



Planning Committee

Date: Wednesday, April 19, 2017

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston

Call to Order: The Chair called the meeting to order at 4:10 p.m.

The Chair advised that the meeting will be relocated to Council Chambers to accommodate the public attending the meeting.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on April 4, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 2, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Wednesday, April 19, 2017

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751)

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development will consist of nine townhouses and that proposed offsite improvements include a land dedication along Steveston Highway for future road widening and boulevard and rear land upgrades.

In reply to queries from Committee, Wayne Craig, Director, Development, and Ms. Lussier noted (i) that the applicant has opted not to pursue secondary suites in the units, (ii) due to the site’s geometry the applicant is requesting a variance to the lot width, and (iii) the applicant is seeking a variance to permit 50% of the on-site resident parking to be small-sized.

Discussion ensued with regard to (i) the number of variances requested for the proposed development, (ii) layout of the drive aisle, and (iii) lane access for the site.

In reply to queries from Committee, Mr. Craig noted that once a Statutory Right of Way is registered on title, the City can legally use the driveway for adjacent sites.

Dana Westermarck, representing Oris (TLP) Developments Corp., spoke on the proposed development, noting that portions the proposed development are two storeys and integrating secondary suites within the units is challenging. He added that the applicant has worked with staff and consulted with residents to address concerns and lessen the proposed development’s impact on nearby properties.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

3. APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)

(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581)

Edwin Lee, Planner 1, reviewed the application, noting that the applicant has arranged to include two secondary suites and parking spaces. Mr. Lee added that the proposed development will have no change in the permitted density.

In reply to queries from Committee, Mr. Craig noted that (i) there are examples of secondary suites in townhouses in the city, (ii) the proposed zoning amendment would permit secondary suites on all townhouse zones, and (iii) there is no proposed access to the rear lane due to concerns raised by neighbouring properties.

Tony Loo, 10440 Aintree Crescent, spoke on the proposed development and expressed concern with regard to the proposed development's lack of access to the rear lane.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Loo

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4. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

Correspondence received regarding the proposed bylaws limiting residential development in agricultural zones was distributed (attached to and forming part of these minutes as Schedule 1).

A proposed alternate *Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706* was distributed (attached to and forming part of these minutes as Schedule 2).

Aerial photographic examples of large homes in the Agricultural Land Reserve (ALR) and farm home plate options were distributed (attached to and forming part of these minutes as Schedule 3).

Mr. Craig spoke on the proposed bylaws limiting residential development in agricultural zones and the public consultation conducted, and briefed Committee on the following recommendations:

- proposed amendments to the *Official Community Plan Bylaw No. 9000 Bylaw 9706* would provide guidelines to consider rezoning applications to permit larger homes on agricultural land;
- secondary dwellings for full-time farm labour on lots larger than eight hectares would be considered through rezoning applications;
- side yard setbacks would be increased on lots less than 0.8 hectares to enhance farm vehicle access;
- accessory buildings would be restricted to a maximum of 70 m² and property owners may apply for larger accessory buildings through the development variance or rezoning application process;
- farm home plate options were presented for consideration, and if implemented, farm home plates would ensure that the residential building and the associated infrastructure would be located on a specific portion of the lot;
- staff recommend that the farm home plate would be scaled according to the size of the lot up to a maximum area of 2000 m²; and
- density calculations on agricultural properties would be revised to be consistent with urban areas of the city and multiple options for a maximum size of the residential dwelling on-site are described in the report.

Cllr. Au left the meeting (4:41 p.m.) and returned (4:43 p.m.).

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Discussion ensued with regard to (i) the maximum house sizes in a residential zone compared to an agricultural zone, (ii) including farming plans and farm improvements with development applications, (iii) including guidelines for new farmers, (iv) certain cultural or logistical conditions that may merit an application to accommodate a larger residential dwelling, and (v) the types of farming structures that are exempt from the proposed accessory building size restrictions.

Doug Kavanagh, 14791 Westminster Highway, expressed that proposed regulations would penalize legitimate farmers and remove the farmers' ability to build a dwelling according to their needs. He added that the City should enforce bylaws to target illegal usage of properties.

Todd May, representing the Richmond Farmer's Institute (RFI), referred to feedback provided by the RFI to staff (attached to and forming part of these minutes as Schedule 4) and expressed concern with regard to the proposed regulations and the consultation process. He remarked that RFI's input was not considered during the consultation process and the survey results were inaccurate. Also, he noted that the RFI supports limiting homes to 1000 m² on agricultural land and a variance process to accommodate requests for larger sized homes.

Discussion ensued with regard to (i) input received from the Agricultural Advisory Committee (AAC) and the RFI, (ii) the potential effects of regulating house size on the viability of agricultural land, (iii) the different tax rates and assessment values placed on agricultural zones compared to residential zones, (iv) including the septic field within the farm home plate, (v) introducing regulations that will encourage farming, and (vi) utilizing Provincial guidelines on dwelling size on agricultural land.

In reply to queries from Committee regarding the potential buyers seeking to develop agricultural land for residential purposes, Mr. Craig advised that rezoning regulations are based on land use and regulations cannot be different for farmers versus non-farmers.

Brenda Hourie, 11711 Bird Road, spoke on the proposed regulations and expressed concern with regard to the consultation process.

Ben Dhiman, 9360 Sidaway Road, expressed concern with regard to the proposed regulations, noting that large homes are needed to accommodate extended family members and that bylaws related to illegal uses of houses on agricultural land should be enforced.

Michelle Li, 10350 Hollybank Drive, remarked that the City should follow ALC guidelines on house sizes and that steps should be taken to increase the viability of agricultural land, reduce speculator investment and reduce barriers for farmers.

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Kush Panatch, representing the Richmond Farmland Owners Association, expressed concern on the proposed regulations, noting that (i) steps should be taken to improve the viability of farmland, (ii) the proposed regulations may negatively affect land values and equity, (iii) additional consultation should take place, (iv) farmers may benefit from leasing agreements with landowners, and (v) the size of the dwelling on agricultural land should be based on the needs of the farmer.

Suki Badh, 2831 Westminster Highway, commented on the proposed bylaws, noting that farmers contribute to the community and that families that live together leave an overall smaller residential footprint.

Cllr. Day left the meeting (6:29 p.m.) and returned (6:30 p.m.).

Hamraj Kallu, 13051 Blundell Road, expressed concern with regard to the proposed bylaws and spoke on the farmers' challenges with regard to current restrictions and economic viability. He added that a large house may be needed to accommodate family members working on the farm.

Bruce May, 5220 No. 8 Road, expressed concern with regard to the consultation process and was of the opinion that the survey should be redone to receive input from the farming community. He added that due to the rural nature of some farms, recreational amenities for occupants may be needed on-site.

Jerry Sanghara, 13340 Blundell Road, expressed concern with regard to the proposed bylaws, noting the proposed bylaws may affect the ability for family members to live on-site and impact farming operations. Also, he remarked that the City should enforce bylaws to curb illegal activities on agricultural land.

Darril Gudlaugson, 8351 Fairfax Place, spoke on the importance of protecting farmland, promoting food security and introducing a land bank. He remarked that the proposed bylaws should proceed.

Don Flintoff, 6071 Dover Road, expressed support for limiting house size on agricultural land and commented on the importance of conserving farmland. Also, he expressed concern with regard to the consultation process and was of the opinion that input from the RFI be considered.

Nancy Trant, 10100 No. 3 Road, spoke in favour of restricting house size on agricultural land to conserve the land for agricultural uses.

Amar Badh, Richmond Resident, spoke against restricting house size on agricultural land since it may negatively impact the ability for families to live together on-site. He added that a ceiling on house size may be introduced; however the size of the house should be based on the families' needs.

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Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee, expressed concern with regard to the proposed bylaws and the consultation process, and remarked that (i) consultation of farmers was inadequate, (ii) the proposed regulations may negatively impact agricultural land values and equity, (iii) leasing agricultural land may be an affordable alternative for new farmers, (iv) a large dwelling may be required to accommodate different generations of farmers, and (v) proposed regulations should be based on Richmond's needs.

Kris Kallu, 7480 Sidaway Road, spoke against restricting house size on agricultural land as it may negatively affect the ability of families to remain and work on-site. He added that families living together reduces the overall residential footprint and that the City should enforce bylaws to curb illegal activities on agricultural land.

Jordan Sangha, 6171 No. 6 Road, expressed concern with regard to the proposed bylaws, noting that larger homes may be required to accommodate family members on-site and that proposed restrictions may separate family members.

Gary Berar, 9571 No. 6 Road, spoke against proposed restrictions on house size on agricultural land, noting that house size should be based on use and that the proposed restrictions may increase inefficiencies.

Cllr. Au left the meeting (7:30 p.m.) and returned (7:33 p.m.).

Anne Piché, 11800 6th Avenue, remarked that the proposed bylaws should be referred back to staff and that more consultation be conducted. She added that any proposed regulations should be based on Richmond's needs.

Charan Sethi, 10571 Granville Avenue, expressed concern with regard to the proposed bylaws and was of the opinion that further consultation be conducted on the matter. He added that the proposed restrictions on house size may negatively impact agricultural land values and the ability to accommodate family members living and working on-site.

Kal Mahal, 16551 Westminster Highway, spoke against the proposed bylaws noting that a large dwelling on agricultural land may be required to accommodate family members on-site.

Joe Oeser, 12004 No. 2 Road, commented on the proposed bylaws and read from his speaking notes (attached to and forming part of these minutes as Schedule 5).

██████████, spoke in favour of restricting house size on agricultural land and expressed concern with regard to the loss of farmland and food security. Also, she was of the opinion that families are not necessarily required to be housed in the same dwelling.

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Jora Bhullar, 6660 Sidaway Road, expressed concern regarding the proposed bylaws and remarked that consultation of farmers was insufficient and that large dwellings on agricultural land may be required to accommodate family members on-site. He added that the City should enforce bylaws to curb illegal uses on agricultural land.

Discussion ensued with regard to the timeline of implementing the proposed bylaws, and in reply to queries from Committee, Mr. Craig noted that under the current moratorium on building permits for residential buildings on agriculturally zoned land, a building permit application can be withheld for a maximum of 90 days.

Linda Terborg, 5650 Sandpiper Road, spoke in favour of restricting house size on agricultural land. Also, she provided a comparison of land values of lots in agricultural residential zones, noting that agricultural lots are typically priced lower than residential lots.

Amit Sandhu, 5700 Forsyth Crescent, commented on the economic challenges of farming and remarked that bylaws should be enforced to curb illegal activities on agricultural land.

Mayor Brodie left the meeting (8:07 p.m.) and returned (8:08 p.m.).

Allan Mcburney, 7171 Bridge Street, remarked that bylaws should be enforced to reduce illegal activity on agricultural land and that leasing farmland may be an affordable alternative to purchasing agricultural land for farm use. He expressed concern that the proposed bylaws may negatively affect agricultural land values.

Ron Fontaine, 3560 No. 7 Road, remarked that the City should focus on enforcing bylaws to curb illegal activity on agricultural land, adding that accommodating family members in one dwelling reduces the overall residential footprint.

Kathryn McCreary, 7560 Glacier Crescent, commented on the proposed bylaws, noting that bylaws should be enforced to reduce illegal activity on agricultural land.

Discussion ensued with regard to (i) conducting further consultation on the matter, (ii) examining practices of other municipalities, (iii) the proposed variance and rezoning process to consider applications of larger-sized homes on agricultural land, (iv) defining the farm home plate, (v) enforcement of current regulations, (vi) the disposal of soil from development on agricultural land, and (vii) adopting the recommendations made by RFI on house size.

As a result of the discussion, the following motion, which includes the revised *Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706*, that was presented earlier on table, was introduced:

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;

- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater; and*
- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*

The question on the motion was not called as discussion ensued with regard to adjusting the proposed maximum house size.

As a result of the discussion, a motion to limit house size to 1000 m² for properties less than 20 acres and 1500 m² for properties 20 acres or greater was introduced; however failed to receive a seconder.

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The question on the motion was then called and it was **CARRIED** with Cllrs. Loo and Steves opposed.

5. **MANAGER'S REPORT**

(i) Steveston Buddhist Temple Public Open House

Mr. Craig noted that a public open house on the rezoning application for the Steveston Buddhist Temple is scheduled for April 26, 2017.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (8:48 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 Wednesday, April 19, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Mayor and Councillors

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 13:40
To: 'dickyrv@aol.com'
Subject: RE: Farmland Mansions

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

Dear Mr. Harvey,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: dickyrv@aol.com [<mailto:dickyrv@aol.com>]
Sent: Wednesday, 19 April 2017 13:35
To: Mayor and Councillors
Subject: Farmland Mansions

Dear Sir/Madam,

I am writing ahead of the City of Richmond Planning Committee meeting today in order to register my support for the banning of "monster" homes being built on Richmond's farmland. In my opinion these eyesores are;

- detrimental to community cohesion (high walls and electric gates)
- power drains (lights, fountains etc)
- sacrificing agricultural land (and produce) for the profit of a few
- a clear means of property tax evasion
- completely anachronistic and incongruous

If we have to lose any farmland in the City, the only justification would be for the construction of higher density, more affordable housing to help first-time buyers and families settle in what is becoming an increasingly unlivable city.

Yours faithfully,

Richard Harvey
Steveston Resident
604-442-5007

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 13:28
To: 'Michelle Li'
Subject: RE: ALR home size recommendations by staff

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

Dear Ms. Li,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Michelle Li [<mailto:michelleli@shaw.ca>]
Sent: Wednesday, 19 April 2017 13:26
To: Mayor and Councillors; Michelle Li
Subject: ALR home size recommendations by staff

Dear Mayor and Councillors,

After reviewing the staff report coming to the Planning Committee today, April 19th, I was disappointed to read that staff are still not recommending following the ALC guidelines for bylaw development (after receiving correspondence from the province in 2011 to review bylaws since they developed the guidelines).

The ALC documents make it clear that "the maximum farm residential footprint in the ALR **should be less than** or, at least, not more than, that permitted in other zones in the community where the primary use is residential." (So in Richmond, that would not exceed 339 sq metres or 3,650 sq ft.

As well, it states that "the maximum floor area-farm residence(s) is the lesser of a floor area commensurate with urban areas or a) 500 m2 (5382 sq ft)..."

As I read the staff report, they recommend a 500 m2 maximum which is not in keeping with the ALC guidelines and is disappointing to say the least. Most of the properties in Richmond are small parcels and this recommendation does not make sense.

I am hoping to attend the meeting today, but I am hoping that councillors see this and know that they are not following ALC guidelines if they approve this recommendation.

I am asking that mayor and councillors vote for Option 3, which would ensure the viability of farming for the future, reduce barriers to farming and decrease land speculation on our city's greatest resource- agricultural lands.

Thank you,

Michelle Li

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 10:41
To: 'Rupert Whiting'
Subject: RE: Farmhouse sizes

Dear Mr. Whiting,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



-----Original Message-----

From: Rupert Whiting [<mailto:rupertwhiting@gmail.com>]
Sent: Wednesday, 19 April 2017 07:38
To: Mayor and Councillors
Subject: Farmhouse sizes

Dear Mayor and Councillors,

Today you will receive many appeals to not further restrict the sizes of houses on farmland for logical but implausible reasons such as housing farm workers. Having never heard of a farmer who gives each farmhand their own bathroom these claims are worthy of your dismissal. These houses take away farmable land and are designed to create income from non-farming sources.

You are the custodians of the City. No matter what Cllr Loo says, these ARE your decisions to make. You make the on behalf of the citizens of Richmond and we expect your best judgement to come into play. It is not about what you think, it is about what you think that your constituents want. I would be greatly surprised to find that you receive more letters urging you to continue to stand by and watch flagrant abuse of current regulations at the expense of the greater community than you do letters imploring you to act to restrict the size of houses on farmland.

Please act and show leadership in this matter.

Rupert Whiting
(604) 339-5369
rupertwhiting@gmail.com

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 10:42
To: 'Judith Doyle'
Subject: RE: Support for by-law to restrict homes on ALR land

Dear Ms. Doyle,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Judith Doyle [<mailto:jehdoyle@gmail.com>]
Sent: Wednesday, 19 April 2017 07:39
To: Mayor and Councillors
Subject: Support for by-law to restrict homes on ALR land

Dear Richmond City Council,

I am unable to attend today's planning meeting at 4. I would like to express my strongest support for the by-law to restrict Monster Houses in the ALR to a maximum of 5,382 sq ft (BC Govt guidelines). We have the best agricultural land in BC and must preserve it!

Thank you,
Judith Doyle

44-2960 Steveston Hwy

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 15:08
To: 'John Clare'
Subject: RE: A Conflict of Interest

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

Dear Mr. Clare,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: John Clare [<mailto:johnclare44@hotmail.com>]
Sent: Wednesday, 19 April 2017 14:44
To: Mayor and Councillors
Subject: A Conflict of Interest

If the sizes of houses built on ALR farmland are restricted, the only places left to build large homes will be on farmland NOT on ALR land. The law of supply and demand shows that the value of such land would greatly increase in value. Since Councillor Steves owns farmland not on ALR land, a yes vote will result in a larger profit for him should he sell his land. Since the City has a policy of avoiding even the appearance of a Conflict of interest, please advise why he has not been asked to recuse himself from all discussions and votes on the topic of house sizes in Richmond. I am not saying that the extra profit is his motive, but you must admit the perception is inescapable.

Thanks,
John

April 19, 2017

To: Mayor and Councillors

Re: A Proposed Alternate OCP Bylaw No. 9706,

Additional staff information regarding a proposed alternate OCP Bylaw No. 9706, to provide more flexible OCP policy guidelines when considering rezoning applications to allow larger houses in the ALR.

The proposed alternative OCP Bylaw No. 9706 provides additional flexibility when:

- verifying an applicant's farming abilities and the history of farming on the site; and
- applying the guidelines to accommodate a larger house to address a variety of family and cultural farm needs.

The first Bylaw shows the changes from the original to the proposed alternative bylaw

The second Bylaw is the proposed Alternative OCP Bylaw No. 9706.

Wayne Craig, Director, Development, and
Terry Crowe, Manager, Policy Planning Department



**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"

Form

- f) limit the area used for residential development on agriculturally zoned properties. ~~Through~~The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis, ~~applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:~~
 - verification that the site has been actively used for agricultural production ~~and the site for a significant period of time, or~~ has generated ~~legitimate~~significant agricultural income ~~(e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;~~
 - ~~demonstration demonstrates~~ that an increase in ~~the principal farm dwelling unit house size~~ would benefit farming by accommodating those who ~~have, will and are actually capable of working work~~ on the farm ~~fulltime, and why they cannot be accommodated on a non-ALR property full time;~~
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and ~~/ or~~ anticipated farm workers, on the site, ~~and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);;~~
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and

- the provision of a security deposit, to addressimplement any issues if the applicant fails to meet their requirementsproposed improvements.

Council may varyapply the above rezoning application requirements-onguidelines, with flexibility, to accommodate a ease-by-case-basislarger house to address a variety of family and cultural farm needs.

Form

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



**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 agriculturally zoned properties. The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis:
 - verification that the site has been actively used for agricultural production for a significant period of time, or has generated significant agricultural income, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

Council may apply the above rezoning application guidelines, with flexibility, to accommodate a larger house to address a variety of family and cultural farm needs.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and

if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER

AERIAL PHOTO EXAMPLES OF LARGE HOMES IN THE ALR

12160 No. 2 Road

Lot Size: 4.04 ha (10 acres)
House Size: 1,254 m² (13,500 ft²)



Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

8731 Finn Road

Lot Size: 5.68 ha (14 acres)
House Size: 1,672 m² (18,000 ft²)



11266 No. 2 Road

Lot Size: 0.6 ha (1.46 acres)
House Size: 1,755 m² (18,900 ft²)



FARM HOME PLATE OPTION 1

Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

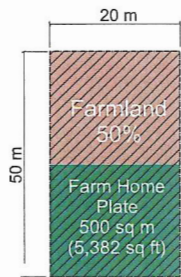
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

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

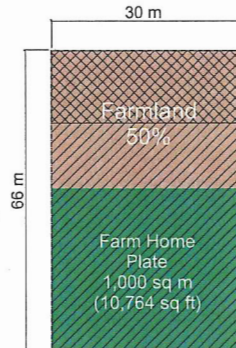
10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

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

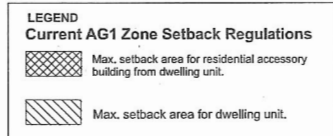
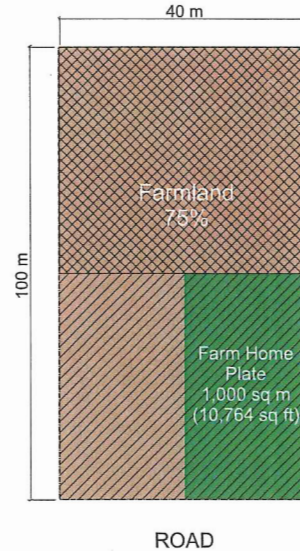
0.1 Ha (1/4 Acre)



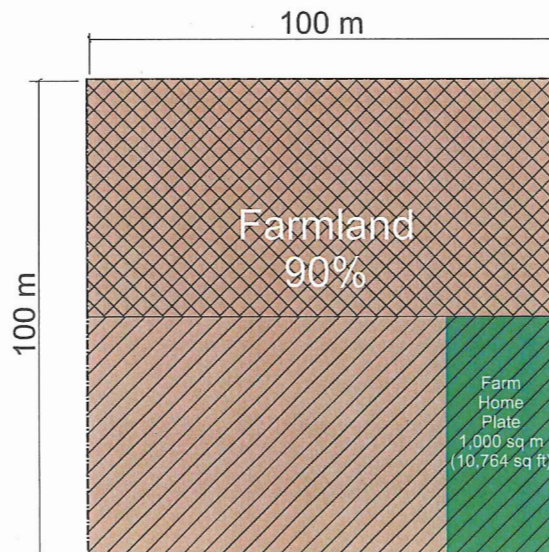
0.2 Ha (1/2 Acre)



0.4 Ha (1 Acre)



1.0 Ha (2.5 Acres)



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 60 m (164 ft).

FARM HOME PLATE OPTION 2

Farm Home Plate Option 2 - Bylaw No. 9708

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)

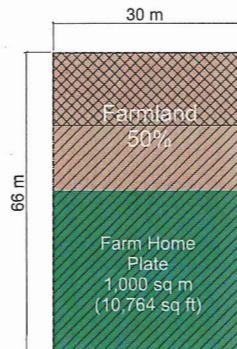
2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



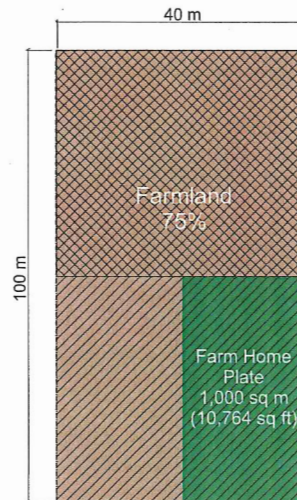
ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)

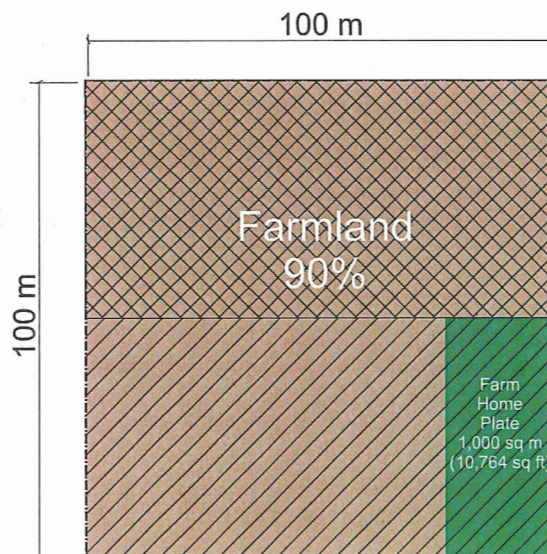


ROAD

LEGEND
Current AG1 Zone Setback Regulations

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

1.0 Ha (2.5 Acres)



ROAD

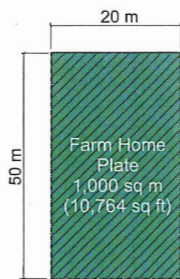
NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 3

Farm Home Plate Option 3 - Bylaw No. 9709

2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



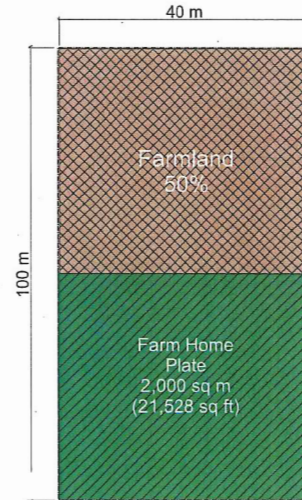
ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)

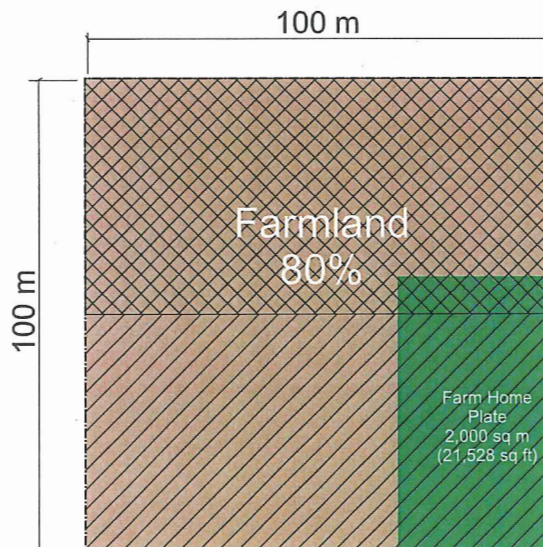


ROAD

LEGEND Current AG1 Zone Setback Regulations

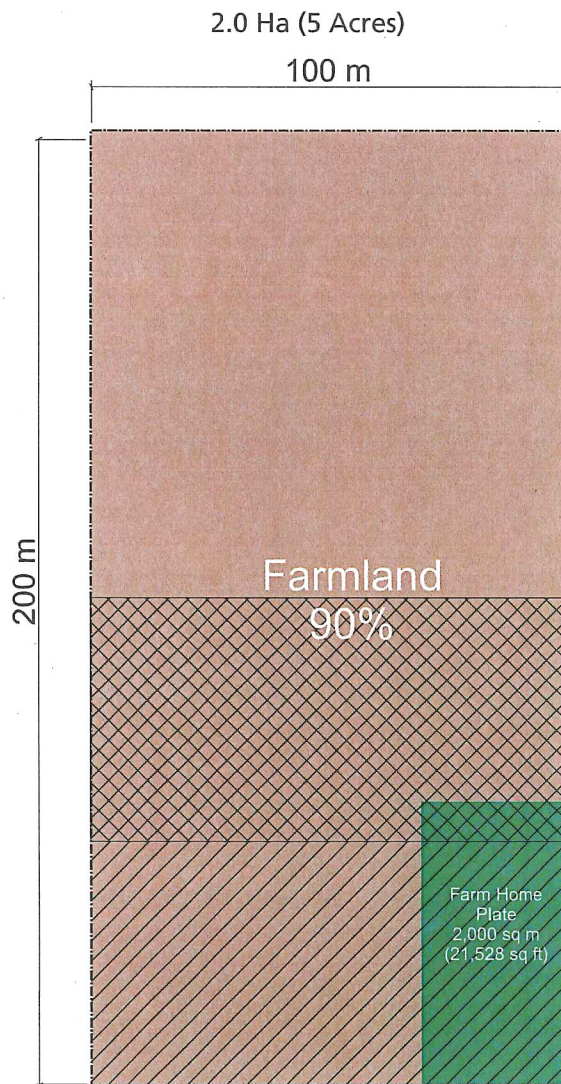
- Max. setback area for residential accessory building from dwelling unit.
- Max. setback area for dwelling unit.

1.0 Ha (2.5 Acres)





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 60 m (164 ft).

ALL FARM HOME PLATE OPTIONS (2HA PLUS)



ROAD

LEGEND Current AG1 Zone Setback Regulations	
	Max. setback area for residential accessory building from dwelling unit.
	Max. setback area for dwelling unit.

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 60 m (164 ft).

Richmond Farmers Institute

Response to the City of Richmond's proposed house size limits for AG1 zoned lands

The farmers of the Richmond Farmers Institute are opposed to further regulations impacting the viability of agriculture in the City of Richmond.

The RFI believes that truly bona fide farmers, whose primary occupation is farming, have behaved responsibly. Farmers have constructed and reside in homes that are appropriate and supportive of agriculture in our community.

We are aware of non-farmers who are purchasing AG1 land with the primary objective of building large residences and their impact on agriculture.

City Council may determine that the course of action needed to resolve this behaviour is to impose limitations on the size of house that can be constructed on AG1 zoned land. Regulations imposed on farm land in Richmond should be carefully considered to specifically address the challenges and needs of farm land in this municipality.

The RFI provides the following guidance when considering the impacts to the livelihoods of generational farmers and their families.

The maximum house size limit should be consistent with recent average house sizes constructed on AG1 zoned lands. A maximum house size of 1000 sq.m provides consistency and will prevent increasingly larger houses from being constructed.

A home plate should be determined using the following criteria:

1. Access for farming equipment to the farmable area of the property needs to be maintained.
2. Residential accessory structures should be limited to a maximum home plate size of 0.4 ha

The current maximum 50m setback for a residence is satisfactory. Additional residential structures within the current 100m setback are also satisfactory. Should a Riparian Management Area be present, the setbacks should be measured from the termination of the RMA.

Septic tanks may be included in the home plate, but septic fields need not be included.

Additional houses for full time farm workers, when appropriately qualified, should each have individual home plates, and be limited by the regulations consistent with the primary residence.

The current 0.6 Floor Area Ratio for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses is satisfactory.

Seasonal worker buildings should not be affected by the proposed housing regulations.

The Richmond Farmers Institute

The Staff Report is flawed and as a result so are all the recommendations included as well as the proposed bylaws.

Section 5 second last paragraph of the Staff Report states reasons as to why the Agricultural Advisory Committee and the Richmond Farmers Institute recommendations are not presented as a bylaw option. These reasons are totally incorrect.

Under the ALC Act and the ALC Policy P-02 issued March 2017 dealing with parcels less than 2 acres; it clearly states that Restrictions on the use of agricultural land do not apply to parcels less than 1.995 acres.

As such the Guide for Bylaw Development in Farming Areas produced by the Ministry of Agriculture in 2015 does not apply to these small acreages.

This implies that on lands smaller than 2 acres the house could conceivably cover almost the entire lot and at least that the Home Plate size is 2 acres.

This brings us to the point where things become totally unfair and inequitable. If you have 2 properties next to each other one 1.5 acres and the other 20 acres in size would you let a mega-house be built on the small lot while limiting the house size on the 20 acre parcel next door just because the ALC rules apply?

As this is the case a good argument can be made for a 2 acre Home Plate on lands governed by ALC rules.

A good compromise from my point of view is to incorporate the recommendations of the Richmond Farmers Institute and Richmond Agricultural Advisory Committee into another proposed bylaw. If you are going to disregard recommendations from these groups why bother with the consultation process at all?

Joe Oeser
12004 No.2 Road



**Agricultural Land
Commission Act**

Policy P-02

March 2017

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

INTERPRETATION:

Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.