



Planning Committee

Date: Tuesday, November 4, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Michael Wolfe

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 October 21, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY RAV BAINS FOR REZONING AT 4920 AND 4940 MARIPOSA COURT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 21-938604) (REDMS No. 8174298)

Staff provided an overview of the application.

A brief discussion ensued with respect to tree protection and removal and the steps undertaken by staff during the tree permit/inspection process.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, for the rezoning of 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

CARRIED

2. ZONING AMENDMENTS RELATING TO SMALL-SCALE MULTI-UNIT HOUSING

(File Ref. No. 08-4430-03-01) (REDMS No. 8155344)

Staff advised the amendments brought forward are part of the City’s commitment to monitor the implementation of Small-Scale Multi-Unit Housing (SSMUH) in the City of Richmond. In particular (i) amendments are proposed to the City’s Zoning Bylaw to establish the same minimum interior and exterior side yard requirements for single-family dwellings and SSMUH developments, and (ii) there is an administrative clarification that a secondary suite is not considered a principal dwelling unit.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10716, to clarify setback provisions associated with Small-Scale Multi-Unit Housing and amend the definition of principal dwelling unit, be given first, second and third reading.

CARRIED

3. MANAGER’S REPORT

(i) Legislation Introduced

Staff advised the Committee of a Private Members Bill which was granted First Reading in the BC Legislature on October 21, 2025. The Professional Reliance Act, if it were to be approved, would change the building permitting process throughout the Province. Staff are in the process of working with the City’s counterparts at the Province and other regional Building Officials to identify and outline any concerns with this piece of legislation. Should the Bill be granted Second Reading, Provincial staff have advised that there will be an opportunity for local governments to provide feedback on the proposed Bill to the Province and it would be staff’s intention to bring a report to the Committee outlining any concerns for Council’s consideration and endorsement.

A brief discussion ensued with respect to the risk, responsibility and reliance on opinion of the certified professional.

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In response to queries from Committee, staff noted (i) the subject piece of legislation will be specific to certain registered professionals as set out in the *Professional Governance Act*, (ii) if approved, this piece of legislation would prohibit municipalities from having any review if a registered professional has signed off, and (iii) the member who introduced the Bill has indicated it is being championed from an efficiency perspective.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:13 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, November 4, 2025.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate