



Planning Committee

Date: Tuesday, November 21, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders (by teleconference)
Councillor Michael Wolfe (by teleconference)

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 November 7, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY GURJIT POONI FOR REZONING AT 10511 LASSAM ROAD FROM THE “SINGLE DETACHED RS1/E” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**

(File Ref. No. RZ 22-011080) (REDMS No. 7404492)

Staff provided a brief overview of the application.

In response to a query from Committee, staff advised that they will continue to work with the applicant through out the development process to potentially increase the size of the secondary suites.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY 1174602 BC LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 5440 NO. 6 ROAD**

(File Ref. No. AG 23-013899) (REDMS No. 7385682)

Staff reviewed the application and highlighted that (i) the purpose of the application is for a non farm use application to the Agricultural Land Commission (ALC) to allow commercial vehicle parking, (ii) the property is located in the Agricultural Land Reserve (ALR), is designated agricultural in the Official Community Plan (OCP) and zoned for agriculture, (iii) the property is currently being used as commercial vehicle parking which is contrary to its agricultural zoning, (iv) fill material has been deposited on the property without appropriate approvals from the City and ALC, (v) the subject non farm use application was submitted after bylaw enforcement was initiated, (vi) information supplied by the applicant indicates the proposal for commercial vehicle parking is intended as an interim use as they would ultimately like to develop industrial uses on the property (vii) the property does not currently have farm status, (viii) the City allows commercial vehicle parking in all standard industrial zones and (ix) staff recommend this application be denied.

In response to queries from Committee, staff advised that (i) the property is subject to on-going bylaw enforcement, (ii) there is adequate inventory already zoned to permit commercial vehicle parking, (iii) there is designated industrial land in the 16000 block of River Road that is appropriate for commercial vehicle parking in keeping with Council policy.

Manjit Sandhu, Applicant, expressed his concerns about the shortage of commercial vehicle parking in the lower mainland and asked for City Council support for his application, emphasizing that the non-farm use request is for a 3 year period.

It was moved and seconded

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

The question on the motion was not called as discussion ensued with respect to remediation of the land.

The question on the motion was then called and **CARRIED**.

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

It was moved and seconded

Staff identify and report back on potential areas in the City of Richmond where trucks can be parked legally.

CARRIED

3. **MANAGER'S REPORT**

(i) *New Staff*

Staff introduced James Hnatowich, who has joined the Development Applications department as a Planning Technician.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:25 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 21, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate