



**Regular Council Meeting for Public Hearings  
Monday, December 16, 2013**

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Derek Dang

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8907  
(RZ 11-586861)**

(Location: 7460 Ash Street; Applicant: Man-Chui Leung and Nora Leung)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Sharon MacGougan, 7411 Ash Street, expressed her concerns for the proposed application and read from her written submission (attached to and forming part of these minutes as **Schedule 1**).

Andrew Nazareth, 7480 Ash Street, spoke in opposition to the proposed application and read from his written submission (attached to and forming part of these minutes as **Schedule 2**).



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Douglas Nazareth, 7480 Ash Street, spoke against the proposed application and read from his written submission (attached to and forming part of these minutes as **Schedule 3**).

Michael Wolfe, 9731 Odlin Road, did not support the proposed application and raised concern for the preservation of trees, particularly the birch tree hosting a predatory bird nest. He suggested that (i) the allowable building area be reduced, (ii) Council purchase the land as a continuation of Paulik Park, or (iii) the proposed application be referred to staff for the development of fewer lots. He also expressed concerns related to (i) traffic and the extension of General Currie Road, (ii) cash-in-lieu of Affordable Housing contribution when there is a demand for such housing, and (iii) the proposed eighteen Japanese flowering cherry replacement trees, instead of using native species.

Nora Leung, the applicant, advised that the Arborist's report indicated that 36 trees are to be removed due to their condition. She stated that the large trees referred to by Mr. Nazareth are to be retained and that the trees at 7500 Ash Street had been cut down. Also, Ms. Leung advised that a biologist determined that the predatory bird nest, in the birch tree, was inactive; however, should the nest become active, Ms. Leung noted that the tree's removal would not be necessary for the development to proceed. With regard to extending the sidewalk to 7500 Ash Street, Ms. Leung indicated her willingness to construct a gravel walkway. In her view the construction of a concrete sidewalk would be the responsibility of the developer should the property at 7500 Ash Street be redeveloped in the future. In response to comments related to coyotes, Ms. Leung noted that she had never seen a coyote on the property.

Mr. Leung, the applicant's son, advised that the concerns raised by neighbouring residents were addressed in the staff report and that the proposed development is consistent with prior development in the area.

In reply to queries regarding the species of the replacement trees and the sidewalk extension to 7500 Ash Street, Ms. Leung expressed her willingness to consider native replacement trees. Also, she was of the opinion that the extension of the concrete sidewalk to 7500 Ash Street should be borne by a future developer as the property has redevelopment potential.



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Wayne Craig, Director of Development, noted that staff could revise the plant species prior to the application going forward for rezoning adoption. He further noted that costs to the applicant would be increased by approximately five times should the concrete sidewalk be extended to 7500 Ash Street.

In response to queries from Council, Mr. Craig provided the following information:

- the specified minimum tree replacement sizes with this application are six-centimetre caliper deciduous trees and three-metre high evergreen trees;
- the servicing agreement includes a grass boulevard with street trees established on Ash Street, General Currie Road, and Armstrong Street;
- the species of street trees would be specified by the Park's division;
- four to five trees are anticipated to be placed along Ash Street, approximately nine-metres apart;
- eighteen trees will be replanted on-site and approximately thirteen to eighteen additional trees would be planted on the street boulevards;
- of the 36 trees being removed, 29 are birch trees and there are a number of conifers to be removed;
- all active nests are protected as part of federal legislation; however, only eagle and heron nests are protected when inactive;
- traffic calming measures, such as curb extensions at the intersections, are included as part of the servicing agreement;
- the City's Transportation division is committed to continual monitoring of traffic in the area to determine whether additional traffic calming measures are warranted.

*Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for a second time with new information.*



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Sharon MacGougan referenced her speaking notes (attached to and forming part of these minutes as **Schedule 1**) noting that it was Councillor Barnes who initiated the investigation into the hawk's nest. Also, Ms. MacGougan commented that no trees had been removed from 7500 Ash Street, but rather that the property is host to several large evergreen trees and mature nut, fruit and birch trees. She further commented that there have been several sightings with respect to coyotes in the area. Also, concerning her request at the May 21, 2013 Public Hearing for the sidewalk extension, it was her intention that the costs be funded by the City, not the applicant.

Andrew Nazareth displayed a picture of a coyote on the subject property and noted that it was taken approximately three weeks earlier.

PH13/11-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be given second and third readings;*

The question on Resolution 13/11-1 was not called as discussion ensued regarding (i) the sidewalk improvements to the south edge of 7500 Ash Street, (ii) the importance of retaining any trees used for nesting purposes, (iii) the use of native species for replanting, (iv) the impact to the proposed development should the number of lots be reduced, and (v) the implementation of a policy related to the planting of non-native species.

In response to a query regarding a Development Permit and the potential size of a residential unit should two lots be created on the proposed site, Mr. Craig noted that the proposal is subject to subdivision approval and not a Development Permit. Also, he stated that at Council's direction related to tree species, staff would ensure that the appropriate species are planted as part of the landscape plan. Mr. Craig noted that the size of the proposed home is tied to the size of the lot, thus the larger the lot, the larger the home.

At the conclusion of the discussion the following **amendment** was introduced:

PH13/11-2

It was moved and seconded

*That the applicant provide a full concrete sidewalk extension to the south edge of 7500 Ash Street.*



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The question on amendment Resolution PH 13/11-2 was not called as in reply to queries from Council, Mr. Craig advised that a full sidewalk would be constructed in front of the subject property and 7480 Ash Street with an asphalt pathway in front of 7500 Ash Street. He further advised that a condition of any rezoning or subdivision requires the frontage of the property to be upgraded to City standards. If the applicant were to be required to provide a full concrete sidewalk extension to the south edge of 7500 Ash Street it would equate to approximately 40-metres of sidewalk improvements beyond the frontage of the subject property. He noted that latecomer agreements are generally required on larger projects and not on projects such as the proposed application.

The question on amendment Resolution PH 13/11-2 was then called and it was **CARRIED**.

Discussion continued regarding the planting of native trees and the following **amendment** was introduced:

PH13/11-3

It was moved and seconded

*That the applicant work with City staff to maximize the number of native and/or fruit tree species on the property.*

**CARRIED**

The question on Resolution 13/11-1 as amended by Resolution 13/11-2 and Resolution 13/11-3 was then called and it was **CARRIED**.

**2. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9065 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9066 (RZ 12-605272)**

(Location: 8451 Bridgeport Road and Surplus City Road; Applicant: Hotel Versante Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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PH13/11-4

It was moved and seconded

*That Official Community Plan Bylaw 7100, Amendment Bylaw 9065, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 be given second and third readings.*

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9069 (RZ 13-641189)**

(Location: 3800/3820 Blundell Road; Applicant: Khalid Hasan)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH13/11-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069 be given second and third readings.*

**CARRIED**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9071**

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

*Applicant's Comments:*

Terry Crowe, Manager, Policy Planning, commented that the proposed bylaw would formalize the City's position to prohibit medical marijuana production facilities, and research and development facilities in agricultural and urban areas. There is one research and development facility allowed in the City under an existing Health Canada licence which is anticipated to expire in 2014. Mr. Crowe noted that Council may consider any future proposals for a facility on a case-by-case basis.

*Written Submissions:*

Ralph Schwartzman, 5960 No. 6 Road (Schedule 4)



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*Submissions from the floor:*

Shelley Dietz, 13651 Blundell Road, proposed that the City consider amending the definition of farm business to include small medical marihuana production operations that generate an income between \$10,000 to \$50,000. She was of the opinion that small scale operations would not pose a security risk and would provide specific plants for medical purposes. Ms. Dietz requested Council consider the options available beyond the large commercial facilities.

PH13/11-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 be given second and third readings.*

**CARRIED**

PH13/11-7

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 be adopted.*

**CARRIED**

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9077  
(ZT 13-646207)**

(Location: 4691 Francis Road; Applicant: Vanlux Development Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Sam Raich, 902-4900 Francis Road (Schedule 5)

*Submissions from the floor:*

None.

PH13/11-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9077 be given second and third readings.*

**CARRIED**



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PH13/11-9            It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9077 be adopted.*  
**CARRIED**

**ADJOURNMENT**

PH13/11-10        It was moved and seconded  
*That the meeting adjourn (8:17 p.m.).*  
**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular Meeting for Public  
Hearings of the City of Richmond held on  
Monday, December 16, 2013.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
City Clerk's Office (Michelle Jansson)



Sharon MacGougan, 7411 Ash St.      Item 1, Dec. 16, 2013 Public Hearing

Mayor and Councillors,

Thank you for referring the 7460 Ash Street proposal back to staff at the May public hearing, where I spoke. I have some follow-up points.

**1. The hawk's nest: CO-HABITING WITH THE NATURAL WORLD**

Thank you to Councillor Linda McPhail for starting a process by asking staff about the hawk nest and also for caring about the hawks. I was worried about a tree being cut down with baby hawks still in the nest, so I had been communicating with city staff about the hawks since February. I'd like to update you now and add a request.

- It was a joyful experience, watching the hawk babies grow. They make a *kreee* sound as they learn to fly. We could co-habit with the natural world if we left some space. I've left half my own property in a natural state. I love trees, and I've conserved good habitat for birds and bees. I hope the soon-to-be-homeless hawk moves into my yard.
- I've done this voluntarily, but perhaps there can be incentives for other people to do the same. Currently we reward development, and there could be a way to reward *not* developing every single patch of land. Bees and birds need places to live. If all the natural growth is clearcut, where will that place be? At the May public hearing, Councillor Evelina Halsey-Brandt mentioned a loss of songbirds in her neighbourhood. There are so many songbirds in *our* neighbourhood whose voices will also soon be stilled.
- Please consider what you as the government of Richmond can do to retain more of the natural growth at 7460 Ash Street.

## 2. Trees: FOREST BATHING

The Japanese term *forest bathing* is what happens to people when they walk through a forest. It's a healing experience. It makes for a better neighbourhood when trees remain in it, especially mature trees. I don't want this Ash Street development or any other one to make a neighbourhood worse.

- If the *will* to save trees is not there, no good happens. However, 41st Avenue, just west of the Boulevard, has a mature sequoia tree right in the middle of the busy shopping area. Somebody had a grand idea and it became a reality. They found a way for development to take place all around it without killing the tree. In contrast, if trees are seen as an inconvenience or as not important, then no real efforts will ever be made to save them.
- Throughout our neighbourhood, we are losing hundreds of mature trees, with massive loss of wildlife habitat. When we lose trees, developers sometimes pay money in compensation. That money may be used to plant trees in other areas of Richmond, and sharing is okay. However, I have two questions:
  1. Why can't some of the money be used to plant street trees in our area?
  2. Why can't the developers be required to work around the trees in the parts of our area that are still well treed—like 7460 Ash Street?

## 3. Traffic calming: KEEPING PROMISES

The OCP for our area states that traffic calming and full street upgrades will be paid for out of development cost charges. I also have here a 2004 letter from the city's Urban Development Division. It says this:

Transportation staff will continue to pursue traffic-calming devices as part of the development review process (i.e., curb extensions and traffic circles on local residential streets in the South McLennan Area) to increase the traffic safety and liveability of the neighbourhood. A preliminary list of traffic-calming measures has already been identified by staff to be installed in the neighbourhood, with exact locations to be confirmed later.

Why has the promised action not happened? Can you make it happen now?

#### 4. Sidewalk: GOOD MEASURE

Thank you for considering a sidewalk extension to my mother's driveway. You will have noticed that staff want asphalt, a temporary sidewalk. The rationale is that my mother's property has development potential.

However, according to the OCP for our area, the development potential of her property would be three houses: one facing Ash and two facing Armstrong. Sidewalks are provided with developments of *five* houses, not *three*. I think that means there never will be a sidewalk.

I have found it hard to explain to my mother why she wouldn't be getting a "real" sidewalk. A "temporary" asphalt extension is hard to explain to someone about to turn 90. I have a first-class mother, and I think she deserves a first-class sidewalk. I'd like you to know a few other things:

- My parents' house was one of the first on Ash Street, and my mother is the last original resident on the street.
- My parents have paid taxes at this location since 1948. In fact, our family has paid taxes on three Ash Street properties for decades. For the full street upgrades and traffic calming promised in the OCP, a portion could be paid for from the taxes collected from us.
- When I was a little girl, my first "job" was picking blueberries from the family patch with "orders" coming from kindly relatives. Berry picking is hard work, and I remember thinking about how much money I would get as I watched my father carefully weigh the berries. He always threw in an extra pound or more. "It's called good measure," he said. Maybe I wasn't so happy then as I watched some of my profits disappear, but now I value the lesson: for good measure, always give a little more, not a little less.

What we are being offered here is a little less.

Thank you for your thoughtful comments when I spoke to you in May. Whatever you decide today, I will appreciate your efforts.



## City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

November 4, 2004  
File: 08-4050-08/2004-Vol 01

Urban Development Division  
Fax: (604) 276-4052

Ms. Sharon MacGougan  
7411 Ash Street  
Richmond, BC V6Y 2R9

Dear Ms. MacGougan:

**Re: Traffic-Related Concerns Regarding Development in the South McLennan Area**

Thank you for your letter of August 25, 2004 to the City Clerks office with regards to the proposed Polygon Development at 7140 Heather Street in the South McLennan area. Your letter has been forwarded to the Transportation Department to address specifically the issue of traffic safety and speeding vehicles on Ash Street.

As you may know, the Richmond Official Community Plan (OCP) for the McLennan South Sub-Area is a document that outlines the goals, objectives, and policies for the area. The OCP Plan encourages the provision of a mix of housing types to accommodate a variety of households, especially for families with children and ~~older residents to age-in-place~~ while retaining a large portion of existing single-family dwellings. The proposed Polygon Development you have identified is in accordance with the OCP for the McLennan South area.

While any new development may increase the amount of traffic on adjacent streets, issues related to traffic operations, access, and traffic safety are reviewed by Transportation staff prior to the approval of any new developments in the City, including the subject development. As such, Transportation staff will continue to pursue traffic-calming devices as part of the development review process (i.e., curb extensions and traffic circles on local residential streets in the South McLennan Area) to increase the traffic safety and liveability of the neighbourhood. A preliminary list of traffic-calming measures has already been identified by staff to be installed in the neighbourhood, with the exact locations to be confirmed later.

As you have also identified several enforcement issues in your letter, we have already forwarded them to the Richmond RCMP with a request to include these areas in their schedule of enforcement.

Thank you again for bringing your concerns to our attention. Please contact me (604-247-4627) if you have any other traffic-related concerns. For any development-related issues, please contact Eric Fiss, Policy Planner (604-276-4193), while any enforcement-related concerns should be forwarded to the Richmond RCMP, non-emergency number (604-278-1212).

Yours truly,

Fred Lin, P. Eng.  
Transportation Engineer

pc: Linda Barnes, Councillor

1351729

278-5139

**RICHMOND**  
Island City, by Nature

Schedule 2 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
December 16, 2013.

Good evening Honourable mayor, Councillors and Planning Staff,

My name is Andrew Nazareth and I live at 7480 Ash Street. I was born and brought up in South McLellan and did all my schooling at IJenry Anderson and graduated from McNeill Secondary last year.

Right through my childhood and especially over the last 10 years I have seen a lot of development in my neighbourhood. Growing up, I often asked my parents as to why so much of our natural habitat was being destroyed. Many houses, some as young as 5 years were being torn down to make way for condominiums. They explained to me that this was the price one has to pay for progress. But where does it stop? Do we have to take down every tree and decimate our neighbourhood in the name of progress?

Right through school we were taught how to recycle, how to respect our environment. The City has come out with Green bins and Blue boxes to reduce our impact on the environment and protect it for future generations. Today, I sit before you, a representative of that very future generation. I am being asked to do all these wonderful things for the environment and yet have no say when a whole swath of tree's are being demolished? If I cannot do something to protect the environment in my very own backyard, how do you expect us, that very future generation, to protect the world and reduce global warming? Honestly, I find it very difficult to understand the mixed messages we are getting from the current generation and people in positions of authority. Its almost as if they are trying to teach us to "Do as they say, not do as they do!"

Is it that the trees and the wildlife have no place at all in our neighbourhood any more? This past summer a whole nest of baby hawks were born on the very tree's that you are planning on cutting down. The coyote family that lives there has been so threatened by the current development off Bridge street that you can see them in broad daylight on Ash Street, something coyotes would not normally do. Not to mention the foxes, raccoons, squirrels, birds and other wildlife that abound there, many of which have already lost their natural habitat.

We are very proud of our neighbourhood, pl dont destroy it for a little more money! As a council I ask you to please give the future generations a legacy that we can all be proud of. In the words of Dr Seuss, "I speak for the trees for the trees have no tongues".

Thank you for your time and listening to me.

**Schedule 3 to the Minutes of the  
Council Meeting for Public  
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December 16, 2013.**

My name is Douglas Nazareth and I m a resident of 7480 Ash Street.

Thank you for heeding our concerns at the May Public hearing and sending them back to Planning. The work planning staff have done is quite thorough and makes sense. Having said that, I would like to request Council to pl take a moment to look at the big picture here. When area residents worked so hard on the OCP in the mid nineties we all agreed to having two lots subdivided in to 5 houses, two facing Ash and 3 facing Armstrong. Somewhere in that process and before the OCP was finalised ZS14 zoning was introduced on East West roads. So this development application is in fact completely in keeping with the current OCP. Having said that, we all know that Council from time to time will make amendments to the OCP to satisfy a particular developements needs. This is done in the developers and the cities interests. Would it not be nice if Council could amend the OCP for once in the greater interest of the neighbourhood? So here is what I would like to suggest.

The city should buy the backs of the two lots [7460 and 7480] from the applicant. Leave the proposed area completely undeveloped with the existing pedestrian walkway going through it along General Currie. This will naturally connect all of South Maclellan through Paulik park. There is a considerable amount of density along the perimeter of Souh McLellan and this will provide a welcome people oriented pathway plus ensure traffic calming at the very heart of South Mclellan.

If we were to go ahead with the developement, then we should allow just three houses on larger lots facing Armstrong, in the process saving many more beautiful, mature trees.

3] If all that I ask above is not possible, pl at least try to protect more of the good trees that are slated for felling. For example, there are two very beautiful and mature tree's right up against the fence on the west side of the proposed development that are clearly earmarked for removal. Could the city consider putting a protective covenant against those tree's from being cut down and build a house around them? Why not give the green of the tree's precedence over the green of the money for a change?

Thank you for your time and your kind consideration.

Schedule 4 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
December 16, 2013.

From the desk of  
**Ralph Schwartzman**

633-5960 No. 6 Road  
Richmond, BC  
V6V 1Z1  
604-278-0912

November 6, 2013

City of Richmond  
Honourable Mayor Brody and Richmond Councillor members

To whom it may concern,

**RE: Richmond approval of Medical Marihuana Grow Operation**

Our group CanCanna is currently in the process of applying to Health Canada for a Commercial license to produce medical marihuana under the new guide lines of the Federal Government. Our proposed site would be located in the Municipality of Richmond specifically 5960 #6 Road. Is it possible to get a clarification on the statement made to Council at the Public Hearing November 5 that the following municipalities have prohibited the production of medical marihuana?

- 1) Chilliwack
- 2) Pitt Meadows
- 3) Abbotsford

We reviewed the Public meetings for the above mention municipalities and have found conflicting information. Please find enclosed the documentation of our findings:

**Chilliwack**

August 20, 2013 Council Meeting  
Council amending the definition of Special Industrial (M6) Zone to include a new subparagraph allowing medical marihuana grow operation.

Zoning Bylaw 2001 No. 2800 Subsection 11

11.06 M6 (SPECIAL INDUSTRIAL) ZONE

**(2) PERMITTED USES**

The following added USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(o) MEDICAL MARIHUANA GROW OPERATION (AB#3947)

The issue was once again brought up by the council on September 3, 2013 as Bylaw No. 3947 and carried unanimously.

That the following bylaws be now reconsidered, finally passed and adopted,  
that they be signed and the corporate seal affixed thereto:

"Zoning Bylaw Amendment Bylaw 2013, No. 3947"

(Text amendment – RZ000810)

## Pitt Meadows Oct 1, 2013 Council Meeting

### From the Video of the Council Meeting:

1:18:00; Mayor requests reading of report regarding the handling of Medicinal Marihuana Grow Operations (MMGO) and how it would impact their zoning regulations. The reading suggests that MMGO be prohibited from agricultural zones, but suggests putting MMGO in industrial zones. The reader mentions that the city has to have a location that accommodates MMGO and feels it would be better regulated in an industrial zone to allow proper inspection and protocol, as well as proper taxation for the facilities. The reader also suggests looking into the establishment of a new industrial zone that is not currently available to any properties in the Pitt Meadows Municipality.

The Mayor says that anyone interested in pursuing such ventures must apply through the proper channels and meet before council in a public hearing. The Mayor mentions that the federal government says that the municipalities have the accommodate MMGO.

### Minutes from Oct 1<sup>st</sup> Council Meeting regarding Medical Marihuana Growing Facilities:

Councillor G. O'Connell requested the recommendations be voted on separately.

MOVED by Councillor G. O'Connell, SECONDED by Councillor T. Miyashita, THAT Council, upon the recommendation of Council in Committee:

A. Receive into the record the report dated September 13, 2013 from the Director of Operations and Development Services/Deputy CAO. ([http://pittmeadows.ca.granicus.com/MapView.php?meta\\_id=59071&view=&showpdf=1](http://pittmeadows.ca.granicus.com/MapView.php?meta_id=59071&view=&showpdf=1))

CARRIED

MOVED by Councillor B. Bell, SECONDED by Councillor T. Miyashita, THAT Council, upon the recommendation of the Council in Committee:

B. Direct staff to prepare a bylaw for Council's consideration that would accommodate the production of medical marihuana within an industrial zoning designation.

CARRIED with Councillor G. O'Connell voting in the negative.

MOVED by Councillor B. Bell, SECONDED by Councillor J. Elkerton, THAT Council, upon the recommendation of the Council in Committee:

C. Direct staff to forward a copy of this report to the Agricultural Land Commission, the Ministry of Agriculture, and the Mayor to send lobbying letters to all UBCM municipalities and provincial MLAs.

The subject has not since been brought up in any subsequent meeting.



## Abbotsford Executive Meeting

As of October 21, 2013, Abbotsford Executive Council Committee are in the process of creating a new bylaw prohibiting the use of any land within the municipal boundaries of the city of Abbotsford for federally licensed medical marijuana grow operations. The staff is directed to prepare a report about the proposed bylaw amendment, but it has yet to be passed.

To conclude we feel that there might be some misinformation that has been presented to Richmond City Council and think it only fair that all the information is accurate.

On behalf of CanCanna we would like to thank you for looking into these inconsistencies. Can you please confirm that Richmond will have a positive acceptance for MEDICAL MARIJUANA GROW OPERATION facilities based on an individual bases.

We look forward to your response.

Best regards,

Ralph Schwartzman



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

December 10, 2013  
File: 12-8060-02-53/Vol 01

Planning and Development Department  
Policy Planning  
Fax: 604-276-4052

Ralph Schwartzman  
633 - 5960 No. 6 Road  
Richmond, BC V6V 1Z1

Dear Mr. Schwartzman:

**Re: Managing Medical Marijuana Production Facilities in Richmond**

This letter responds to your correspondence (dated November 7, 2013) to Mayor and Council in regards to the management of Medical Marijuana Production and Research and Development Facilities in Richmond.

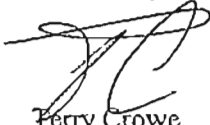
In your letter, specific concerns were noted about clarifying the existing zoning regulations for the production of medical marijuana in Chilliwack, Pitt Meadows and Abbotsford as communicated in the City staff report considered by Planning Committee on November 5, 2013. City staff have reviewed the information contained in our staff report and examined the current information on regulations for production of medical marijuana in the above three referenced municipalities mentioned in your letter.

Of the three cities referenced, Chilliwack is the only one that has adopted zoning regulations related to medical marijuana grow operations (adopted September 3, 2013). The Pitt Meadows Council has directed their staff to review medical marijuana production in industrial areas and this review is in process. Abbotsford is in the process of reviewing zoning regulations specific to medical marijuana production. In addition, the Township of Langley is also in the process of considering land use regulations to address medical marijuana production. I suggest that you contact these municipalities directly to obtain the latest information about how they intend to manage licensed medical marijuana facilities.

At the upcoming December 16, 2013 Public Hearing (7 pm – Richmond City Hall, Council Chambers), Council will consider a zoning bylaw amendment (Bylaw 9071) that will define Medical Marijuana Production and Medical Marijuana Research and Development Facilities and prohibit these uses city-wide. This approach does not preclude Council from considering rezoning applications on a case-by-case basis. Attached to this letter is an excerpt of the November 12, 2013 Council meeting minutes and a copy of the proposed zoning amendment Bylaw 9071 (Attachment 1).

Should you have any questions, please feel free to contact me (604-276-4139;  
tcrowe@richmond.ca).

Yours truly,



Perry Crowe  
Manager, Policy Planning

KE:cas

pc: Mayor and Council  
Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director of Development  
Kevin Eng, Planner 1



City of  
Richmond

Minutes

Regular Council  
Tuesday, November 12, 2013

- (4) *staff be authorized to take all necessary steps to raise title to the road closure area of ±5,907 square feet and transfer it to Hotel Versante Ltd or its designate for \$700,000 plus applicable taxes; and*
- (5) *staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

ADOPTED ON CONSENT

19. **MANAGING MEDICAL MARIJUANA PRODUCTION FACILITIES,  
AND RESEARCH AND DEVELOPMENT FACILITIES IN  
AGRICULTURAL AND URBAN AREAS**

(File Ref. No. 12-8060-20-9070/9072) (REDMS No. 4026259, 4013196, 4020951, 4023122)

- (1) *That the City of Richmond requests that Health Canada not issue any medical marihuana facility licenses in the City of Richmond under the federal Marihuana for Medical Purposes Regulations (MMPR);*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marihuana Regulation) be introduced and given first reading; and*
- (3) *That Bylaw 9071 be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.*

ADOPTED ON CONSENT



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Richmond Zoning Bylaw 8500  
Amendment Bylaw 9071 (Medical Marihuana Regulation)

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following text into Section 3.4 – Use and Term Definitions:

**“Medical Marihuana Production Facility**

Means a facility for the growing and production of medical marihuana in a fully enclosed **building** as licensed and lawfully sanctioned under Health Canada’s *Marihuana for Medical Purposes Regulations* (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and **office** functions that are directly related to and in support of growing and cultivation activities.

**Medical Marihuana Research and Development Facility**

Means a facility for the research and development of medical marihuana only in a fully enclosed **building** as lawfully sanctioned by Health Canada under the *Controlled Drugs and Substances Act* (as amended from time to time).”

ii. Repeal the definition of farm business in Section 3.4 – Use and Term Definitions and replace it with the following:

**“Farm business**

Means a business in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and

structures;

- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
  - i) specialty wood crops, or
  - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under part 3 of that Act, to carry on the business of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;
- k) processing or direct marketing by a farmer of one or both of
  - i) the products of a farm owned or operated by the farmer, and
  - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm,
 to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

**farm business** does not include:

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel;
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of

the Province of BC;

- d) a medical marijuana production facility; and
- e) a medical marijuana research and development facility.”

iii. In Section 3.4 – Use and Term Definitions, repeal the existing definition of office and replace with the following text:

“Office

Means a facility that provides professional, management, administrative, consulting or monetary services in an office setting, including research and development, which includes offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the site, the manufacture or handling of product and a medical marijuana research and development facility.”

iv. Insert the following text into Section 5.13.4 – Uses Permitted in All Zones:

“c) A medical marijuana production facility and medical marijuana research and development facility is not permitted.”

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9071”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>WC</i>
APPROVED by Director or Solicitor <i>WC</i>

Jansson, Michelle

From: Webgraphics  
 Sent: Monday, 16 December 2013 1:19 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #763)

<p><b>To Public Hearing</b>                  Date: <u>Dec 16/13</u>                  Item # <u>5</u>                  Re: <u>4691 Francis Rd</u>  <u>ZT13-646207</u></p>
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Send a Submission Online (response #763)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	12/16/2013 1:19:01 PM

Survey Response

Your Name	Sam Raich
Your Address	902-4900 Francis Road
Subject Property Address OR Bylaw Number	4691 Francis Road / ZT-13-646207
Comments	<p>4691 Francis Road I am opposing to the possibility of new development at the corner of Railway and Francis. Richmond is losing his green areas and the corner of Railway and Francis is one of the areas that is still green and I DO NOT want to see more new developments in the area. There are 3 empty lots on Francis, if you plan the build new houses is OK but no new developments in the area. If you approve the construction we will lose history and heritage and not imagine the lack of services and traffic in the area. As a Canadian Citizen and as a property owner I OPPOSE to the construction.</p>