt erected so all the communal farm workers living there could get a drink before toiling the fields), I am greeted by a shout from security personal from an unseen lookout post. This doesn't quite fit with being the "most appealing, livable and well-managed community in Canada" does it?

As a relative newcomer, I still have guests visit regularly from abroad. Their reaction is invariably bemusement. As I point out the various illegal hotels and houses so gaudy and anachronistic they'd look out of place in an F. Scott Fitzgerald creation, they all remark "But how is this allowed to happen?". And that is my question to you. How are you allowing the needs of the many to be outweighed by a few super wealthy individuals and a handful of farmers who want to make \$25m rather than \$10m on land sales?

Please do the Right Thing tonight,

Richard Harvey, Steveston.



MayorandCouncillors

To Public Hearing
Date: <u>May 15/17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

From: K. Manky <kim_manky@hotmail.com>
Sent: Wednesday, 17 May 2017 10:20
To: MayorandCouncillors
Subject: Time To Do The Right Thing

City councillors and Mayors are supposed to be for the people - this means protecting our valuable resources for generations to come! Mega mansions are not farms.

It's time to do the right thing.

In the past, city councillors have not voted in the best interests of their constituents. I sincerely hope those decisions weren't made due to any potential monetary gain.

A concerned citizen,
Kimberly Manky



To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706, 9707,
9712, 9717

MayorandCouncillors

From: David Brind <davidbrind@telus.net>
Sent: Wednesday, 17 May 2017 08:35
To: MayorandCouncillors
Subject: House Size

Mayor and Councillors
Richmond, BC

Dear Mayor and Council Members,

Unfortunately I was and now am unable to attend either of the sessions concerning Mega Mansions on farm land. I am however fully supportive of those who wish to limit house sizes to a realistic, community acceptable size of not more than six thousand square feet, which as others have mentioned is already a very large house. The trend toward condos and smaller family size units promotes a responsible use of land. As our community continues to grow this will become more of an issue. As we know, once the door is open there will be a rush to complete larger and larger residences lest the door closes at some future date.

Other communities have provided leadership in this matter, legislating responsible maximum house sizes. I urge the Richmond Council to follow that lead.

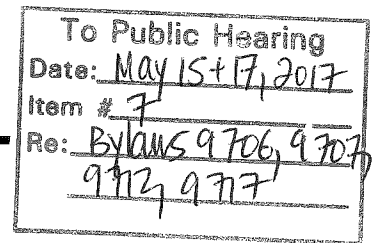
Respectfully submitted,

David Brind
1804 – 3333 Corvette Way
Richmond, BC



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 16 May 2017 20:21
To: MayorandCouncillors
Subject: Send a Submission Online (response #1131)



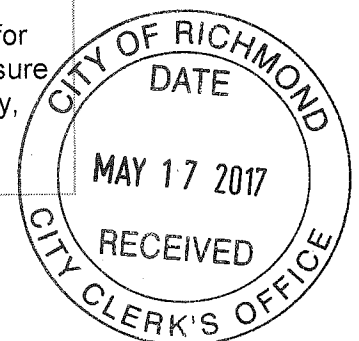
Send a Submission Online (response #1131)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2017 8:22:18 PM

Survey Response

Your Name	Maureen Nakanishi
Your Address	11571 Plover Drive Richmond
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors I am writing in regards to the May public hearings that would allow homes up to 1000 square metres on ALR. As a lifelong Richmond resident I think it is imperative to maintain designated land for agriculture for present and future generations. By endorsing the Richmond Food Charter the city should be strengthening and preserving our food security. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond. Sincerely, Maureen Nakanishi, Richmond</p>



28616 Haverman Road,
Bradner, B.C. V4X 2P3

To Public Hearing
Date: <u>MAY 15 & 17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

May 16, 2017

Mayor Malcolm Brodie and
Richmond City Council:

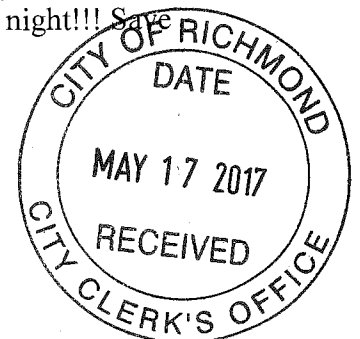
As Co-Chairs of the Fraser River Coalition (FRC), Evelyn Feller (former Richmond Environmental Committee Member) and I urge you to limit the size of monster housing on ALR Lands that former FRC founding member, and Order of Canada recipient, Dr. Bert Brink helped shape initially to safeguard farmlands vital to future food supplies for Canadians. There will come a time when transportation of foods from other countries will no longer be viable thanks to rising carbon-producing fuel scarcity and costs. We will then be subject to food shortages. If you don't believe me, look to Samuel Youd's or John Christopher's No Blade of Grass or The Death of Grass to see what the future could hold for us...neighbour against neighbour and survival of the fittest.

Therefore, we MUST show vision and leadership and keep larger homes from becoming monster homes on viable agricultural lands on the Fraser Delta. As the mighty Fraser River becomes even more hostage to LNG, Jet Fuel, thermal coal exports and imports, and to the threat of an unnecessary and expensive bridge, as well as on increased demands on farmland and on already-congested tunnels and bridges, our salmon and our migratory birds will suffer in the extreme.. Moreover, the planned removal of the tunnel will make it possible to move larger panamax vessels carrying toxic goods such as toluene, subject to major storm systems that blow up like on August 31, two years ago!

PLEASE...Richmond Councillors and Mayor Brodie, limit the size of housing on precious ALR lands. I farm 10 acres here in Abbotsford's west Bradner, and we are blessed with a ravine and Nathan Creek running through it to the Fraser. Our salmon spawn in the clean waters and shallow beds right below our home. Coyotes sing in the night. Pacific tree frogs sing all winter long, even during this past icy cold winter where our greenhouses helped keep them warm. Ravens sit and pronounce judgment on humans every time they set foot out the front door and rabbits and deer graze on all things green that used to grow in our house garden. We see occasional cougar tracks, and bear nuggets. We host all kinds of skunks, possums, and raccoons, and once even saw a wolverine drinking from our creek while feasting on dead salmon.

This is what Bert and the others who helped him establish the ALR were trying to protect along with viable farm lands. Do not let their legacy go carelessly into the night!!! ^{Save} Richmond's farmlands!

Judy Emily Williams, Co-Chair and Evelyn Feller, Co-Chair,
Fraser River Coalition -604-856-9598



To Public Hearing
 Date: May 15+17, 2017
 Item # 91
 Re: Bylaws 9706, 9707,
9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 16 May 2017 15:53
To: Mayor and Councillors
Subject: Send a Submission Online (response #1130)

Send a Submission Online (response #1130)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2017 3:54:27 PM

Survey Response

Your Name	Alex Herring
Your Address	11340 Pelican Court Richmond BC
Subject Property Address OR Bylaw Number	No. 2 Rd south of Steveston Hwy
Comments	I am very disappointed in Mayo Brodie's last minute amendment to allow housing on ALR land to be over 10,000 sq ft. This is against your own staff recommendations and provincial guidelines. Take a look at the houses being built on the east side on No. 2 Rd south of the Steveston Hwy. One looks like they are building a bunker for when the North Koreans invade. Massive houses on ALR land and the owners will likely NOT farm the remainder of the land. With climate change a growing concern, we should be doing everything in our power to preserve agricultural land and not allow this flagrant abuse. I would suggest these properties be assessed at \$242 per square foot as my property was recently assessed and the house size be restricted to just over 5000 sq ft as they do in Delta. Stop work orders should be placed on the projects currently underway to deter the opportunists who jumped in at the last minute to take advantage of the lax restrictions in Richmond. Anything else and it looks like the big money political contributions



made by the developers are calling the shots.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 May 2017 16:47
To: MayorandCouncillors
Subject: Send a Submission Online (response #1124)

To Public Hearing
Date: <u>MAY 15+17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Send a Submission Online (response #1124)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 4:48:05 PM

Survey Response

Your Name	M Burke
Your Address	4311 Bayview Street
Subject Property Address OR Bylaw Number	Bylaw 9212
Comments	<p>The appearance of the giant buildings in ALR lands in Richmond suggest a land use that is not permitted under the ALC Act or Regulations. These lands are intended for farm use, not commercial strips, hotels or multi-family developments. Once a large portion of a farm property is covered with buildings purported to be residential, agricultural uses are compromised. Presumably that is why provincial guidelines limit residential space to 5,382 sf. There is no good reason, from a public policy perspective, to allow for double, triple or even more residential space, even if it provides the owner with huge value and tax advantages by comparison with owners on the next (non-agricultural use) block.</p>



To Public Hearing
 Date: May 15+17, 2017
 Item # 7
 Re: Bylaws 9706, 9707
9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 17:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1125)

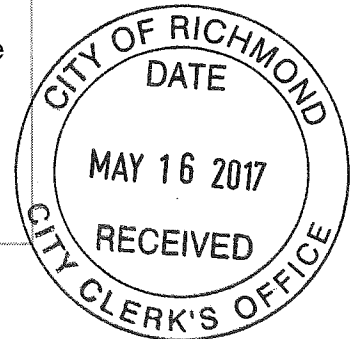
Send a Submission Online (response #1125)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 5:30:30 PM

Survey Response

Your Name	John
Your Address	5858 Sandpiper Court
Subject Property Address OR Bylaw Number	Bylaw No. 9712 - Re: Excessive building on farmland
Comments	<p>Dear Mayor and Councillors, I understand that you are under intense lobbying pressure from developers who contribute financially to your election campaigns. Your protection of farmland commitment needs to be more than just words. As elected representatives your responsibility is to farmland first, not to land owners or even farmers. If the economics of farming isn't working then you need to work with other levels of government to change the system. Excessive building on farmland is not the answer. I urge you to support the staff recommendation (House Size Option 1- Bylaw No. 9712) that would use Richmond residential density controls, allowing up to a maximum of 500 m2 (5,382 ft2) for all residential buildings including the garage. This option is based on the Ministry of Agriculture's Guidelines. This approach balances the building of a reasonable-sized house while minimizing the impact on farmland. Thank you for your consideration of this important matter.</p>



Sincerely, John ter Borg, Richmond

MayorandCouncillors

To Public Hearing
Date: May 15+17, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Hilarie McMurray <hilarieivy@gmail.com>
Sent: Monday, 15 May 2017 17:36
To: MayorandCouncillors
Subject: Please say no to monster homes in the ALR

Dear Mayor Brodie and Councillors,

My spouse, Jack Litwinowich, and I are two of the 70% of Richmond residents opposed to monster homes on the ALR. Jack has lived virtually all his life in Richmond growing up on a farm on Maple Road which his late mother first farmed with her first husband in the 1920s.

We believe these monster homes are undermining the purpose of the ALR. Surely the BC Ministry of Agriculture guidelines recommended by City Staff are sufficient.

We are relying on you to protect the integrity of the ALR.

Sincerely,

Hilarie McMurray and Jack Litwinowich
4-11491 7th Ave., Richmond, BC V7E 4J5

C 778-866-7973
H 604-241-7644



MayorandCouncillors

From: vera smart <verasmart@shaw.ca>
Sent: Monday, 15 May 2017 18:12
To: MayorandCouncillors
Subject: Urgent-Regarding Faux farms

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

I was reminded today by my farmer son who was a history student, That the last time Richmond residents felt farm land was in a fight for it's life (Terra Nova Lands) The concerned residents went to the Polls in the next election and changes were made.

The voters always have the last say when they aren't happy.
Please don't let Monster houses sit on faux farms.
It just isn't right.

Thank you for your time.

V. Smart



MayorandCouncillors

To Public Hearing
Date: MAY 13 11 17 2017
Item # 7
Re: BYLAWS 9706, 9707,
9708, 9717

From: Nancy Yurkovich <njsmithy62@gmail.com>
Sent: Wednesday, 17 May 2017 09:47
To: MayorandCouncillors
Subject: : Letter re farmland

Sent from my iPad

Begin forwarded message:

From: Nancy Yurkovich <njsmithy62@gmail.com>

Sent from my iPad

Subject: Letter re farmland

Dear Mayor Brodie and Councillors

Our family has been in Richmond since 1939; we have seen the changes which these 78 years have brought. Development has turned Richmond from a farming community of 8,000 people to the present day of 218,000. Because of this development, people from all over the world choose to live in this beautiful community. One of the most attractive features is our environment—our open spaces, our farmland; this is what makes us special.

We are alarmed with the possibility of much of our remaining agricultural land being lost in favour of excessively large family homes.

We care about preserving farmland

as a way to feed ourselves and the next generation. We believe it critical to fiercely guard some of our precious “Island City by Nature” for agriculture; that it is possible to be reasonable in our balance between development and preservation of our environment, keeping soil healthy for all of us. Recently we received an email survey about what we do to keep our selves and our community healthy. As seniors in the community, we were glad to respond to the survey, noting that certainly a place for us now and in the future to feed ourselves is one of the ingredients. Good soil takes thousands of years and if we do not keep it healthy, we deprive ourselves and future generations.

How much square footage does a family need to live? I know that strength of family is one of the greatest gifts one can possess. I also know that we live in a house that was once a farm. But with proposals for homes that are normally thought of as excessive, is it really about family? Is it really about farming? Is it for another reason? Recently, in discussion with a gentleman, he told us that his children do not wish to live in large multi-generational family homes in the future, that they wish to live independently, a goal for many young people today. If this



is the case, then what? Agricultural land lost forever.

We believe that homes of 7,000 square feet on farmland are a balance between conserving precious farmland with the potential to feed us and a home for a family to live. Thank you for engaging in the challenge of finding this balance, a compromise that benefits all of us.

We are speaking out as citizens who care sincerely about what a privilege it is to live in this community.

Tony and Nancy Yurkovich

Sent from my iPad

MayorandCouncillors

To Public Hearing
Date: May 15 + 17, 2017
Item # 7
Re: Bylaw 9706, 9707
9712, 9717

From: Webgraphics
Sent: Monday, 15 May 2017 20:56
To: MayorandCouncillors
Subject: Send a Submission Online (response #1128)

Send a Submission Online (response #1128)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:57:28 PM

Survey Response

Your Name	Beth Ringdahl
Your Address	6095 Prince Albert St
Subject Property Address OR Bylaw Number	Vancouver BC V5W 3E2
Comments	I support the public hearing regarding preservation of the ALR. Food security is of utmost concern as we must safeguard the land that cannot be replaced. Please limit the development of McMansions on acreages that consist of the richest farmland in Canada. Thanks for the opportunity to state our opinions that affect short and long term food supply.



MayorandCouncillors

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706, 9707
9771, 9777

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #1136)

Send a Submission Online (response #1136)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:55:21 AM

Survey Response

Your Name	Lori Yonin
Your Address	#42-11491 7th Ave.
Subject Property Address OR Bylaw Number	Farmland Housing Regulations Public Hearing May 17,2017
Comments	As a resident of the City of Richmond, I am absolutely opposed to residences on ALR land exceeding much over 5000 sq. ft. The proposal to still allow over 10,000 sq. ft. makes a mockery of ALR regulations. Anyone who lives in the City of Richmond sees, on a daily basis, that the current residences are NOT farmhouses; they are megamansions. I can also guarantee that any Council member that proceeds with approving the larger square footage on ALR land will not receive my vote in future municipal elections. And furthermore, I will work to see those Council members defeated.



MayorandCouncillors

To Public Hearing
Date: May 15 2017
Item #: 7
Re: Bylaws 9706, 9707 9712, 9717

From: Laura Heroux <herouxlc@gmail.com>
Sent: Wednesday, 17 May 2017 10:54
To: MayorandCouncillors
Subject: House size restrictions on ALR land

Good morning,

I have written in previously about this topic but I would like to be sure it's added to the public record. I attended Monday night's hearing and thought it was very interesting.

Please limit house sizes on all ALR land to the Ministry recommended 5342 sq ft. We need to support REAL farmers, not those looking for a higher land value. I don't believe farmers need mansions to function. I support the by-law that allows for individual applicants to apply for re-zoning on a case by case basis. This seems reasonable.

Thank you,

Laura Heroux
11080 Granville Avenue
Richmond



Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 11:00
To: Mayor and Councillors
Subject: Send a Submission Online (response #1137)

To Public Hearing
Date: <u>MAY 15 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

Send a Submission Online (response #1137)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 11:02:06 AM

Survey Response

Your Name	John M Eldridge
Your Address	#42-11491 7th Ave.
Subject Property Address OR Bylaw Number	Farmland Housing Regulations Public Hearing May 17, 2017
Comments	Dear Council, I am writing to support the smaller size restriction of houses on ALR land; 5,000 sq.ft. (approx) is plenty big enough for a farmhouse. Allowing 10,000 sq. ft is not in the interests of preserving farmland - it is in the interests of using farmland to develop estates. We urge you to do the right thing here and vote for the smaller size. Otherwise, you will have lost my vote in the next municipal election.



MayorandCouncillors

To Public Hearing
Date: May 15 th 2017
Item # 7
Re: Bilaws 9706, 9707 9712, 9717

From: WILDE DEBBIE <debralynnwilde@hotmail.com>
Sent: Wednesday, 17 May 2017 11:24
To: MayorandCouncillors
Subject: A rebuttal for tonight's meeting

Importance: High

I wanted to thank you for your efforts in the meeting held Monday night....although it was exhausting, you were true champions in how you diligently posed questions and delved into the farmhouse issue on behalf of Richmond residents. I did send an email for inclusion Monday evening (that was noted), and would offer this a rebuttal. I am likely unable to be there, but these are some of the points I am asking you to consider:

I am a lifelong (born here before we had RGH!) Richmond resident and, therefore, wholeheartedly invested in this fight to make sure that farmland is preserved as such. I currently believe it is open to and is being exploited by double dipping farmers who also have vested interests in real estate and development. That those things are in the forefront of some of the arguments we're hearing. It became apparent on Monday evening, with open admissions of such.

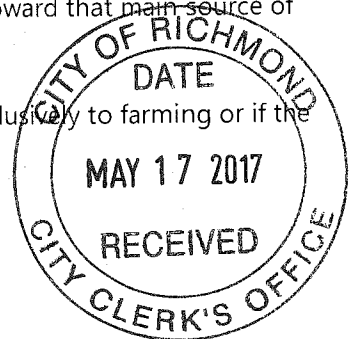
Interests focused on equity and property value were being expressed and that is concerning because it is NOT something council should be protecting on an isolated or targeted basis...we vote you in to protect all property owner's interests and that is worth considering here. In hearing words like "equity" and "Realtor" and "my parents both have full time jobs" from farmers fighting mega homes, this leads me to believe that farming is simply a way to plow through with these (other) interests for some (many?). But the decisions made will affect everyone, and not all are focused solely on "value" as a monetary thing, but also a quality of life value that we're seeking to protect. Farms are very much a part of that....part of our history and culture in Richmond, but not estate farms of millionaires or playgrounds for the wealthy who have little to no interest in actual farming, but are simply buying farms for the potential investment value.

With that, I sat through to the end and although I'd initially sent in an email and was going to leave it at that, had decided I wanted to respond before closing (as prompted by some of the comments I'd heard that I felt needed addressing). I put my hand up and, although Mayor Brodie assured us that we'd carry on until 1 AM, I was not permitted to speak as things ended at approximately 12:50 AM. I fully understand that, as things had dragged on. But I feel my observations and subsequent concerns at least warrant a listen. So this is my rebuttal.

Some of the farmers who spoke expressed the fact that they also have "full time jobs" away from the farm. It was used in an explanation of not being able to care for Grandparents by one young fellow and another stated outright that he is a Realtor. I would guess that someone with a full time "other" job isn't focused on farming as the main source of income or interest, by way of that. I only heard one farmer indicate that he held the role of full time, hands on farmer.

It is only reasonable to expect that farmers earn their living from ... farming. If they live on a farm but go to work each day at their "real"/other jobs, then farming isn't the livelihood. And most of us exert our energies toward that main source of income. It becomes our priority.

I challenge if those who have "other" full time jobs are "all in" or committed specifically and exclusively to farming or if the farm is seen as supporting their primary interest, in real estate. An investment.



Someone living by a creek who goes fishing but then heads off to work each day in the local supermarket isn't a "fisherman". The reason this is important (to me and, hopefully, you as well) is that there likely won't be as strong a commitment TO farming without it being the bread and butter of the family. So we have to tread carefully in protecting the interests of farming and not be confused with or heavily persuaded by those living on farmland who may have other, outside interests driving them.. This is a massive red flag. Realtors are focused on the buying and selling of property. And farm property currently lends way to sprawling estates and lucrative profits if millionaires eye and snap them up. But none may have the "farm" as the primary interest in all of that.

Some repeatedly referred to having "negotiated" a "compromise", but they aren't the only ones who should get to do so. And I appreciate that council is engaging in this issue as part of this. All residents have a say in how our city is utilized.

There are rules, restrictions, guidelines and bylaws that all have to adhere to...why should farming be any different? Why do some feel that, because it is personal property of theirs, that it should come with exemptions and a free pass to "do what they like with their property"? None of us has that freedom, despite owning personal property here.

If some like to blare music in the middle of the night, they are prevented from doing so by bylaws in place that consider others' needs. If some want to pile junk up in the front yard, they can't because there is a bylaw in place.

Farmhouses should not be immune to having restrictions that impact others, like any other property. These mega mansions affect others.

I was encouraged to hear the passion shown from some of the farmers, who assured us that they are committed to farming. I sensed, however, that some of it was connected to farm "prices" vs "farming". I heard arguments about equity that floated to the surface and were likely some of the real reasoning behind arguments.

The flipside of people worrying about their investments losing value is that there are others who are experiencing a negative side of skyrocketing real estate. Generational families who aren't as fortunate to have wealth and are struggling to stay in their homes.

The flipside is that we are slowly defacing this city and paving over places that aren't intended to be parking lots and playgrounds for the wealthy. That isn't what "farmland" is about.

Drive down No. 2 Road, south of Moncton at any given time to see a line of luxury cars parked on the boulevard. I doubt that they belong to farmers....what is going on in these "farmhouse" mansions?

Encouraging farmers to look beyond a monetary value and see the "value" of the farm and community is important. We have a responsibility to do so. YOU have a responsibility to do so. To ensure the "fight" isn't only about protecting farmers' assets, but is also about protecting the long term vision of Richmond.

We heard "without farmers there are no farms". But are these farmers making this statement. Or are these people living on farms who supplement their lifestyle through the farm?

Again, I'd challenge that a "farmer" is someone who makes his living farming. Anyone else is a gardener.

The argument was presented in support of building bowling alleys and other amenities on the farm to satisfy a "need" created by inaccessibility issues. We heard that a lack of buses, sidewalks and nearby playgrounds for children were issues driving this "need", but that needs to be challenged. Many areas are rural and this doesn't prevent people from venturing out with their families.

I would guess that most of these farmers do drive and there certainly ARE resources in place to serve families in the community without a need to have them incorporated into our own back yards. I am convinced these families likely already do use some of the recreational and entertainment resources that are available in the community and they aren't

somehow prevented from giving their children a good life because they have to go out. Or if they can't have a private facility that caters to the recreational and entertainment "needs" of the family.

Unless these children are all home schooled and don't ever leave home, I'm guessing they do have access to playgrounds and parks and that this is a non issue.

We actually should be encouraging Richmond families TO make use of the resources in place as it helps to strengthen our community as we get to know one another at these meeting places. Engaging in social settings and creating bonds as a community. If we allow for the building of bowling alleys, theatres and other amenities that keep people at home, it perpetuates that very divide that we heard some talk about. We may as well shut the city down if there is no need for or we're reportedly failing to provide adequate resources. I don't feel that we are. I feel that a sense of entitlement is driving this. Want and desire, not necessity.

Double dipping between farming and real estate can create a real conflict of interest (a term we heard last night that was directed toward Harold Steves...with the difference being that he has been a long term farmer and substantiates his stance through that). These other farmers have yet to be determined to some degree, as their primary source of income may lie elsewhere, outside of farming. And their fight is for something that has nothing to do with farming...and everything to do with luxury living.

Building walls on the farm because they have everything they need right there.

Many would like generational homes to provide a safe haven to look after our elders and raise our children. It is understandable and rather admirable to strive for that. However, we have to determine whether this is truly about "needs" or wants here. It's council's decision to weed through that and maintain a reasonable size structure on farmland. A "home".

I didn't hear farmers arguing against bowling alleys, theaters and pools in these homes and that concerned me. I heard them arguing in favour of why they reportedly needed them, but I don't necessarily buy into those arguments.

Toward the end of the evening, the climate of the conversation was rising in hostility and there were suggestions that "new faces" may have just jumped on board in this discussion as a fleeting thing. That can't be further from the truth. I read/follow/write to the editor, etc. on a regular basis. I take my city VERY seriously and always have, so to suggest that somehow this regular, vocal group of attendees is more invested in this is untrue. To date, I haven't **had** to attend or speak up...council has done a fair job of recognizing the needs and wants of all and there has always been a balance in that. But, recently, things are changing so drastically in (my) this city that it has prompted a reaction.

When I grew up in Steveston, all we really knew was farming and fishing...it is OUR culture. To live modest lifestyles focused on community in neighbourhoods that were conducive to that. By tucking generational families away behind gates in a farmhouses fit for a king so they don't have to venture out doesn't support that. It becomes "us" and "them". Divided.

Safety issues were brought up.... because there are no sidewalks? How do people get groceries? Go to school? The doctor? So it doesn't make sense that they can't incorporate things into their daily life as they go about their business. There is NO NEED to build recreational facilities in homes on farms in an urban area like Richmond. A ridiculous argument in my view.

Let's face it, it increases a home's value if you turn it into a resort of this nature, but it doesn't mean these needs can't (and shouldn't) be addressed at the community level. And it is affecting the rest of us, by turning farms into estates that will never be sustained as anything different and by increasing the values to disproportionate levels in the surrounding communities. We have 50 year old apartment blocks up the road from these estates...and it's driving THOSE people into the poorhouse. As our property taxes, cost of living tie into these playgrounds for the wealthy (farmer?), we must consider how everyone will fare in this decision...not just those who stand to make the most from it.

This isn't just about riding our bicycles to local grocers and to pick berries, although, that was attacked as something negative. In our "green" city, it certainly shouldn't be. Isn't this a strong argument FOR our green city? The vision we should be striving for? Let's weigh it against the argument to build a mega home...what is the greenest option here?

This is about changing the entire face of this city, and not all are on board with that. If your full time job isn't farming, then interests likely lie elsewhere.

Lastly, and sadly, the use of the word "racism" is becoming a ploy that is extremely concerning. I saw/heard no hints of racism until it was used as a tactic at the end of the night. Completely unprompted and unwarranted, with no racism exhibited throughout the night. Others followed with this theme and it needs to be abruptly halted. Racism is a serious issue and not to be exploited in a bid to get an upper hand or make a point. That serves to perpetuate it. This should NOT be tolerated at any level.

Any divide we're seeing is created by that very type of behavior. Name calling and finger pointing. This has nothing to do with race, and the divide is more related to wealth and the average working Joe who is fighting to keep up with it. That's what is spurring this fight and farms are caught in the middle of it. Land that should never be mistaken as anything but. Is that what we see at No. 4 Road? Along No. 3 Road?

Attempts were made on several occasions to discredit those who did show up to passionately present their views as a "flavor of the month" group. I urge you to question why some are steering toward this form of focusing on and attacking others vs getting to the heart of the matter by presenting facts.

Aiming for Harold Steves and Carol Day as targets who are accused of having conflicts of interest or being racist reeks of desperation and are deflections to be very wary of. It seems that some of the people pointing these fingers may need them to hold mirrors to look at how they may be guilty of some of these very things themselves.

Dramatics often incite a strong reaction. Don't react according...please let level heads prevail and do what is right here. You can't undo some of these decisions, but you will have to live with them. As we flip through pages in our history of Richmond books, I want it to be a recognizable place. We're steering off track but can take measures to reel it in.

Good luck, and thank you. I saw, first hand, what a tough job this really is.

Deb

10900 No. 3 Road

MayorandCouncillors

From: Valerie Hatch <vhatch52@gmail.com>
Sent: Wednesday, 17 May 2017 11:39
To: MayorandCouncillors
Subject: Farmland

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: BYLAWS 9706,
9707, 9712, 9717

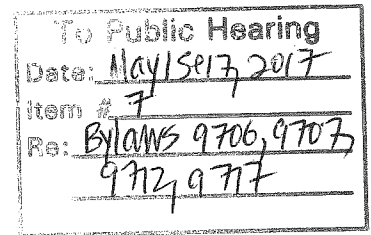
I just heard Carol Day speak on CKNW against the mega homes on farmland. Since living in Tsawwassen just under 4 years my husband and I have really noticed the chipping away at the farmland. i.e. Tsawwassen Mills, South Fraser Perimeter Road and Burns Bog for industrial use.

I hope tonight when you vote you are thinking of the future by not supporting the mega homes. When it is gone it is gone.

Please vote for under 5000 sq. ft. I also believe that there should be a law that farmland should be farmed and not allowed to sit as a holding property. I also believe that farmland should not be exempt from the foreign property tax!!



Mayor and Councillors



From: Jeremy Hopwood <jeremy.hopwood@gmail.com>
Sent: Wednesday, 17 May 2017 12:14
To: Mayor and Councillors
Subject: House Size on ALR Land - Please Vote to Limit

Dear Mayor and Council

I encourage you to listen to the feedback of the residents of Richmond who have responded through Lets Talk process along with consistent feedback to LIMIT the size of houses being built on agricultural land in the City of Richmond.

I would encourage the City to adopt a bylaw that aligns with or is more aggressive than the provincial guidelines. These houses being built are not being used for farming and seem to be being built (and advertised as in the real estate pages) as estates. This means the farmland that is left is being leased to farmers at a cost which is making farming in Richmond less sustainable.

As a city we should be working towards maintaining food security and focussing on more affordable and densified housing vs accommodating to those who wish to build \$4m + mansions and avoid paying their fair share of taxes and contributions to the community by doing this on farmland.

I have attached a image from a older home being advertised (only 6000 square-feet) - note the lack of reference to farming. Allowing homes in the range of 10000 plus square feet as is currently happening seems to have the intent of turning the ALR into a exclusive gated community vs maintaining it as an important agricultural resource

Please listen to the overwhelming majority of your constituents and represent them when it comes time to vote on this issue.

Councils time and focus should be focussed on improving the lives of its residents and one must ask how allowing mega homes on farmland contributes to this goal.

Thanks

Jeremy Hopwood
3599 Richmond Street
Richmond BC V7E 2W3
778.8777843



MayorandCouncillors

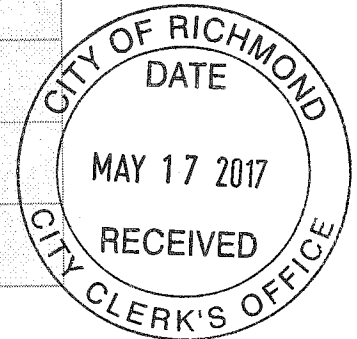
To Public Hearing
Date: May 15th 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9717

From: Webgraphics
Sent: Wednesday, 17 May 2017 14:43
To: MayorandCouncillors
Subject: Send a Submission Online (response #1140)

Send a Submission Online (response #1140)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 2:45:46 PM



Survey Response

Your Name	Susan Jones
Your Address	1028 51A Street, Delta, B.C. V4M 2X8
Subject Property Address OR Bylaw Number	Bylaws 9706,9707,9712 and 9717
Comments	Public Hearing on Bylaws for mega houses, May 16, 17, 2017 I am opposed to the proposed bylaws which will facilitate mega houses on land in the Agricultural Land Reserve in Richmond. The upper limit of size in the Bylaws exceeds guidelines of the Ministry of Agriculture. It is tragic that we are losing the best farmland in the Agricultural Land Reserve to speculators and developers. BC has only 4% to 5% farmland and the Fraser delta farmland has some of the richest soils in the province. Coupled with mild climate, this makes it some of the best farmland in Canada. It is unfortunate that the BC Liberal Government has weakened protection of the Agricultural Land Reserve putting municipalities in a difficult position of trying to protect the land through bylaws. BC Liberal policies have increased land speculation in the ALR. Please protect the ALR in Richmond and reject any bylaws that permit mega houses or subdivision of ALR parcels.

Mayor and Councillors

From: Lorne <wiselawbc@hotmail.com>
Sent: Wednesday, 17 May 2017 16:01
To: Mayor and Councillors
Subject: massing on farmland

To Public Hearing
Date: <u>May 15 & 17, 2017</u>
Item #: <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Dear Mayor and Council:

I have lived in Richmond for approximately 31 years. I have benefited from all that is good and beautiful about Richmond. I am deeply concerned about the issues surrounding by-law 17 which would allow exorbitantly large homes to be built on farmland. These homes are far in excess what is required on farmland. The land is there to farm. First of all it gives the world the impression that Richmond is governed by greed and extravagance because that can only be the underlying motive. It is also my understanding that some of these homes have been used for birthing tourism and other illegal activities. It is also my understanding that there may be an issue with concerns of money laundering.

The City of Richmond takes issues on important issues with other jurisdictions such as regards the Massey Tunnel Replacement Project. I suggest that if Richmond does not seriously control the abuse of massing on farmland, it will lose credibility with other jurisdictions. Other local governments have managed to take action-some better than others. I would hope that my local government would chose to lead and be on the side of the citizen's of Richmond and not on the side of greed.

Lorne Wise
lawyer

Sent from Mail for Windows 10



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 16:03
To: MayorandCouncillors
Subject: Send a Submission Online (response #1141)

To Public Hearing
Date: MAY 17 2017
Item # 7
Re: Bylaws 9706, 9707
9712, 9717

Send a Submission Online (response #1141)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 4:04:28 PM

Survey Response

Your Name	Dorothy Pitre
Your Address	8420 Fairway Road, richmond, B.C.
Subject Property Address OR Bylaw Number	lot 1,Block 4N, Plan 23209, Section 21,22
Comments	You need to start limiting size of houses on farm land and residential properties. Once land is gone, it is not coming back, if so, at what cost? Farm land needs to be protected and council needs to be proactive not just for now but for the future. If we are experiencing a climate change, we should be reducing our carbon footprint not wasting resources. The Pembine Institute, which carried out research for the Pacific Institute note "that B.C.'s buildings account for nearly 30 per cent of energy use and 12 percent of the province's greenhouse gases." "A 2011 resport y the British National House Building Council notes Canada's consumption of primary energy and electricity per capita is among the highest in the world, with housing accounting for 17 per cent of consumption. Houses on farmland has no need to be large and should be situated to maximize the full potential of the land and should be used yearly for farming. A city hall employee once said once a property is cleared it has become sterile. As house sizes



increase and more concrete is put down will that not effect the bird and insect population? Richmond once had so much farmland. Are you going to stabilize what is left or allow it to be plundered? Please save what is left and act responsibly. Quotes are from an article by BARBARA YAFFE, Tuesday, August 11, 2015. If there are any errors in the quotes that is mine alone. As a long time resident of Richmond I sincerely hope you will be more active in the preservation of Richmond. Thank you. Dorothy Pitre

MayorandCouncillors

From: Laura-Leah Shaw <lauraleahshaw@icloud.com>
Sent: Wednesday, 17 May 2017 16:06
To: MayorandCouncillors
Subject: Murderers of our environment

To Public Hearing	
Date:	May 15, 2017
Item #:	7
Re:	Bylaws 9706, 9707, 9712, 9713

The house across from me was bulldozed today to build a house almost 10,000 sq ft. They took out all the trees.

>>>>
>>>> All day I've been watching the birds come looking for their nests. The landowner, the developer, and the city and council that allowed this to happen are all murders. The baby birds have just hatched and their parents were powerless to protect them. I've seen them come with food in their beaks and fly around confused. They are running around on the ground looking for their families. Why were they allowed to take out trees during nesting season?

>>>>
>>>> As for the size of the house - Does the family that owns this land need a house just under 10,000 ft.². Absolutely not. They have no interest in farming the land, they're building a barn for stables and horses. It gives them farm status and lower taxes, and with all the trees cut down everyone who drives by will see their wealth. They put it on display, the owners of these monster houses.

>>>>
>>>> This is farmland and it is ours to protect, like the birds were trying to protect their young. Richmond city council needs to wake up and realize that they are being taken advantage of by people with money and possibly power. Get some backbone and STOP the development of large houses as other municipalities have.

>>>>
>>>> Show good stewardship and protect farmland for future generations.

>>>>
>>>> Laura-Leah Shaw PREC

>>>> 604.551.9297

>>>> RE/MAX Crest Realty Westside

>>>> www.laura-leah.com

>>>>

>>>> Master Medallion Club 7 years

>>>> RE/MAX Hall of Fame & Platinum Club REALTORS Care Award 2002 2011 &

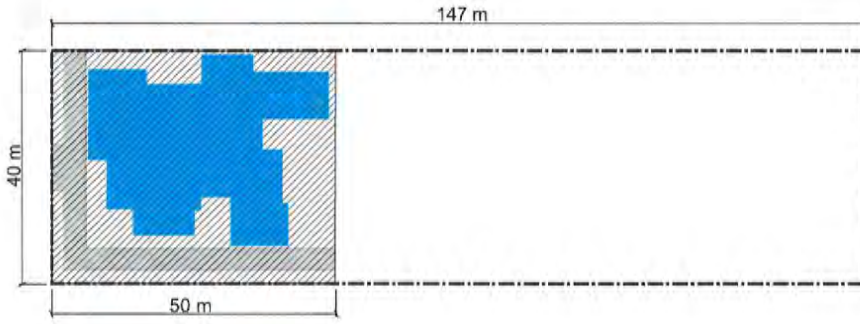
>>>> 2013 Canadian REALTORS Care Award 2017 HARTS Community Hero 2016

>>>>

>>>> Please support a 'cruelty-free' world

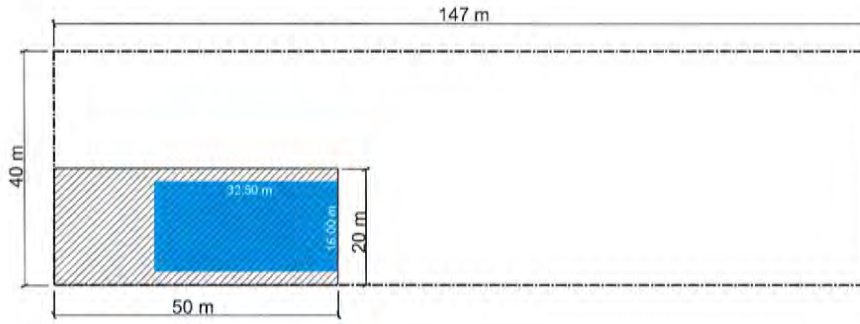


11266 No. 2 Rd
Lot Size: 0.6 ha (1.46 ac)



Issued Building Permit

- House Size: 1,707 m² (18,374 ft²)
- House Footprint: 889 m² (9,569 ft²)
- Approx. Farm Home Plate: 2,000 m² (21,528 ft²)
- Hard Surfaces



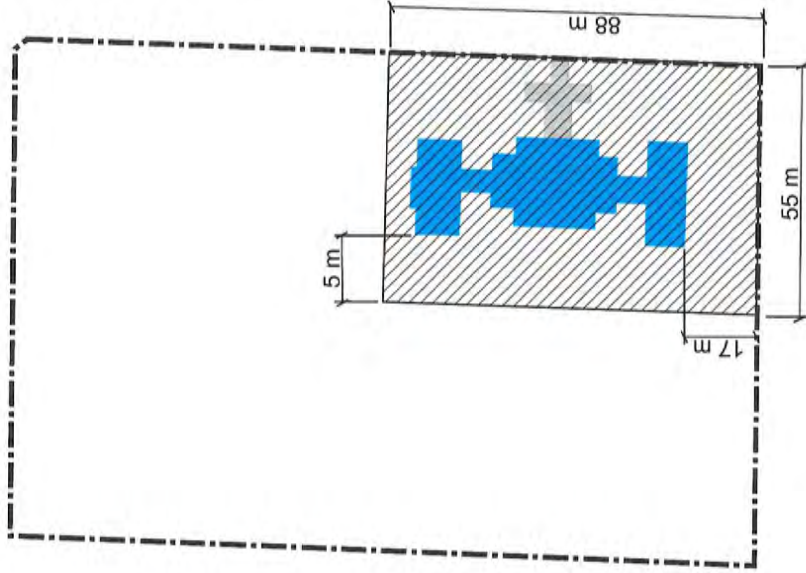
Proposed Bylaws*

- House Size: 1,000 m² (10,764 ft²)
- House Footprint: 520 m² (5,597 ft²)
- Farm Home Plate: 1,000 m² (10,764 ft²)

*House footprint and farm home plate shown conceptually. Actual dimensions and location may vary.

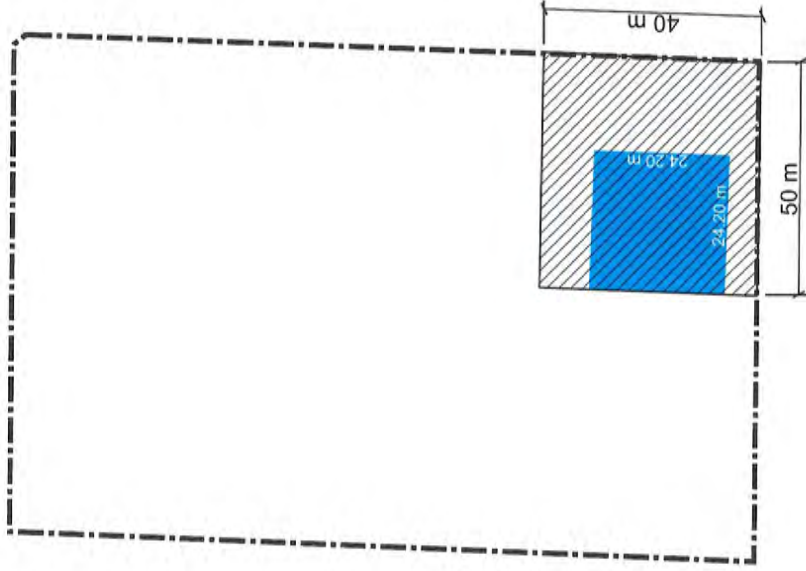
Schedule 156 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

111111 No. 4 Rd
 Lot Size: 2.58 ha (6.3 ac)



Issued Building Permit

- House Size: 2,380 m² (25,618 ft²)
- House Footprint: 1,395 m² (15,017 ft²)
- Approx. Farm Home Plate: 4,840 m² (52,097 ft²)
- Hard Surfaces



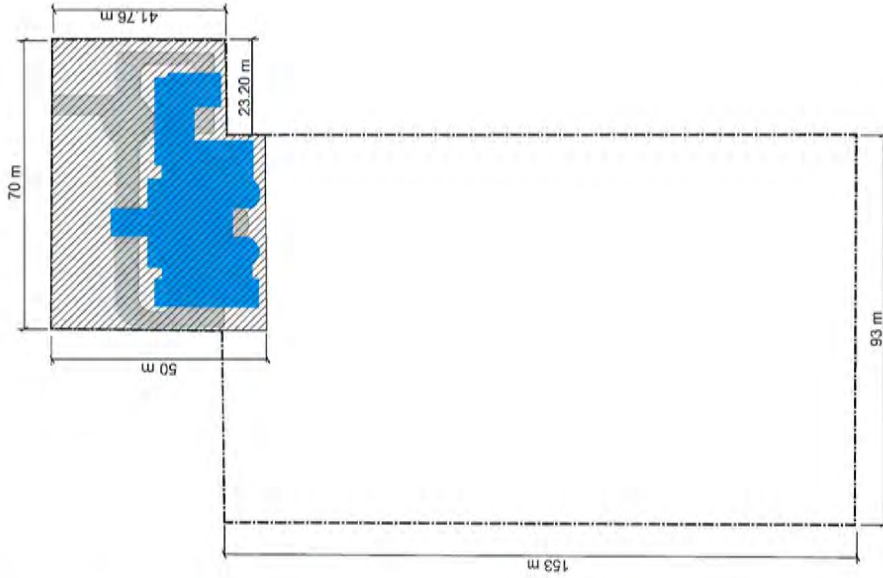
Proposed Bylaws*

- House Size: 1,000 m² (10,764 ft²)
- House Footprint: 586 m² (6,308 ft²)
- Farm Home Plate: 2,000 m² (21,528 ft²)

*House footprint and farm home plate shown conceptually. Actual dimensions and location may vary.

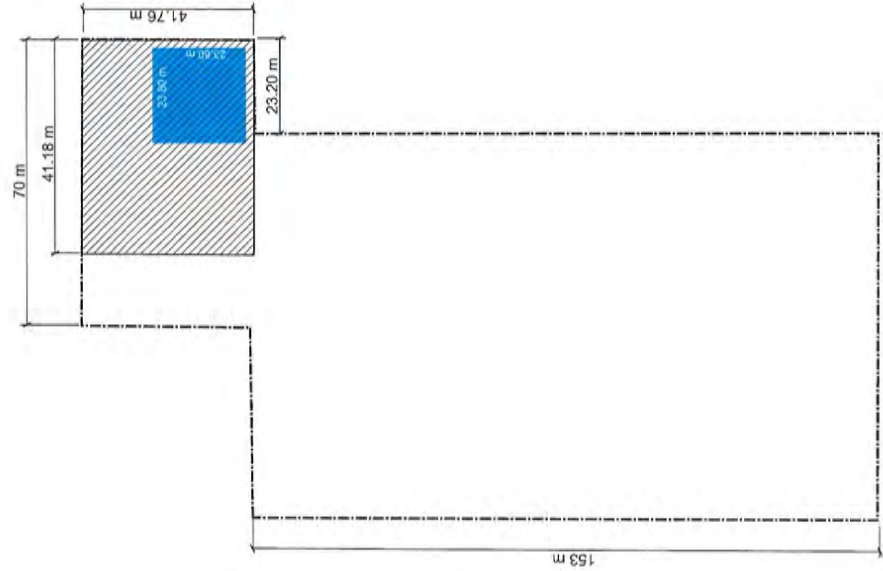
10288 Granville Ave

Lot Size: 1.72 ha (4.24 ac)



Issued Building Permit

- House Size: 2,001 m² (21,539 ft²)
- House Footprint: 1,135 m² (12,218 ft²)
- Approx. Farm Home Plate: 3,410 m² (36,705 ft²)
- Hard Surfaces



Proposed Bylaws*

- House Size: 1,000 m² (10,764 ft²)
- House Footprint: 567 m² (6,103 ft²)
- Farm Home Plate: 1,720 m² (18,514 ft²)

*House footprint and farm home plate shown conceptually. Actual dimensions and location may vary.

Jim Wright, 8300 Osgoode Drive on farm house bylaws, 2017-

Mayor Brodie and Councillors,

Since yesterday morning, we've received *a lot* of feedback from citizens, mainly at the Garden City Conservation Society email address. I'm going to talk fast to share some of it where my comments may help.

First:

From a man: "I am worried that the investor lobby might show up in *greater* numbers and leave a *lasting* false impression on Council."

From an unrelated woman: "This issue has always bugged us, and today we saw 3 more monster mansions being built and it really upset us. City Council needs to have some balls. Good luck!!!"

They were both here Monday, and they reflect the sense that council is under the spell of ALR landowner investors. On Monday, the investor lobby kept bringing up *compromise between alternative immense* house sizes and, in effect also, their *right to increases* in farmland value.

It had almost *nothing* to do with the Ministry of Agriculture's purposes for regulating house size on ALR Agricultural land. (You have the five purposes in front of you.)

Despite Monday's evidence, people want to
Who else can they turn to?

Recording
Secretary

A lessee farmer wrote: "Many of us farmers in Richmond lease land and can't speak at the public hearing from a farmer's perspective. So few have the security of owning their own land. Our livelihoods are precarious."

A young farmer wrote: "Please thank everyone who fights to protect the land. It's farming, but it's not just farming. It's also an ecosystem full of wildlife to protect."

Someone talked about the lessees on Monday, and the email responses tell me further that the lessees' fears are widespread and extreme. Council can *begin* to address that with decisions that put these *farmers* ahead of speculators and money launderers.

A final email: "The issue is *NOT mainly* about the size of the house, even though the house size is a way to address the issue." On Monday, people didn't get that. See Point b in 2.4.6 of the Ministry Guide, "directing residential uses to NON-farm areas," for one aspect of the real issue.

Please vote to protect farmland and the young farmers and lessees who are the precarious future of farming in Richmond.

2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

- a) not restricting agricultural activities;
- b) directing the largest residential uses in a community to *non-farming areas*;
- c) minimizing the impact of residential uses on farm practices and farming potential in *farming areas*;
- d) minimizing loss and/or fragmentation of farmland due to residential uses; and
- e) minimizing the impact of residential uses on increasing costs of farmland.

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*;