



**Regular Council meeting for Public Hearings
Tuesday, September 3, 2019**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10053
(RZ 17-788945)**

(Location: 8291 and 8311 Williams Road; Applicant: Konic Development)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Thomas Leung, 8280 Pigott Road (Schedule 1)

Submissions from the floor:

Jeremy Rogers, representing the owners of 8300 Pigott Road, identified the following concerns:

- the height of the proposed development is considerably higher than neighboring properties and will directly impact the privacy of this property; and
- the loss of solar rights for the residential property.



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In response to questions from Council, staff indicated the height of the project is consistent with the Official Community Plan (OCP) guidelines for the area. It was also noted the issue of overlook would be considered at the Development Permit stage, should the project proceed.

Staff advised that a preliminary review of the solar impact had been undertaken and there would be shadowing during the winter solstice period. However, at other times of the year, the shadowing created would be similar to that of the existing neighboring single family residence.

PH19/9-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053 be given second and third readings.

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10055 (ZT 19-861140)**

(Location: 4151 Hazelbridge Way; Applicant: Fairchild Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/9-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055 be given second and third readings.

CARRIED



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**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10058
(RZ 17-790301)**

(Location: 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance; Applicant: Spires Road Development Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Jose Gonzalez, 8935 Cook Crescent (Schedule 2)
- (b) Micah Groberman, Richmond resident (Schedule 3)
- (c) Dr. James Cadigan, Chatham Dental Centre (Schedule 4)
- (d) Nonie Nashlund, Richmond resident (Schedule 5)

At the request of Council, and prior to hearing submissions from the floor, staff provided an update on planned road changes for the area noting that (i) the road will be widened, (ii) street parking will be allowed on one side, and (iii) the traffic bylaw will restrict parking during the day to three hours.

Submissions from the floor:

Page Robertson, 8571 Robertson Road, shared her concerns regarding this development and noted the following:

- the impact of increased street parking relating to the local school, the construction projects in the area, and the increased densification due to multi-family units is problematic for single family homeowners;
- the lack of continuity in design for new projects in the area; and
- the need for increased park space for the neighborhood.

In response to questions from Council, staff provided the following information:

- the subject area was included in the comprehensive study undertaken for the City Centre Transportation Plan;
- the proposed development aligns with the Official Community Plan;
- the developers have provided cash in lieu for indoor amenity space, and the required outdoor amenity space is being provided;
- there is a long-term park acquisition plan for the area;



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- a specific architectural style has not been prescribed for this neighborhood; and
- additional visitor parking can be reviewed.

PH19/9-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10058 be given second and third readings.

CARRIED

PH19/9-4 It was moved and seconded
That staff be directed to develop design guidelines for the Spires Road area as it develops, and consult with the Advisory Design Panel as required.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10060 (RZ 17-771371)**

(Location: 11480 and 11500 Railway Avenue; Applicant: Design Work Group Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Darren Bernaerdt, 4771 Garry Street (Schedule 6)

Submissions from the floor:

None.

PH19/9-5 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060 be referred to staff for further consideration of alternative designs to improve overall site design and parking, including density.

CARRIED

Opposed: Mayor Brodie
Cllrs: Loo
McPhail
McNulty



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5. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10061 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10062**

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff were available to respond to queries.

Written Submissions:

(a) Staff Memorandum dated August 29, 2019 (Schedule 7)

(b) Isabel Brenzinger, 17320 Fedoruk Road (Schedule 8)

Submissions from the floor:

None.

In response to questions from Council, staff confirmed that agricultural crops cannot be grown within the designated setback area and this requirement complies with existing provincial regulations.

PH19/9-6

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10061 be given second and third readings.

CARRIED

Opposed: Cllr. Au

PH19/9-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 be given second and third readings.

CARRIED

Opposed: Cllr. Au

PH19/9-8

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10061 be adopted.

CARRIED

Opposed: Cllr. Au



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PH19/9-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 be adopted.

CARRIED

Opposed: Cllr. Au

ADJOURNMENT

PH19/9-10

It was moved and seconded

That the meeting adjourn (7:59 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, September 3, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 3, 2019.

CityClerk

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

From: Thomas <tomkfl@gmail.com>
Sent: Tuesday, 27 August 2019 09:22
To: CityClerk
Subject: RZ 17-788945 Rezoning of 8291 and 8311 Williams Road to RTL4
Attachments: Screenshot_20190827-084530.png

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
Date: September 3, 2019
Item # 1
Re: RZ 17-788945
8291 and 8311 Williams Rd

Hello

I live at 8280 Pigott Rd which is directly north of 8291 Williams Road. I have electric solar panels installed on the roof of my house. My solar panels are on both the second floor roof and a lower first floor roof. Please see the attached picture. The red arrow points to the solar panels on the lower first floor roof. My main concern is that if the row of town house built along the shared property line is full 12 m, combined with the slightly higher property, the town house may permanently block the direct sunlight to my lower solar panels late-fall to early-spring.

I currently have a very tall tree on the corner of my property, that partially blocks my lower solar panels during winter, however, the shadow is sweeping across all the panels which provides a minor impact to the total power production. A tall town house may block any direct sunlight going to the panels during the winter months. There is a drastic drop of power production from the panels when it is shaded.

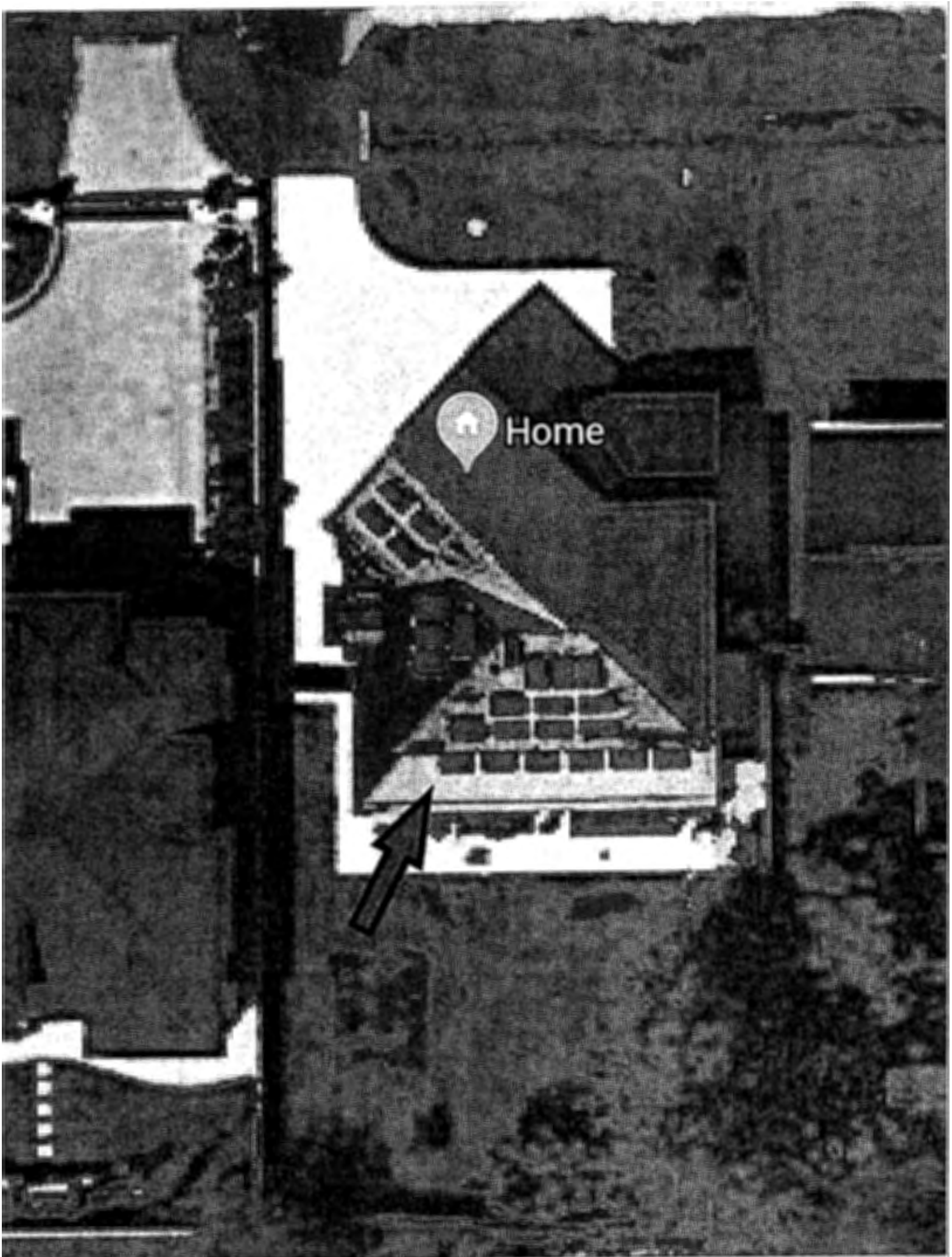
Would it be possible to restrict the height of the row of houses along the shared property line to 9 m (2 storeys) to minimize shading of lower solar panels?

Thanks

Thomas Leung

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Home

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.

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

From: J G <corvette_racer@hotmail.com>
Sent: Friday, 30 August 2019 21:59
To: CityClerk
Subject: Public Hearing submission re RZ 17-790301

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 3

Categories: Printed for Public Hearing

While I generally support increasing density in City Centre per the Official Community Plan, I have the following concerns with RZ 17-790301 for 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent Road allowance. This development is a piecemeal, fragmented rezoning which will create a major blemish and conflicts in an area of existing single family properties. Specifically:

1. Sight lines, noise, shadows, traffic and parking impacts to neighboring single family properties including my own have not adequately considered and communicated to neighbours. Rezoning and development proposals should only be considered when they come forward as more comprehensive proposals, similar to what has taken place in McLellan North (for example, Ferndale Road).
2. Servicing and construction impacts have not been properly considered, not communicated to neighbours and there is no recourse when construction is poorly managed. Even with already-approved upgrading of sewer/water services and the in-progress development project in our neighborhood, the entry and exit to Cook Crescent has been completely blocked at times. In addition, only one entry road was left open for several consecutive days at a time, resulting in congestion, noise and an obstacle course between Cook Crescent and surrounding roads.
3. Parking impacts will be dramatic and detract from the neighborhood's liveability and walkability. For example, in other areas such as Ash Street south of Granville Avenue, as developments come forward they squeeze out existing residents' ability to park near their houses. The residents of multi-family developments come with too many cars for their parking allotment and end up taking all of the spaces in front of existing single-family houses. The single-family residents and their guests end up with no places to park near their house.
4. Traffic volumes will be inappropriate for the roads and ditches that currently exist on Cook Crescent. There are already problems with multiple tenants in single family houses ending up parking on grassy areas by the ditches, especially in the winter when these are soft and muddy.
5. The piecemeal development proposals will also result amenities being poorly coordinated with the increasing population. For example, what neighborhood amenities will be in place as this proposal brings the cumulative total of almost 100 new units to the Spires Road neighbourhood.

Please do not create the same conflicts in our neighborhood that currently exist for single family house owners versus multi-family developments in fragmented neighborhoods, such as Ash Street south of Granville Avenue. I ask that Council only support broader, comprehensive development proposals, as had come forward with McLellan North.

Sincerely,
... Jose Gonzalez
Owner and resident of 8935 Cook Crescent

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Schedule 3 to the Minutes of the ^{19/08/19} Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 3

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

From: Micah Groberman <micahg29@gmail.com>
Sent: Tuesday, 3 September 2019 09:47
To: CityClerk
Subject: Support for Rezoning Application – RZ 17-790301 – 8671/8691/8711/8731 Spires Road

Dear City Clerk and to whom it may concern,

I understand there will be a public hearing regarding a development proposal for a townhouse project on Spires Road and as a member of the Richmond community, I'd like to express my support for this development.

I believe that this development will provide an increase in family housing, in an area that would benefit greatly from it. It is also near the city centre with all the amenities that a family would need. It's also a short walk to the Skytrain which allows quick access to Vancouver and surrounding neighbourhoods. Single family homes are still too expensive for most people, so this type of development makes sense. Developing family units with outdoor space would be welcomed. This project would be a wonderful addition to the Richmond community.

I hope Council approves this project and I look forward to seeing it completed.

Thank You,
Micah Groberman

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Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 3

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

From: James Cadigan <jamescadigan@gmail.com>
Sent: Tuesday, 3 September 2019 15:04
To: CityClerk
Subject: Support for Rezoning Application – RZ 17-790301 – 8671/8691/8711/8731 Spires Road

To Whom It May Concern,

I understand that a development proposal for a townhouse project on Spires Road is going to Public Hearing and I wish to express my support.

This particular project sounds great and I'm optimistic that it will be approved.

This development will provide increased family housing in our city. It is right near the city centre with all the amenities that you would need. It is also a short walk to the Skytrain which allows quick access to Vancouver and the transit that could bring them down to my business in Steveston Village. Single family homes are still too expensive for most people, so this type of development makes sense.

I know that this local, well known, developer builds quality projects that have excellent longevity not just from a wear and tear aspect but also in terms of style.

I would like to applaud the City for supporting this type of project as the city needs more condos that are actually large enough for families. I hope Council approves this project.

Sincerely,
James Cadigan

--
Dr. James Cadigan DMD
Chatham Dental Centre
3740 Chatham Street, Suite 211
Richmond, BC V7E 2Z3
ph: (604) 271-5622
fax: (604) 241-0693
www.dentistinseveston.com



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Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 3

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

From: Nonie Nashlund <nonienashlund@gmail.com>
Sent: Tuesday, 3 September 2019 15:28
To: CityClerk
Subject: Fwd: Rezoning Application – 7960 Alderbridge Way and 5333 and 5411 No.3 Road

> To Whom It May Concern,
>
> I am writing to express my support for a housing project on Spires Road.
> I am a Richmond resident with children in the school system here. I am happy to see units being built and developed that will be lived in.
>
> I understand there is concern over increased traffic in the area, but I think the proximity to the Skytrain will help to alleviate this issue.
> This development will provide increased density with family housing in an area that desperately needs it. It is right near the city centre with all the amenities that you would need. It is also a short walk to the Skytrain which allows quick access to Vancouver. Single family homes are still too expensive for most people, so this type of development makes sense. I like how they have family units with outdoor space.
>
> I would like to thank the City for supporting this type of project. I hope Council approves this project and I look forward to seeing it completed.
>
>
> Regards,
>
>
> Nonie.
> From my iPhone.

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Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 3, 2019.

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

CityClerk

From: Darren Bernaerd <darrenbernaerd@gmail.com>
Sent: Thursday, 29 August 2019 17:43
To: CityClerk
Subject: Online submission re: RZ 17-771371

To Public Hearing
Date: September 3, 2019
Item #: 4
Re: RZ 17-771371
11480/11500 Railway Ave

Hello,

I received a notice in the mail about the rezoning for 11480 and 11500 Railway Avenue. I believe this is proposal RZ 17-771371 based upon the information on the notice.

As a resident of 4771 Garry Street for the last 10 years, the redevelopment and increased density in the area has caused a significant increase in demand for street parking. As there is no street parking on Railway, the increased density that is proposed in this re-zoning application will result in vehicles being parked on Garry Street unless there is sufficient parking mandated for the re-zoned lots.

I raised this issue when the re-development occurred on the south side of Garry Street across from 4771 Garry Street. Vehicles from these homes and their visitors have already forced residents to park around the corner on Leeward Gate. I request the parking issue be seriously considered for proposal RZ 17-771371 and that sufficient spaces be mandated as part of the re-zoning.

Thank you,

Darren Bernaerd
10 - 4771 Garry Street
Richmond, BC
darrenbernaerd@gmail.com
604-789-8248

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Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.



City of
Richmond

To Public Hearing
Date: September 3, 2019
Item # 5
Re: OCP 9000, Amendment B, 10061
Zoning B500, Amendment B, 10062

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

Memorandum
Planning and Development Division
Policy Planning

To: Mayor and Councillors
From: Barry Konkin
Manager, Policy Planning
Date: August 29, 2019
File: 08-4430-03-10/2019-Vol 01
Re: **Food Security Agricultural Advisory Committee and Agricultural Land Commission Feedback on Official Community Plan and Zoning Bylaw Amendments Related to Cannabis Activities in the Agricultural Land Reserve**

The purpose of this memo is to provide Council with feedback received from the City's Food Security Agricultural Advisory Committee (FSAAC) and Agricultural Land Commission (ALC) on proposed Official Community Plan (OCP) Amendment Bylaw 10061 and Zoning Amendment Bylaw 10062. These bylaw amendments will be considered at the September 3, 2019 Public Hearing, and have been prepared in response to changes to Provincial legislation regarding the production and cultivation of cannabis and related activities in the Agricultural Land Reserve (ALR).

The FSAAC reviewed the proposed OCP and Zoning Bylaw amendments at their August 27, 2019 meeting. No objection was noted from the FSAAC on the proposed amendment bylaws (excerpt of the meeting minutes is contained in Attachment 1).

OCP Amendment Bylaw 10061 and Zoning Amendment Bylaw 10062 were also forwarded to the ALC for comment in advance of the Public Hearing. On August 28, 2019, written correspondence was received from the ALC and is contained in Attachment 2. A summary of ALC feedback is as follows:

- Does not recommend applying minimum setbacks from property lines to the outdoor production and cultivation of cannabis.
- Recommends that regulations specific to activities for the storing, packing, preparation and processing of cannabis be consistent with Ministry Bylaw Standards, which allows up to 35% lot coverage (calculated based on total lot area) for these supporting activities.

The City's proposed regulations for accessory cannabis activities is to limit this area to 15% of the total area designated for the production and cultivation of cannabis up to a maximum of 100 m².

Zoning Amendment Bylaw 10062 enables the City to prohibit the production and cultivation of cannabis in the ALR and apply land use regulations to the maximum extent permitted by Provincial legislation.

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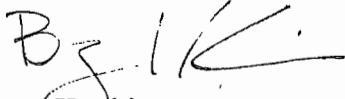


August 28, 2019

- 2 -

Staff have considered the feedback from the ALC, and in light of Council's desire to regulate cannabis production and related activities as much as possible, staff do not feel that revisions to the proposed OCP and Zoning Bylaw amendments are required.

If you require any further information, please contact me directly at 604-276-4139.



Barry Kopkin
Manager, Policy Planning

BK:cas

Att. 2

pc: SMT
Joe Erceg, MCIP, General Manager, Planning and Development
Kevin Eng, Planner 2

*Food Security Agricultural Advisory Committee (FSAAC)
Excerpt of Meeting Minutes from August 27, 2019*

Cannabis Official Community Plan and Zoning Bylaw Amendments

Barry Konkin, Manager of Policy Planning, introduced proposed cannabis bylaws to be considered at the Public Hearing on September 3, 2019 and provided the following comments:

- The Provincial Agricultural Land Reserve (ALR) Regulation was amended to allow the use of agricultural land for producing cannabis lawfully and that it may not be prohibited if the cannabis is produced:
 - outdoors in a field; or
 - inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the ALR Regulation; or
 - as of July 13, 2018, inside an existing building or structure (or a building or structure under construction) previously used for the purpose of growing crops.
- The new Provincial ALR Regulation now permits all forms of cannabis production as a farm use, subject to obtaining a Federal Health Canada license. Local governments have the ability to limit cannabis production up to the three conditions identified in the ALR Regulation. The proposed bylaws will limit cannabis production in Richmond to the fullest extent possible as per the ALR Regulation.
- The proposed bylaws also introduce minimum setbacks for cannabis production activities and additional size restrictions for cannabis accessory activities, such as storage and processing.

Discussion ensued regarding Metro Vancouver's role in regulating emissions for cannabis production and processing operations, requirements associated with the Federal Health Canada license. In response to questions from the Committee, Staff noted Metro Vancouver will be undertaking consultation with the Committee in September regarding this issue.

The Committee noted the previous stance taken by the Committee regarding cannabis, and the concern of limiting the ability for farmers to diversify crops. Staff noted that the proposed bylaws still allow cannabis production as per the ALR Regulation, rather than an outright prohibition as previously proposed.

As a result of the discussion, the Committee provided the following comment:

- The Committee has no opposition to the proposed cannabis bylaw amendments, provided that opportunities for the economic diversification of crops are maintained.



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

August 28, 2019

Reply to the attention of Shannon Lambie
ALC Planning Review: 46523
Local Government File: 08-4430-03-10/2019-Vol 01

Barry Konkin
Manager, Policy Planning Planning and Development Division
BKonkin@richmond.ca

Delivered Electronically

Re: City of Richmond Official Community Plan Bylaw # 9000, Amendment Bylaw 10061 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 - Cannabis Related Official Community Plan and Zoning Bylaw Amendments in Response to the New Provincial Agriculture Land Reserve Use Regulations

Thank you for forwarding a draft copy of the City of Richmond's (the "City's") City of Richmond Official Community Plan Bylaw # 9000, Amendment Bylaw 10061 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 (the "Proposed Amendments") for cannabis production within the Agricultural Land Reserve (ALR) for review and comment by the Agricultural Land Commission (ALC).

The following comments are provided to help ensure that the Proposed Amendments are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

Current Proposal:

The Proposed Amendment clarifies that regulations limiting cannabis production through the use of the definition "Agriculture" will only apply to land outside of the ALR. Additionally, a new section regulating cannabis in the ALR states the only permitted methods of cannabis production and cultivation are:

- Outdoors in a field, or inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the *ALR Use Regulations*; or
- Inside an existing building or structure (or building under construction) previously used for the purpose of growing crops.

The minimum setbacks to lot lines for both cultivation (indoor and outdoor) and cannabis storing, packing, preparing and processing activities are as follows:

- 30 m to any lot line;

- 60 m to any lot line that abuts or is adjacent to land zoned anything other than Agriculture (AG1); and
- 150 m measured from the lot line of a site zoned School & Institutional Use (SI) or Assembly (ASY)
- Cannabis storing, packing, preparing and processing facilities are restricted to be calculated at 15% of cannabis production area, up to a maximum of 100 m².

Legislative History:

In January 2014, the ALC released an information bulletin for *medical marihuana* production in the ALR in response to the 2013 amendments to Health Canada's Marihuana for Medical Purposes Regulation (MMPR). The information bulletin advised that medical marihuana production is considered a farm use and permitted within the ALR, so long as the facility is licensed under the federal licensing program.

In August 2018, the ALC released an information bulletin for *cannabis* production in the ALR in response to amendments to the ALCA to regulate cannabis production in the ALR. The information bulletin advised that, as of July 13, 2018, cannabis is considered a *designated* farm use so long as it is produced in a field or inside a structure that has a base consisting entirely of soil, or a pre-existing structure that was constructed for the purpose of growing crops inside of it.

In May 2019, the ALC released a revised information bulletin for cannabis production in the ALR in response to new amendments to the ALC Regulation . The information bulletin advised that, as of February 22, 2019, cannabis is considered a farm use (no longer a "designated farm use") meaning that all forms of cannabis production are now considered a farm use (i.e. not just when produced in a field or inside a structure that has a base consisting entirely of soil, or a pre-existing structure that was constructed for the purpose of growing crops inside of it).

Local governments now have the authority to prohibit cannabis production facilities except those uses described above.

ALC Staff Response:

Due to the February 22, 2019 amendments to the ALC Use Regulation 30é2019, local governments now have the authority to prohibit all cannabis production facilities except:

- cannabis grown outdoors,
- or inside a structure that has a base consisting entirely of soil,
- or a pre-existing structure that was constructed for the purpose of growing crops inside of it).

However, the bylaw appears to prohibit the cultivation of cannabis in a field or in a soil based structure or pre-existing structure within 30 m to any lot line, 60 m to any lot line that abuts or is adjacent to land zoned other than AG1, and 150 m from the lot line of a site zoned School Institutional Use or Assembly. ALC Staff support the proposed setbacks for buildings, as these

are consistent with the Minster's Bylaw Standards, however, there should be no setbacks for field cultivation.

In addition, the proposed bylaw limits cannabis storing, packing, preparing and processing facilities to 15% of the total area designated for production and cultivation of cannabis (in a building or outside) up to a maximum of 100 m². ALC staff recommends implementing regulations consistent with the Minster's Bylaw Standards; specifically the Bylaw should not restrict the area of a lot which may be covered by *buildings* and *structures* for farm use, to an area less than 35%.

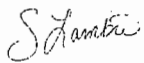
ALC staff looks forward to working further with the City on the preparation of its cannabis regulations and hopes that this initial review will help provide guidance for the drafting of its regulations.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7005 or by e-mail (Shannon.Lambie@gov.bc.ca).

Best regards,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Shannon Lambie, Regional Planner

CC: Ministry of Agriculture – Attention: Alison Fox

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 3, 2019.

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

Isabel and Marc Brenzinger
17320 Fedoruk Road
Richmond B.C. V6V1C7

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 5

September 3, 2019,

City of Richmond
6911 No. Road
Richmond, B.C. V6Y 2C1

Dear Mayor and Councillors,

Re: Official Community Plan Bylaw 9000, Amendment Bylaw 10061 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10062

In regards to Cannabis facilities and farm use in the Agriculture Land Reserve we have to do what is in the best interest for everyone who wants to grow and use cannabis and for those that don't want to use or smell cannabis. There is no compromising.

How do we do this? We first need a moratorium on new cannabis facilities or farms setting up in Richmond until the problem of odours is solved. We need to have cannabis facilities or farms where the odour is not harming citizens health, well being and quality of life. Children or those affected by cannabis odour should not have to have to pay the price from cannabis emissions.

Metro Vancouver is having a consultation period on managing emissions from cannabis production and processing operations up to September 30, 2019. Metro Vancouver has said on their website "*emissions from cannabis production and processing include volatile organic compounds (VOC) that can contribute to the formation of harmful ground-level ozone and particulate matter*". They also go on to say that "*cannabis production and processing can also be odorous*". Is this what we want on our community?

Under the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 under "**air contaminant**" means any substance that is emitted into the air and that

- (a) *injures or is capable of injuring the health or safety of a person;*
- (b) *injures or is capable of injuring property or any life form;*
- (c) *interferes or is capable of interfering with visibility;*
- (d) *interferes or is capable of interfering with the normal conduct of business;*
- (e) *causes or is capable of causing material physical discomfort to a person; or*
- (f) *damages or is capable of damaging the environment;*

All through Canada there have been reports of citizens suffering from '*material physical discomfort*' from odours from cannabis facilities or cannabis smoke. Even the Richmond News had letters to the editor explaining how cannabis is negatively affecting citizens.

Under the Federal Cannabis Regulation Part 5 Good Production Practices **Filtration of Air section 85** *The building or part of the building where cannabis is produced, packaged, labelled and stored must be equipped with a system that filters air to prevent the escape of odours.* How do you do this on a farm field?

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The setback distance proposed from a cannabis farm to a neighbouring residence, school and business is not enough. You can't contain the cannabis emissions. There is a medical cannabis facility at 6 road near Westminster highway where you can smell the trapped emissions on a calm morning from the facility to Blundell and 4 rd. which is about 2000 metres. Two times the odours from this facility actually came as far as our house which is two kilometres away.

We know all too well after suffering from unprecedented pollution for years here in Richmond that emissions can go as far as ten kilometres. We live in lowlands here in Richmond and tend to get fog, stagnant air (especially in East Richmond) and inversions which traps emissions. Also, strong winds or marine air currents can carry odour to great distances. Basically the location of Richmond is not appropriate for Cannabis facilities or farms at this time.

Could the city of Richmond please answer the following questions or find out?

Was there any public consultation when Health Canada did an assessment of the Cannabis farm at 9 rd and Westminster Hwy? Did the residence near this farm get a letter from the Health Canada? Is there a copy of Health Canada assessment of this facility and is it open to the public? Do citizens that don't want odorous air have any rights?

How was the distance setback from the cannabis farm and the first receptor decided? What criteria was used? The setbacks now will not stop emissions here in Richmond.

These cannabis odours and emissions problems need to be solved before more citizens are negatively affected.

Bottom line is no citizen should be harmed from cannabis odours or emissions which include volatile organic compounds and when mixed with nitrogen oxide and sun it causes harmful ground level ozone. Richmond needs to be the leader and the first to set a precedent in Canada so that all citizens can be in a liveable, healthy environment. Is there an urgency to have facilities popping up in Richmond? If the problem lies with the federal and provincial government lets meet them with our concerns.

Government needs to protect citizens. We have to do what is in the best interest for all citizens. For the common good of citizens we would like the City of Richmond to ask the Federal government for a moratorium on any more Cannabis farms or cannabis facilities until the Federal government can solve the problem of harmful cannabis emissions from escaping from a facility or farm.

We thank you for your attention and consideration for this very important issue.

Sincerely,

Isabel Brenzinger