



## Planning Committee

Date: Tuesday, April 3, 2012

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt, Vice-Chair  
Councillor Harold Steves

Absent: Councillor Chak Au  
Councillor Linda Barnes

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, March 20, 2012, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, April 17, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair remarked that land use contracts would be discussed as Item 2A.

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**COMMUNITY SERVICES DEPARTMENT**

1. **CHILD CARE GRANTS FOR NON-CAPITAL USES**  
(File Ref. No. 12-8060-20-8877/8878) (REDMS No. 3437469)

It was moved and seconded

*That:*

- (1) *the Child Care Operating Reserve Fund Establishment Bylaw No. 8877 be introduced and given first, second and third reading;*
- (2) *the Richmond Zoning Bylaw 8500, Amendment Bylaw 8878 be introduced and given first reading; and*
- (3) *the Child Care Development Policy 4017 be amended by replacing the text of the current policy with the text set out in Attachment 8, and of the staff report dated March 14, 2012 entitled "Child Care Operating Reserve Fund Establishment".*

**CARRIED**

**PLANNING & DEVELOPMENT DEPARTMENT**

2. **ACCESSORY RESIDENTIAL BUILDING HEIGHT IN THE AGRICULTURE (AG1) ZONE**  
(File Ref. No. 08-4430-03-07) (REDMS No. 3356431)

Holger Burke, Development Coordinator, provided background information. Mr. Burke commented on the rationale to limit the size and use of accessory residential buildings in the AG1 zone, and highlighted that these restrictions do not apply to farm structures. With the aid of display boards, Mr. Burke identified several accessory residential buildings in Richmond's AG1 zone that do not comply with the Richmond Zoning Bylaw 8500.

Mr. Burke advised that staff consulted with the Agricultural Land Commission and the Agricultural Advisory Committee, who are both supportive of Richmond Zoning Bylaw 8500. Also, he stated that consultation with other interested stakeholders indicated that the group wished to return to Richmond's past Zoning & Development Bylaw 5300 in regards to accessory residential buildings in the AG1 zone.

Discussion ensued and it was noted that there are numerous accessory residential buildings in Richmond's AG1 zone that do not comply with the Richmond Zoning Bylaw 8500. As such, Committee requested that Community Bylaws staff enforce Richmond Zoning Bylaw 8500 as it relates to accessory residential buildings in Richmond's AG1 zone.

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Bob Sethi, Richmond resident, stated that his family has lived in the Agricultural Land Reserve (ALR) for over eleven years and requested that Council revert back to Zoning & Development Bylaw 5300 in regards to accessory residential buildings in the AG1 zone. He stated that the City did not consult with AG1 property owners prior to introducing new restrictions to accessory residential buildings in the new Richmond Zoning Bylaw 8500. Also, Mr. Sethi stated that there has been support to return to the language utilized in the former Zoning & Development Bylaw 5300 in relation to accessory residential buildings in the AG1 zone.

Mr. Sethi stated that there is no evidence that demonstrates that the construction of accessory residential buildings in AG1 zones results in the destruction of farmland.

Roland Hoegler, 6560 No. 4 Road, stated that concerns regarding accessory residential buildings arose after Richmond Zoning Bylaw 8500 was adopted as many ALR property owners were not aware of the then proposed changes to the AG1 zone. Mr. Hoegler queried the number of accessory residential buildings on properties in the AG1 zone that contravene Richmond Zoning Bylaw 8500 and then queried whether the City had any evidence indicating that these buildings had been converted into illegal suites.

A Richmond resident was of the opinion that the former Zoning & Development Bylaw 5300 functioned well. He queried why the City amended the provisions of accessory residential buildings in the AG1 zone when developing the new Richmond Zoning Bylaw 8500.

In reply to a query from the Chair, Mr. Burke advised that plans for accessory residential buildings are clearly stamped 'No Secondary Suite Allowed.'

It was moved and seconded

*That the report from the Director of Development dated March 13, 2012 regarding Accessory Residential Building Height in the Agriculture (AG1) zone be received for information.*

**CARRIED**

**2A. LAND USE CONTRACTS**

The Chair cited concerns regarding land use contracts throughout Richmond.

In reply to queries from the Chair, Mr. Burke advised that: (i) the City has written to the Minister of Community, Sport and Cultural Development citing concerns regarding land use contracts; (ii) the City submitted a resolution to the Union of British Columbia Municipalities; and (iii) the City is working with Ministry staff to address Richmond's concerns.

Joe Erceg, General Manager, Planning and Development, provided background information and stated that the City does not have the jurisdiction to discharge a land use contract without the consent of the property owner(s).

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Mr. Erceg briefly commented on the City's protocol for applications made on properties with a land use contract and stated that detailed information regarding land use contracts would be provided to Council.

**3. MANAGER'S REPORT**

**(i) *Steveston Boardwalk***

In reply to a query from the Chair, Brian Jackson, Director of Development, stated that the dyke adjacent to the Onni project in Steveston was repaired, however additional geotechnical studies are needed to ensure the stability of the dyke is maintained.

**(ii) *Delta Farmland***

Discussion ensued regarding the potential removal of a large portion of agricultural land from the ALR in Delta in order to construct an industrial park adjacent to the Deltaport container terminal. It was noted that a development of that magnitude would have a wide-range of impacts to Richmond.

**(iii) *Organic Farm***

Terry Crowe, Manager, Policy Planning, spoke of a group that wished to encourage organic farming in the McLennan area, however the proposal was unacceptable as it required the opening of roads and the provision of water and sanitary services.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:40 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 3, 2012.

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Councillor Bill McNulty  
Chair

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Hanieh Berg  
Committee Clerk