



Planning Committee

Date: Tuesday, November 7, 2017

Place: Anderson Room
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

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

It was moved and seconded

That the order of the agenda would be varied to consider Item No. 2 first.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 17, 2017, be adopted as circulated.

CARRIED

Planning Committee
Tuesday, November 7, 2017

PLANNING AND DEVELOPMENT DIVISION

2. **PROPOSED DRAFT MARKET RENTAL HOUSING POLICY**

(File Ref. No. 08-4057-08) (REDMS No. 5322200 v. 15)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Terry Crowe, Manager, Policy Planning, and Tina Atva, Development Coordinator, reviewed the proposed Draft Market Rental Housing Policy, highlighting that proposed policy objectives include protecting existing market rental housing stock and tenants, as well as increasing the supply of market rental housing. Also, it was noted that staff will engage in community consultation through workshops and Let's Talk Richmond.

In reply to queries from Committee, Ms. Atva noted that updated market rental housing statistics in Richmond can be provided to Council.

Discussion ensued with regard to (i) the supply of market rental housing in Richmond, (ii) advocating senior levels government to support housing options, (iii) potential incentives for the development of market rental housing units, (iv) the proposed changes to strengthen the existing strata conversion policy, (v) potential implications of federal tax policies on market rental supply, (vi) proposed tenant relocation plan requirements for redeveloping sites, (vii) working with the Province to increase the maximum allowable size of secondary suites, and (viii) the number of vacant units or units utilized for short-term rentals.

In reply to queries from Committee, staff noted that (i) the consultation strategy will include workshops for the community and developers, (ii) staff will update Council on the forthcoming Federal National Housing Policy, (iii) the estimated number of rental units was derived from the 2016 Census, (iv) staff can examine options to increase the supply of family rental units, (v) the City advises Richmond School District No. 38 on developments that may affect student enrolment, (vi) secondary suites are permitted in all residential zones in the city, (vii) through the Affordable Housing Strategy Update, the City has considered feedback received regarding ancillary fees in low-end market rental units, and (viii) Metro Vancouver provides rental demand estimates.

It was moved and seconded

- (1) ***That the report entitled, "Proposed Draft Market Rental Housing Policy", dated November 2, 2017 be received for information; and***
- (2) ***That staff be directed to seek comments and feedback from key stakeholders and the public regarding the proposed Draft Market Rental Housing Policy and report back to Planning Committee.***

CARRIED

Planning Committee
Tuesday, November 7, 2017

1. **SIX MONTH REVIEW: AMENDMENT BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8375-01) (REDMS No. 5601285 v. 13)

Correspondence received regarding residential development in agricultural land was distributed (copy on-file, City Clerk's Office).

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Gavin Woo, Senior Manager, Building Approvals, James Cooper, Manager, Plan Review, and John Hopkins, Planner 3, provided a review of the recent zoning amendments regulating single-family residential development in the Agriculture (AG1) Zone, highlighting that (i) there was a spike in submissions of building permit applications for residential construction on farmland prior to the introduction of the amendment bylaws but applications have since stabilized, (ii) 11 building permit applications have been submitted since the introduction of the amendment bylaws, (iii) the average size of the proposed houses on agricultural land has decreased to approximately 8,200 ft², and (iv) the City's bylaws limiting residential home plate are more stringent than Provincial guidelines.

Discussion ensued with regard to (i) including the septic field within the farm home plate, (ii) Provincial regulations relating to septic fields, (iii) preserving farmland and encouraging farming, (iv) the potential for runoff to neighbouring properties as a result of the fill on the farm home plate, (v) options to reduce the land speculation of farmland in the city, and (vi) issues arising from growing crops on top of a septic field.

In reply to queries from Committee, staff noted that (i) septic tanks are required to be within the farm home plate and the septic field may be located outside the farm home plate, (ii) the size of the septic field may vary according to the size of the house, (iii) the 11 proposed homes are two-storey buildings and approximately 60% of the floor area is on the first floor, or the footprint of the house, (iv) the garage floor area is included in the house floor area, and (v) other amenities such as swimming pools and tennis courts are not included in the house floor area but are included in the farm home plate.

Michelle Li, Richmond resident, distributed an excerpt of the staff report on agricultural land regarding land values and related notes (attached to and forming part of these minutes as Schedule 1) and expressed concern with regard to (i) house sizes on agricultural land, (ii) land speculation of farmland, and (iii) the protection of farmland for food production.

Planning Committee Tuesday, November 7, 2017

Kush Panatch, spoke on behalf of the Richmond Farmland Homeowners Association, and expressed that the amendment bylaws limiting residential development on farmland have been effective in reducing the overall size of proposed homes and more time should be allowed for a review. He added that a website to connect farmers and landowners established by the Richmond Farmland Homeowners Association have indicated that interest to lease farmland is low.

Cllr. Dang left the meeting (5:38 p.m.) and did not return.

Todd May, representing the Richmond Farmers Institute and the Agricultural Advisory Committee, spoke on the amendment bylaws limiting residential development on farmland, and was of the opinion that issues related to the development of excessively large houses have been addressed.

Discussion ensued with regard to (i) houses that are suitable for farmers, (ii) reducing the impact of the land speculation of farmland, (iii) the types of fill that would minimize runoff, and (iv) the potential impact of including the septic field within the farm home plate.

Cllr. Steves left the meeting (5:48 p.m.) and returned (5:52 p.m.).

John Roston, 12262 Ewen Avenue, expressed concern with regard to the size of homes on agricultural land and spoke on the viability of small farms. He encouraged that the floor area of homes on farmland be limited to no more than 500 m², pending direction from the Provincial government.

Korena Hawbolt, 9860 Dyke Road, spoke on the viability of small farms, noting that there is large demand for locally grown food and there is significant interest to lease farmland.

Mayor Brodie and Cllr. Au left the meeting (6:11 p.m.) and returned (6:12 p.m.).

Kimi Hendess, 9860 Dyke Road, commented on the processes and the challenges to lease farmland, noting that there is significant interest to lease farmland.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff can investigate options to extend farm leases beyond one year.

Cllr. Day left the meeting (6:24 p.m.) and returned (6:26 p.m.).

Planning Committee
Tuesday, November 7, 2017

Bhupinder Dhiman, 9360 Sidaway Road, commented on the costs of farming and leasing farmland and expressed that the amendment bylaws limiting residential development on farmland have been effective in reducing the overall size of proposed houses on farmland.

Dale Badh, 2831 Westminster Highway, spoke on (i) the efficacy of the amendment bylaws in reducing the size of proposed houses on farmland, (ii) building homes that are suitable for accommodating extended family members, and (iii) the costs of leasing farm land.

Laura Gillanders, [REDACTED], spoke on the potential loss of farmland to residential development and distributed her notes (attached to and forming part of these minutes as Schedule 2). She expressed that (i) the amendment bylaws limiting residential development on farmland have been ineffective in reducing the overall size of new houses, (ii) land speculation on farmland has increased, and (iii) agricultural land is being purchased for non-farm uses.

Gary Brar, 9071 No. 6 Road, commented on the efficacy of the amendment bylaws in reducing the overall size of proposed houses on farmland, expressing that the rise in value of agricultural lots is related to the general rise in land values.

A list of the building permit application submissions, along with suggestions to address issues related to limiting residential development on farmland was distributed (attached to and forming part of these minutes as Schedule 3).

Discussion ensued with regard to (i) options to further reduce the size of new houses on farmland, (ii) reviewing the placement of the septic field within agricultural lots, (iii) reviewing the setback for houses on agricultural lots, (iv) farming definitions, (v) homes that accommodate extended families on agricultural land, (vi) preparing a communication strategy and consulting with the farming community, (vii) restricting non-farm uses on agricultural land, (viii) the evolution of farming and the preservation of farmland, (ix) the Province introducing policies that allow brewery activities on farmland, and (x) allocating additional time to review the amendment bylaws.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

(1) That staff consider and examine the following for agricultural lots of 0.5 acres or larger:

- (a) options to limit house size to a maximum of 6,500 ft², 7,500 ft², or 8,500 ft²;*
- (b) options to limit the farm home plate size to a maximum of 10,780 ft² and/or potential regulations regarding the septic field; and*
- (c) options to limit the maximum house footprint to 5,200 ft²;*

Planning Committee
Tuesday, November 7, 2017

- (2) *That staff consider a communication and consultation strategy; and*
- (3) *That staff consider what to ask the Province to encourage farming, such as ownership restrictions and other viable options.*

and report back.

The question on the motion was not called as discussion ensued with regard to the communication strategy and the time frame required for public consultation.

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

3. **PROPOSED CHANGES: STEVESTON AREA PLAN, VILLAGE HERITAGE CONSERVATION POLICIES, DESIGN GUIDELINES AND LONG-TERM BAYVIEW, MONCTON AND CHATHAM STREET VISIONS**

(File Ref. No. 08-4045-20-04) (REDMS No. 5561802 v. 6)

It was moved and seconded

That consideration of the report titled "Proposed Changes: Steveston Area Plan, Village Heritage Conservation Policies, Design Guidelines and Long-Term Bayview, Moncton and Chatham Street Visions", dated October 10, 2017 from the Director, Transportation and Manager, Policy Planning be deferred to the Planning Committee meeting on November 21, 2017.

CARRIED

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:30 p.m.).

CARRIED

Planning Committee
Tuesday, November 7, 2017

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 7, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

November 7

Planning Committee RE: ALR bylaw

Thank you for reviewing the bylaw performance for the last 6 months.

Hopefully you received a number of responses from many stakeholders today and if you haven't I will pass around copies of some of them now.

To sum up the concerns, the bylaws are not working for the following reasons:

- 1.) The 75 metre setback will remove existing active farming fields on small farms especially which are usually long and narrow not short and wide as depicted in the staff report.

Actively farmed vegetable farms in West Richmond for example have their farming fields beginning at 35 metres.

- 2.) Speculation has not decreased. The price of ALR real estate has increased to \$3.73 Million per acre on small farms. 5 acre blueberry farms in East Richmond have increased in price by %158 since the council decision.

Almost each and every real estate listing for ALR currently states wording along the lines of "opportunity to build 11000 sq ft dream mansion" and there is no mention of farming.

Section 18 of the ALC act states that a local government may not (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use.

I ask you. Do you believe, that an application for a 10,740 sq ft home on a 31,797 ft ALR property on No. 2 Road, as seen in the City Staff chart of permit applications, has a primary purpose of agriculture in mind? Even if you believe that on some farms with large scale operations that require many farm workers, a farmer may need a large house for family farm workers; even if you believe that, how can this be justified on a 3/4 acre farm? How can it be justified on a 1.5 acre farm or even a 2.5 acre farm? You know there can be no primary farm use house of this size on a farm this small. If the primary purpose of this farm was to be agriculture, the home would be small and the fields maximized for running an operation such as a market garden.

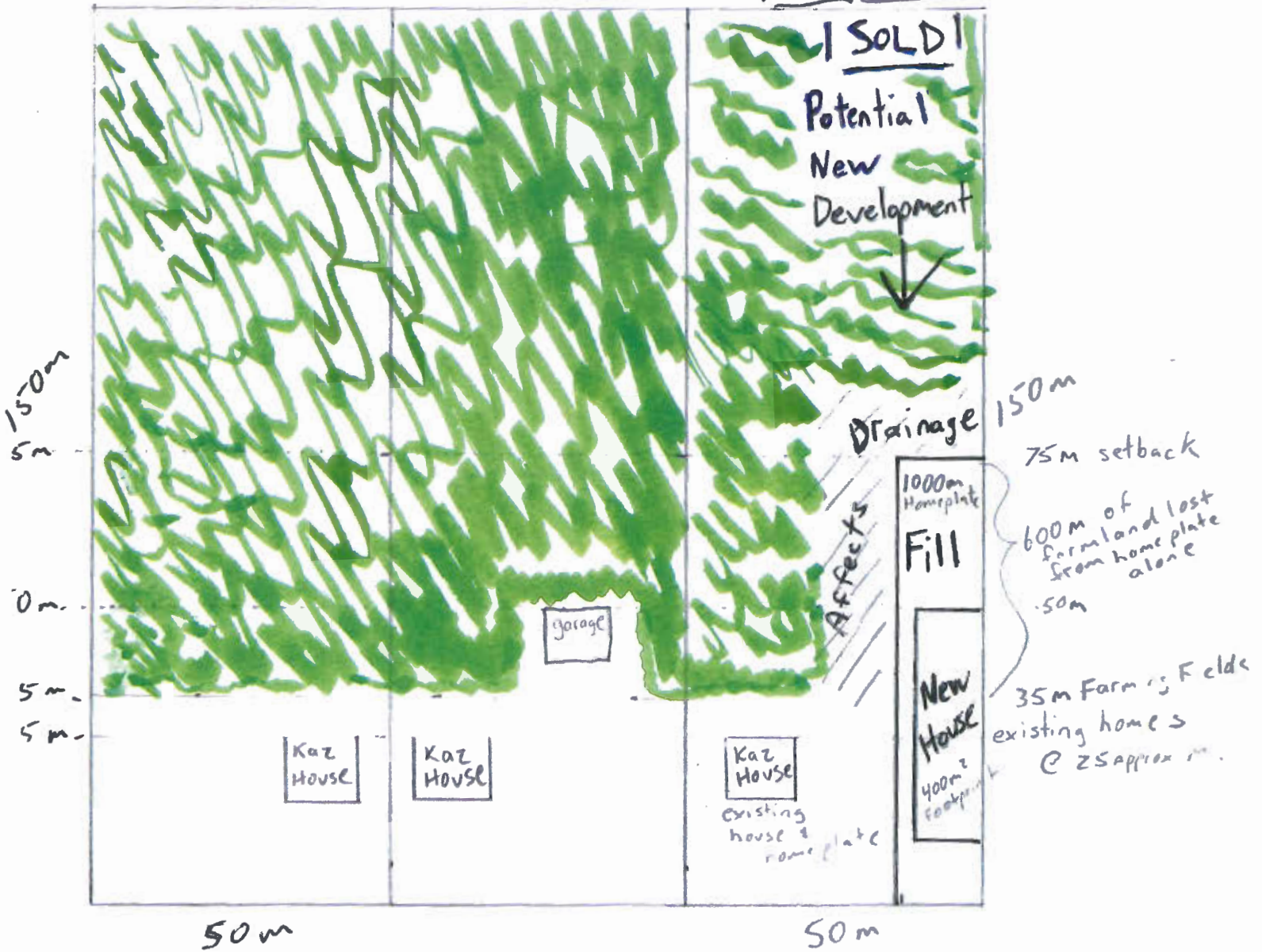
I spoke first hand to the builder at 11300 No. 2 road who was pleased to have the permit issued for a 16000 sq ft home issued in August. They covered the maximum area allowable in fill over previously farmed lands. The owner of the property is a realtor, not a farmer. The builder is also a realtor who sold 11240 no. 2 road two doors down. He told me in his own words that the owner is building his dream mansion and he will enjoy having a veggie garden. The builder told me he would also like a dream mansion and that the homes in Vancouver are too small. He says all of the properties along this road will be built into dream mansions because speculators from asia are driving up and down the road taking pictures and "sending it home where the money is".

This is not farming. This is not agriculture. This development is speculation. As long as the houses can be three times larger than those across the road, we will see rampant residential development and ALR with loss of farmland.

1.5 acre farms No. 2 rd

Kaz Farms

112401





5cm = 50m

1cm = 10m

500m footprint - 25 x 2.5cm
1000m home plate -

 - existing farm fields

 - new home development could take away approx 1250m² of existing farming land, because of drainage from fill

 - 600m of farmland lost due to homeplate itself

OLD

5 Acres with blues

\$656,000 per acre

May 1 - before council decision

Sold
R2158648
Board: V
House with Acreage

6651 NO. 6 ROAD

Richmond
East Richmond
V6W 1C7

Residential Detached

\$3,500,000 (LP)

\$3,280,000 (SP)



Sold Date: 5/1/2017 Frontage (feet): 164.99 Original Price: \$3,500,000
Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1984
Depth / Size: 1311.92 Bathrooms: 3 Age: 33
Lot Area (sq.ft.): 216,928.98 Full Baths: 3 Zoning: AG1
Flood Plain: Half Baths: 0 Gross Taxes: \$2,036.89
Rear Yard Exp: West For Tax Year: 2016
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST Inc?: P.I.D.: 003-646-149
Tour:

View: :
Complex / Subdiv: EAST RICHMOND
Services Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey
Construction: Frame - Wood
Exterior: Mixed
Foundation: Concrete Perimeter
Rain Screen:
Renovations:
of Fireplaces: 1
Fireplace Fuel: Wood
Water Supply: City/Municipal
Fuel/Heating: Forced Air
Outdoor Area: Patio(s)
Type of Roof: Other

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: 8 Covered Parking: 4 Parking Access: Front
Parking: DetachedGrge/ Carport, Garage; Double

Dist. to Public Transi:
Title to Land: Freehold NonStrata Dist. to School Bus:

Property Disc.: No
PAD Rental:
Fixtures Leased: No :
Fixtures Rmvd: :
Floor Finish:

Legal: PL 11106 LT 4 BLK 4N LD 36 SEC 8 RNG 5W

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 17'4	Above	Walk-In Closet	7' x 6'6			x
Main	Dining Room	16'4 x 11'10	Above	Bedroom	13'8 x 13'3			x
Main	Kitchen	14'10 x 8'10	Above	Bedroom	14'6 x 13'3			x
Main	Eating Area	12'4 x 10'1	Above	Bedroom	11' x 11'1			x
Main	Family Room	17'5 x 13'10	Above	Recreation Ro...	26'7 x 17'1			x
Main	Den	11'3 x 7'11						x
Main	Foyer	16'1 x 15'8						x
Main	Laundry	11'3 x 6'6						x
Above	Master Bedroom	18'9 x 17'6						
Above	Dressing Room	6'6 x 6'						

Finished Floor (Man):	1,738	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,040	# of Kitchens: 1	1	Main	3	No	Bam:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total):	3,778 sq. ft.	Craw/Bsmt. Height:	4				Garage Sz: 27'3 x 21'3
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	3,778 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): RE/MAX Westcoast

Quiet country setting on an almost 5 ACRE, 216928.80 SF/4.98 acres (165 x 1,311) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Custom built home, 3500SF with a wonderful floor plan. Very spacious. 5 bedrooms, 3 bathrooms. Detached double garage and plenty of room for storage. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

RED Full Public

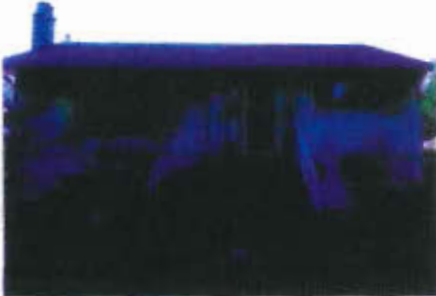
The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

11/07/2017 02:35 PM

OLD

5 acres with blues \$ 620,000 per acre
Feb 2017 before council decision

Sold
R2100377
Board: V
House/Single Family



9231 NO 6 ROAD

Richmond
East Richmond
V6W 1E5

Residential Detached

\$3,500,000 (LP)

\$3,100,000 (SP)

Sold Date: **2/26/2017** Frontage (feet): **163.22** Original Price: **\$3,500,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **1337** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **217,800.00** Full Baths: **2** Zoning: **AG1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$469.10**
 Rear Yard Exp: **West** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST Inc?: P.I.D.: **002-463-261**
 Tour:

View: **Yes: FARMLAND**
 Complex / Subdiv: **EAST RICHMOND**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**
 Legal: **PL 60289 LT 11 BLK 4N LD 36 SEC 29 RNG 5W**

Reno. Year:
R.I. Plumbg:
R.I. Fireplaces:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: BATHFITTER TUB ON MAIN FLOOR**
 Fixtures Rmvd: :
 Floor Finish:

Amenities:

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Below	Living Room	0' x 0'			x			x
Below	Bedroom	0' x 0'			x			x
					x			x
					x			x
					x			x

Finished Floor (Man):	750	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	750	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,500 sq. ft.	Craw/Bsm. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,500 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Westcoast**

Quiet country setting on an almost 5 ACRE (163 x 407) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

RED Full Public:

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11/07/2017 02:35 PM

5 Acres with blues \$ 1,599,760 Per Acre
 SINCE Council decision
 CURRENT LISTING 158% increase

Active
 R2160780
 Board: V
 House with Acreage

7251 NO. 6 ROAD
 Richmond
 East Richmond
 V6W 1C9

Residential Detached
 \$7,998,800 (LP)
 (SP)



Sold Date: Frontage (feet): 160.01 Original Price: \$7,998,800
 Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 1960
 Depth / Size: 1379.89 Bathrooms: 2 Age: 57
 Lot Area (sq.ft.): 222,113.00 Full Baths: 2 Zoning: AG1
 Flood Plain: Half Baths: 0 Gross Taxes: \$2,118.77
 Rear Yard Exp: Council Apprv?: For Tax Year: 2016
 If new, GST/HST Inc?: Tax Inc. Utilities?: No
 P.I.D.: 000-606-405
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: Electricity, Septic, Water

Style of Home: 2 Storey Total Parking: Covered Parking: 2 Parking Access: Front
 Construction: Frame - Wood Parking: Carport Multiple
 Exterior: Mixed Dist. to Public Transit: Dist. to School Bus:
 Foundation: Concrete Perimeter Title to Land: Freehold NonStrata
 Ren. Year: Property Disc.: Yes
 R.I. Plumbing: PAD Rental:
 R.I. Fireplaces: Fixtures Leased: No :
 Fixtures Rmvd: No :
 Floor Flnsh: Mixed
 Legal: PL 13981 LT G BLK 4N LD 36 SEC 17 RNG SW

Amenities:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby
 Features: ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'3"	Below	Bedroom	13'5" x 13'			x
Main	Kitchen	9'2" x 9'	Below	Bedroom	9' x 7'9"			x
Main	Nook	9'1" x 6'11"	Below	Storage	10'10" x 8'			x
Main	Dining Room	10'6" x 9'	Below	Utility	10'11" x 9'2"			x
Main	Master Bedroom	12'6" x 11'	Below	Workshop	10'9" x 6'10"			x
Main	Bedroom	11'6" x 9'						x
Main	Bedroom	11'6" x 8'						x
Below	Family Room	19'4" x 12'6"						x
Below	Foyer	11'4" x 5'						x
Below	Bedroom	11'7" x 10'5"						x

Finished Floor (Man):	1,233	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	597	# of Kitchens: 1	1	Main	4	No	Bam:
Finished Floor (Below):	0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,830 sq. ft.	Craw/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,830 sq. ft.		7				
			8				

Listing Broker(s): RE/MAX Progroup Realty

Excellent opportunity here!!! 5.09 acre parcel with mature blueberry farm in highly sought after Richmond location. Build your dream mansion on this palatial estate property. Plans for 11,000+ custom residence available upon request. Exceptional location just minutes from Vancouver and countless amenities. Existing house is currently rented, do not disturb tenants or enter premises without permission.

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

11/07/2017 02:28 PM

PREC# indicates 'Personal Real Estate Corporation'.

1.2 Acres - 3.73 Million per acre
 \$4,480,000

Active
R2190499
 Board: V
 House with Acreage

10520 BLUNDELL ROAD
 Richmond
 McLennan
 V6Y 1L1

Residential Detached
\$4,480,000 (LP)
 (SP)



Sold Date: Frontage (feet): **181.50** Original Price: **\$4,480,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **288** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **52,128.00** Full Baths: **1** Zoning: **AG1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,351.28**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST Inc?: P.I.D.: **006-949-461**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Legal: **PL 33703 LT 25 BLK 4N LD 36 SEC 23 RNG 6W**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Amenities: **None**

Site Influences: **Paved Road, Shopping Nearby, Treed**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 12'			x			x
Main	Dining Room	13' x 7'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Family Room	15' x 17'			x			x
Main	Nook	9' x 8'			x			x
Main	Master Bedroom	12' x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	12' x 8'			x			x
					x			
					x			

Finished Floor (Main):	1,600	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,600 sq. ft.	Crawl/Bsm. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,600 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **New Coast Realty**

1.2 acre lot on Blundell road with wide frontage 181 feet and 288 feet depth. Close to transportation, shopping center, daycare and schools. South facing back yard with hundreds of Blueberry trees. Very solid house with 3 bedrooms and 2 bathrooms. Close to No. 4 Rd great potential for future development. Home is leased but selling for land value only. Home showing possible after buyer satisfied with first showing of the lot. To build your dream mansion or to hold. No walking around inside the property, call listing agent for showing the property or more info, by appointment only.

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

11/07/2017 02:36 PM

1.5 Acres - 2.33 Million Per Acre
 \$ 3,498,000

Terminated
R2170087
 Board: V
 House with Acreage

11240 NO 2 ROAD
 Richmond
 Gilmore
 V7E 2E7

Residential Detached
\$3,498,000 (LP)
 (SP)



Sold Date: Frontage (feet): **131.98** Original Price: **\$3,598,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1965**
 Depth / Size: **481.98** Bathrooms: **1** Age: **52**
 Lot Area (sq.ft.): **63,597.60** Full Baths: **1** Zoning: **AG-1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$899.41**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2016**
 If new, GST/HST Inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **011-345-080**
 Tour: [Virtual Tour URL](#)

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**
 Legal: **LOT 12 SECTION 6 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8811 **SOLD ON C8013869****

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Amenities:

Site Influences: **Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,281	# of Rooms: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 0	.1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,281 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,281 sq. ft.	Beds not in Basement: 1	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)** **Sutton Group-West Coast Realty (Surrey/24)**

Amazing 1.46-acre parcel has a desirable location in Richmond with grand estates all around it. Enjoy country living in the city. The original 1261 Sq. Ft. home house and run your very own hobby farm or buy as an investment property until you are ready to build 10,000 plus sq ft dream home. Farm near Steveston is a rarely available with fantastic mountain views is situated in the prestigious neighbourhood, between all that big city can offer just steps from Steveston Village and the Fraser River.

RED Full Public

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 PREC* indicates 'Personal Real Estate Corporation'.

11/07/2017 02:36 PM

SITE ECONOMICS LTD.
1500 - 701 West Georgia Street
Vancouver, BC V7Y 1C6 Canada
604.250.2992
rwozny@siteeconomics.com
www.siteeconomics.com

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:

If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:

The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

Att.1

November 7, 2017

Dear Richmond City Staff, Mayor and Councillors,

Our goals are to Preserve Farmland, Eliminate Speculation, and Enhance Farming Viability.

The current bylaw is not working for the following reasons:

Preserving Farmland

While staff has done a good job to limit the residential home plate, the 75 metre setback will be devastating to farmland on most small farms such as along No. 2 road. Traditionally farmers on these small farms have made the most of their farming land with small homes setback at approx 25 metres, the furthest outbuilding setback at 50 metres, and farming fields starting at 35 metres. (Figure 1). Using the Kaz farm area as an example, 5 farms in a row were actively farmed until recently when the two southernmost farms were sold and torn down.

The smaller farms are typically long and narrow not short and wide as depicted in the staff report. The staff report shows a usable area beside the farm home plate when in fact most of the farms would have a very narrow strip of land beside the home plate which would be farm access and not practical for farming. (Figure 2)

The third southernmost Kaz 1.5 acre farm has recently been sold. The two beside it being built have houses at 50 metres and the fill extends at least 75 metres back. Kaz farm next door has confirmed that the fill on the new homes has caused drainage problems in their field and they have lost crops. When the recently sold Kaz farm and eventually the rest of them are developed, the new houses at 50m and fill to 75m will extend far into the active farming fields and we will see significant loss of farmland. (Figure 3)

Eliminate Speculation

During the public consultation process we collectively referred to farm real estate values were noted as being between \$650,000 per acre to \$1.5 million per acre at the time. Since the council decision in May, ALR properties have soared to heights of 3.73 Million per acre.

Examples:

1. 11240 No. 2 road OLD HOME (3rd Kaz farm plot) 1.5 acres for 2.33 Million per acre = \$3,498,000
2. 10520 Blundell OLD HOME 1.2 acres for 3.73 Million per acre = \$4,480,000
3. The listing for the 4 acre property at 6571 No. 7 Road (boasting plans for 12000sq ft English Country mansion and private driving range and no tax) was shown during public consultation and was initially listed for 2.72 Million. Since the council decision they increased the price to 4.5 Million. 65% Increase for same property .
4. 9231 No 6 road OLD HOME with BLUEBERRIES Feb 2017 5 acres = \$3,100,000 -Before council decision
6551 No 6 road OLD HOME with BLUEBERRIES May 1 2017 5 acres = \$3,280,000 -Before council decision
7251 No 6 road OLD HOME with BLUEBERRIES CURRENT 5 acres = \$7,998,800 - 158% increase for same type of property in same farming area since May council decision

The bylaws did not dampen the market; ALR properties have increased anywhere from 65 - 158% since the council decision in May. Most all real estate ads list "opportunity for 11000sq ft dream home" and no mention of farming.

Enhance Farming Viability

The experts such as Wozny were hired to calculate the optimal house size to reduce speculation while not harming farmers' equity. This number was around 300m². Some council members were worried that if a house size limit such as this were put into effect that the farmers would lose equity and it would "bankrupt" them. Wozny is an expert and showed this would not be the case; the fear was unfounded. A prime example would be 9711 Finn Road which has a 3000sqft heritage house on a 5.4 acre property. This house cannot be developed as it is heritage, and the price is \$3.78 million which is around the \$700,000 per acre mark - much closer to what was sustainable in Richmond before the heavy pressure from the hot real estate market and no foreign buyer tax on farmland. (figure 4)

As long as a house can be built on a property it will retain property values consistent with the real estate market. A beautiful new 3000 - 4000sqft home can be built on farmland to increase its value for developers as on any city lot, but it won't be as heavily speculated as an 11000sqft mansion. A 3000-4000sqft home could be justified as a farming home. It could even be rented to a family who wishes to farm in the future. The options for an 11000 sqft home are very limited as we see daily with more and more being converted into hotels. (figure 5). Section 18 of the ALC act states that a local government may not: (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use,
http://www.bclaws.ca/Recon/document/ID/freeside/00_02036_01#section18

Again using No. 2 road as an example, the new 16000sqft home being built at 11300 is owned by Manpreet Gill who is a Realtor. The builder is Harmeet Singh Grewal who is also a realtor, and recently sold the 11240 Kaz farm two doors down. I spoke to them; they are not farmers. They have a dream to build dream mansions (their words) and they filled over most of the farmland. Again, this type of development- filling over once farmed land for dream mansions cannot be justified as a farm house which would be in violation of Section 18 of the ALC act.

Even if council believed whole heartedly that large farming operations need extended family to live with them to make picking affordable, how can this practice be justified on a small vegetable farm? How can an 11000sq ft home be justified on a 3/4 acre or 2.5 acre farm when you need as much land as possible to be viable?

As long as a developer has the ability to build homes 2-3 times larger than those across the street, we will continue to see rapid development of ALR and loss of farmland. We must close this loophole.

One recommendation I would make, if nothing else, is to extend the 500m² current limit on 1/2 acre parcels to homes on farms up to 2.5 acres which would be fitting with the smaller home plates.

Lastly, ALC policy on soil disturbance maximum of 2000m² includes the entire septic system. The current bylaw of allowing the septic field outside of the home plate would be legal on the 1000m² home plates however it is in violation of ALC to allow the field outside of the 2000m² home plate. (see attached ALC policy). When this is reviewed, if the septic field remains outside of the 1000m² home plate, as per current bylaw, imposing a septic field setback of 60 metres would help steer the septic toward the side yard setback and not in the farming field.

Vegetable farming on small farms is viable. Vegetable farms in West Richmond yield up to \$40,000 per acre and it is inappropriate development to place fill over class 1 clay soil to build an 11000sqft mansion. There are future jobs on this soil, as well as future food for our children.

Respectfully yours,

Laura Gillanders of Richmond FarmWatch

Figure (I)
June 2015

- Shows farm houses at approx 25-30m
- Shows farming fields starting at approx 35m
- Shows how much farmland we lose w 75m setback



Figure (Z)
June 2015



Figure (3) - The future of No. 2 rd farms with new bylaw
 - loss of farmland from 2 years ago

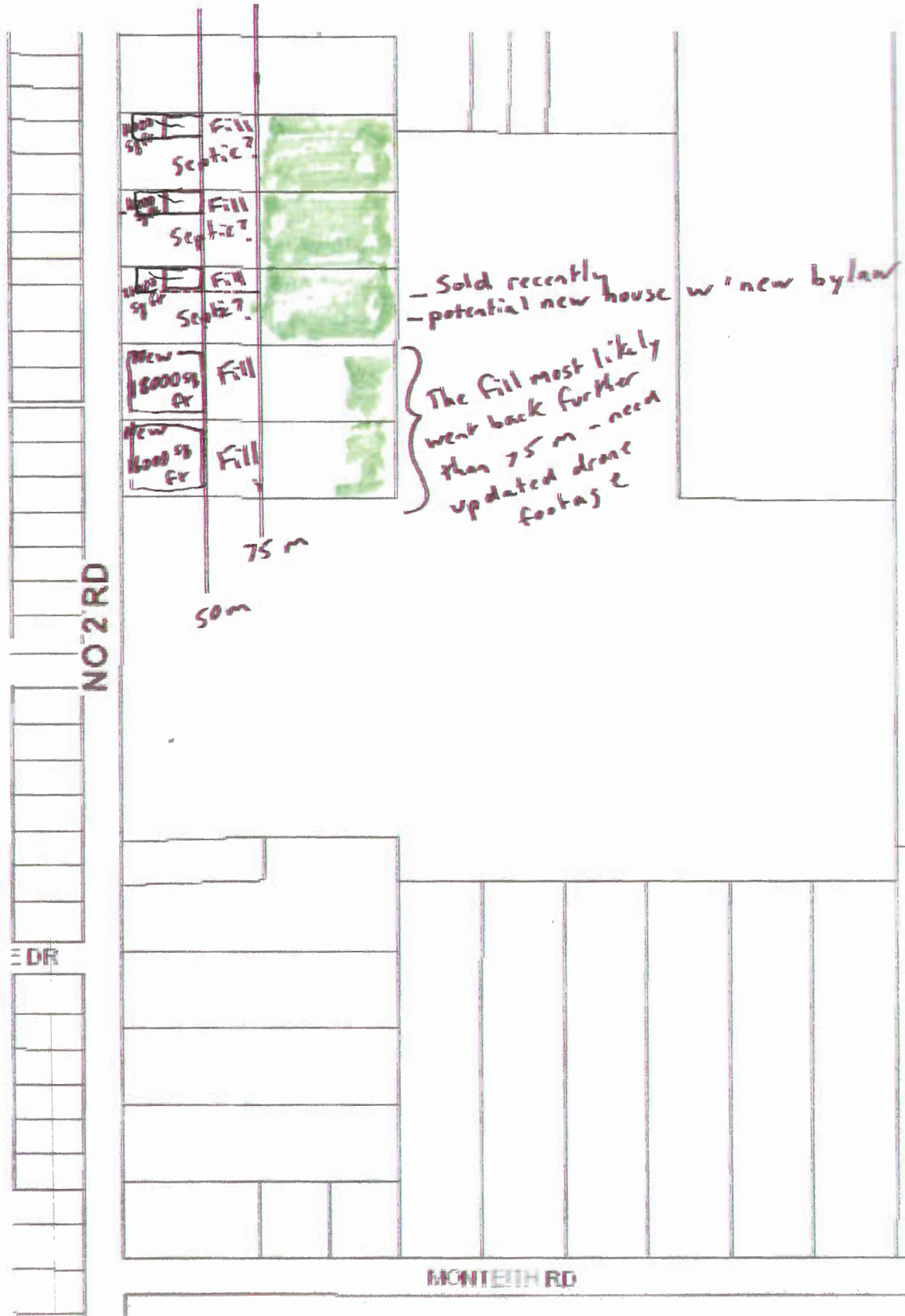


Figure 4

11240 No. 2 road with potential for 11000 sq ft house = \$2.35 Million per acre

9711 Finn Road not developable with 3000 sq ft heritage house on 5.4 acres = \$700,000 per acre

My Recently Viewed Listings



11240 NO 2 ROAD
Richmond, British Columbia V7E2E7

\$3,598,000

1 1

Single Family House



9711 FINN ROAD
Richmond, British Columbia V7A2L3

\$3,788,888


4 3

Single Family House

Figure 5

Large 4100 sq ft home including garage. This is the type and size of home that could be built on nearby lots to all of the small farms on No. 2 road and Blundell for example. This would be in alignment with Wozny's number as well as the Ministry of Agriculture guidelines.



 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-15 January 2016</p> <p style="text-align: center;">PLACEMENT OF FILL OR REMOVAL OF SOIL: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE</p>
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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"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, 2002, S.B.C. 2002, c. 36, Section 18

18 Unless permitted under this Act,

(a) a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the [Local Services Act](#) may not

(ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use

INTERPRETATION:

It is Agricultural Land Commission ("the Commission") policy that construction of a residence includes the construction of accessory buildings, structures, services, utilities and landscaping requirements directly related to the single family residential use. The Commission recognizes garages, carports, workshops, sheds, water lines, wells, sewer lines, sanitary disposal systems, power conduits, reasonable landscaping and driveways as buildings and services normally associated with the construction of a residence. Please note that unless allowed by policy, the Regulation, the ALCA, or an order of the Commission, workshops must be related to the residential use and must not be a non-farm business. Residential spaces connected by breezeways (for example) do not constitute a single residence for the purposes of this section of the ALCA.

Where it has been determined by the local government through the building approval process that placement of fill or removal of soil is both necessary and reasonable for the construction of a residence, the acceptable volume of fill or soil removal is that needed to undertake the construction of the residence, accessory facilities and services. For example, if 1.0 metre of fill is required to satisfy flood protection requirements but a land owner wishes to deposit 3 metres of fill to enhance a view or for another non-farm related purpose, only 1 metre of fill would be allowed without approval of a non-farm use application to the Commission. The placement of fill or removal of soil should not exceed 0.2 ha of the parcel in total for all the above residential related uses. It is the policy of the Commission that a driveway should not exceed 6 metres in width and may

be constructed with an all-weather surface. The area of the driveway is included as part of the 0.2 ha area as described above.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.

Additional Information needed.
H. Steves.

SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

Table 1: Lot size less than 0.2 ha (0.5 ac)

ADDRESS	LOT SIZE Acre	HOME PLATE PERMITTED	HOME PLATE PROPOSED %	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
12080 Westminster Hwy.	795 m ² (8,557 ft ²)	397.5 m ² (4,278.6 ft ²)	53	355 m ² (3,823.65 ft ²)	355 m ² (3,823 ft ²)	0 m ² (0 ft ²)	218 m ² (2,349 ft ²)
7760 No 4 road	1866 m ² (20,085 ft ²)	933 m ² (10,042.7 ft ²)	50	500 m ² (5,382 ft ²)	418 m ² (4,498.3 ft ²)	82 m ² (884 ft ²)	261 m ² (2,810 ft ²)
AVERAGE					386.5 m ² (4,160 ft ²)		

Table 2: Lot size 0.2 ha (0.5 ac) and greater

ADDRESS	LOT SIZE Acre	HOME PLATE PERMITTED	HOME PLATE PROPOSED %	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVELOPMENT SIZE	HOUSE SIZE FOOTPRINT
10960 Granville Avenue	2,470 m ² (26,587 ft ²)	1000 m ² (10,763 ft ²)	40	857 m ² (9,226 ft ²)	857 m ² (9,226 ft ²)	0 m ² (0 ft ²)	458 m ² (4,930 ft ²)
11731 Granville Avenue	2,795 m ² (30,085 ft ²)	1000 m ² (10,763 ft ²)	36	996.7 m ² (10,728.8 ft ²)	896.3 m ² (9,647.44 ft ²)	100 m ² (1,081 ft ²)	554 m ² (5,963 ft ²)
11860 No. 2 Road	2,954 m ² (31,797 ft ²)	1000 m ² (10,763 ft ²)	34	999.1 m ² (10,754 ft ²)	997.8 m ² (10,740 ft ²)	1 m ² (14 ft ²)	494 m ² (5,322 ft ²)
7251 No. 6 Road	20,635 m ² (222,113 ft ²)	2,000 m ² (21,530 ft ²)	10	1,000 m ² (10,764 ft ²)	980 m ² (10,552.08)	20 m ² (212 ft ²)	485 m ² (5,218 ft ²)
10451 Palmberg Road	9,797 m ² (105,454 ft ²)	1000 m ² (10,763 ft ²)	10	1,000 m ² (10,764 ft ²)	687 m ² (7,390.4 ft ²)	313 m ² (3,373.64 ft ²)	337 m ² (3,627 ft ²)
12791 Blundell	19,693 m ² (211,974 ft ²)	2,000 m ² (21,530 ft ²)	10	1,000 m ² (10,764 ft ²)	883 m ² (9,504 ft ²)	117 m ² (1,260 ft ²)	486 m ² (5,228 ft ²)
12060 No. 2 Road	25,064 m ² (269,787 ft ²)	2,000 m ² (21,530 ft ²)	8	1,000 m ² (10,764 ft ²)	956 m ² (10,294.62 ft ²)	44 m ² (469 ft ²)	511 m ² (5,497 ft ²)
22160 River Road	16,904 m ² (181,953 ft ²)	1600 m ² (17,220 ft ²)	3.55	1,000 m ² (10,764 ft ²)	267.7 m ² (2,881.96 ft ²)	732 m ² (7,882 ft ²)	149 m ² (1,605 ft ²)
2620 No. 6 Road	154,826 m ² (1,666,533 ft ²)	2,000 m ² (21,530 ft ²)	1	1,000 m ² (10,764 ft ²)	548.9 m ² (5,906 ft ²)	451 m ² (4,858 ft ²)	258 m ² (2,776 ft ²)
AVERAGE					785.96 m ² (8,460 ft ²)		

- ① Small lots .5 ac to 1 ac home plate too big
 - ② Single family or extended family?
 - ③ Bonafide farmers?
 - ④ Location and size of septic field?
 - ⑤ Setback for each house? 50m to 75M
- House size at or near Maximum Size
House size 3/4 x Maximum
ALR Guidelines
8 out of 11 are too big

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 7, 2017.