

ON TABLE ITEM

Date: MAY 15+17 2017
Meeting: PUBLIC HEARING
Item: 7

To Public Hearing
Date: <u>MAY 15+17 2017</u>
Item # <u>7</u>
Re: <u>BYLAWS 9706, 9707</u> <u>9712, 9717</u>

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 18:17
To: Mayor and Councillors
Subject: Send a Submission Online (response #1126)

Schedule 155 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 15, 2017 and Wednesday, May 17, 2017.

Send a Submission Online (response #1126)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 6:18:46 PM

Survey Response

Your Name	Karen Hamade
Your Address	5211 Moncton Street
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Karen J Hamade

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 18:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #1127)

To Public Hearing
Date: <u>May 15th 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

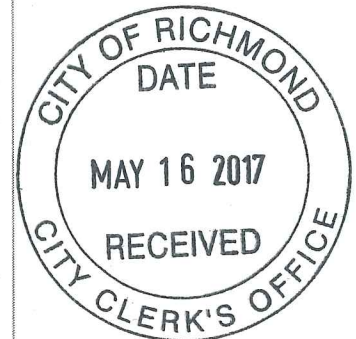
Send a Submission Online (response #1127)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 6:20:09 PM

Survey Response

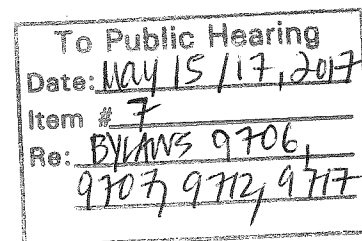
Your Name	Arthur S. Hamade
Your Address	5211 Moncton Street
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Art Hamade

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 23:26
To: Mayor and Councillors
Subject: Send a Submission Online (response #1129)



Send a Submission Online (response #1129)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 11:27:22 PM

Survey Response

Your Name	Phyllis Coburn
Your Address	4280 Louisburg Pl
Subject Property Address OR Bylaw Number	BYLAW NUMBER - 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Phyllis Coburn, Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:24
To: MayorandCouncillors
Subject: Send a Submission Online (response #1133)

To Public Hearing
Date: <u>May 15+17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9707, 9707</u>

Send a Submission Online (response #1133)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:25:45 AM

Survey Response

Your Name	Surya Govender
Your Address	1839 East 8th Avenue, Vancouver, BC
Subject Property Address OR Bylaw Number	Richmond Farmland
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Wednesday, May 17th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. I consider this issue of utmost importance to me and those of us who rely on food produced in our rich local farmlands. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural</p>

lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Surya Govender Vancouver, BC

Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:30
To: Mayor and Councillors
Subject: Send a Submission Online (response #1134)

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706, 9707 9712, 9717

Send a Submission Online (response #1134)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:31:55 AM

Survey Response

Your Name	Judith Doyle
Your Address	44-2960 Steveston Hwy
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Wednesday, May 17th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.

MayorandCouncillors

To Public Hearing
Date: May 15+17, 2017
Item # 7
Re: Bylaws 9706, 9707,
9712, 9717

From: Webgraphics
Sent: Wednesday, 17 May 2017 08:30
To: MayorandCouncillors
Subject: Send a Submission Online (response #1132)

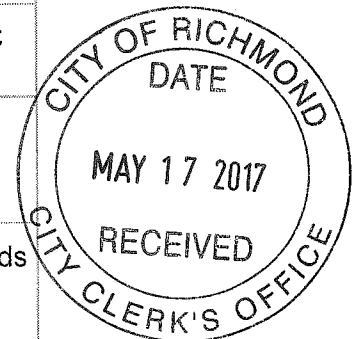
Send a Submission Online (response #1132)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 8:31:07 AM

Survey Response

Your Name	Meredith A Sargent
Your Address	Apt 611 - 55 Cordova Street East, Vancouver, BC
Subject Property Address OR Bylaw Number	By Law 9717
Comments	Dear Mayor and Councillors, I am writing in regards to the Public Hearing which commenced on Monday, May 15th and is continuing this evening, Wednesday May 17th, that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. Even though I am a resident of Vancouver and not Richmond, like many Lower Mainland residents, I rely on the farming community in Richmond for a secure supply of produce that is locally and organically grown. Richmond is unique, serving the whole Lower Mainland with locally produced food, employing people in the agricultural trades and creating a connection with the food chain for kids and families trying to live in an ecologically sound and healthy way. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture



maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.
Sincerely, Meredith A. Sargent, Vancouver BC

MayorandCouncillors

To Public Hearing
Date: May 15, 2017
Item # 7
Re: Bylaws 9706,
9707, 972, 977

From: Webgraphics
Sent: Wednesday, 17 May 2017 13:00
To: MayorandCouncillors
Subject: Send a Submission Online (response #1138)

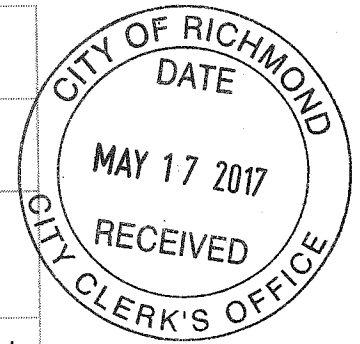
Send a Submission Online (response #1138)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 1:02:59 PM

Survey Response

Your Name	Margot Spronk
Your Address	#31, 12331 Phoenix Drive
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Margot Spronk, City of Richmond

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 13:32
To: MayorandCouncillors
Subject: Send a Submission Online (response #1139)

To Public Hearing	
Date:	_____
Item #:	_____
Re:	_____

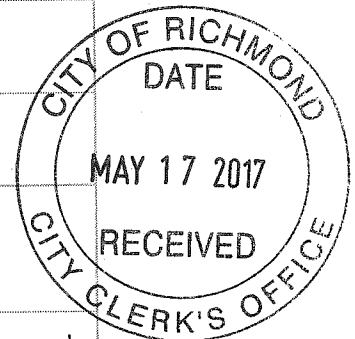
Send a Submission Online (response #1139)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 1:35:28 PM

Survey Response

Your Name	Noel Eaton
Your Address	12-10680 Springmont Dr.
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the</p>



Guide for Bylaw Development in Farming Areas,
and ensure long term food security for Richmond,
the Lower Mainland, and British Columbia.
Sincerely, Noel Eaton Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:30
To: MayorandCouncillors
Subject: Send a Submission Online (response #1135)

To Public Hearing
Date: May 15 2017
Item # 7
Re: Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1135)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:32:36 AM

Survey Response

Your Name	Leanne Santha
Your Address	5235 Hollywood Dr, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	Farmland in Richmond is for farming, not for building mega homes! It's bad enough we have to see perfectly decent family homes destroyed in our neighborhoods so an ugly mega home can be built, now we are seeing our valuable farm land being destroyed too. Richmond was built on farming and fishing. We already have lost much of the fishing industry I remember while growing up here, so we must act now to protect the valuable farm land we have left. It is simply greed that is driving this, no one needs a 10,764 sq foot home!



MayorandCouncillors

From: James Hoyland <James.Hoyland@kpu.ca>
Sent: Monday, 15 May 2017 18:18
To: MayorandCouncillors
Subject: ALR hearing

To Public Hearing
Date: May 1st 17 2017
Item # 7
Re: Bylaws 9706, 9707 9712, 9717

Dear Richmond City Council,

I would like to let you know that I fully support limitation of house sizes on ALR land. It is a one of the most delightful aspects of Richmond that it has farmland right at its heart. Connecting city and food supply directly in a way which should be an example to cities everywhere. We should be celebrating our city as a role model in urban sustainability and follow the Ministry of Agriculture guidelines to limit the excessive growth of houses on this vital resource.

Most of Richmond supports this regulation. I hope that you will continue to defend the ALR.

James Hoyland



MayorandCouncillors

From: dickyrv@aol.com
Sent: Wednesday, 17 May 2017 10:35
To: MayorandCouncillors
Subject: Monster Houses

To Public Hearing
Date: <u>May 15th 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>970, 977</u>

Dear Mayor & Council,

Unable to contribute to tonight's public hearing (I couldn't attend on Monday) I wanted to share my thoughts in the hope they reach receptive ears.

When we moved into our townhouse at the southern end of No.2 Road three years ago, the children of our complex could leave their front door and gaze east across kilometres of beautiful, arable farmland. Now they see a great wall. As I strive to raise my children to be aware of the importance of sustainable living, shared wealth and inclusive communities, it is an everyday kick in the teeth to be greeted by more and more of these monstrosities being built in our neighbourhood.

As recent world events have shown, we stand at a pivotal moment in history. If shared values of social justice and multiculturalism are to succeed, we need to be breaking down barriers not creating them. On a couple of occasions, I have approached the gates of one local palace in the hope of meeting my new neighbours. No sooner do my eyes glimpsed the 5-metre high water fountain (no doubt erected so all the communal farm workers living there could get a drink before toiling the fields), I am greeted by a shout from security personal from an unseen lookout post. This doesn't quite fit with being the "most appealing, livable and well-managed community in Canada" does it?

As a relative newcomer, I still have guests visit regularly from abroad. Their reaction is invariably bemusement. As I point out the various illegal hotels and houses so gaudy and anachronistic they'd look out of place in an F. Scott Fitzgerald creation, they all remark "But how is this allowed to happen?". And that is my question to you. How are you allowing the needs of the many to be outweighed by a few super wealthy individuals and a handful of farmers who want to make \$25m rather than \$10m on land sales?

Please do the Right Thing tonight,

Richard Harvey, Steveston.



MayorandCouncillors

To Public Hearing
Date: <u>May 15/17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u>
<u>9712, 9717</u>

From: K. Manky <kim_manky@hotmail.com>
Sent: Wednesday, 17 May 2017 10:20
To: MayorandCouncillors
Subject: Time To Do The Right Thing

City councillors and Mayors are supposed to be for the people - this means protecting our valuable resources for generations to come! Mega mansions are not farms.

It's time to do the right thing.

In the past, city councillors have not voted in the best interests of their constituents. I sincerely hope those decisions weren't made due to any potential monetary gain.

A concerned citizen,
Kimberly Manky



MayorandCouncillors

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706, 9707,
9712, 9717

From: David Brind <davidbrind@telus.net>
Sent: Wednesday, 17 May 2017 08:35
To: MayorandCouncillors
Subject: House Size

Mayor and Councillors
Richmond, BC

Dear Mayor and Council Members,

Unfortunately I was and now am unable to attend either of the sessions concerning Mega Mansions on farm land. I am however fully supportive of those who wish to limit house sizes to a realistic, community acceptable size of not more than six thousand square feet, which as others have mentioned is already a very large house. The trend toward condos and smaller family size units promotes a responsible use of land. As our community continues to grow this will become more of an issue. As we know, once the door is open there will be a rush to complete larger and larger residences lest the door closes at some future date.

Other communities have provided leadership in this matter, legislating responsible maximum house sizes. I urge the Richmond Council to follow that lead.

Respectfully submitted,

David Brind
1804 – 3333 Corvette Way
Richmond, BC



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 16 May 2017 20:21
To: MayorandCouncillors
Subject: Send a Submission Online (response #1131)

To Public Hearing
Date: <u>May 15+17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

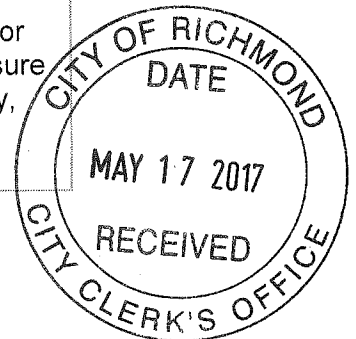
Send a Submission Online (response #1131)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2017 8:22:18 PM

Survey Response

Your Name	Maureen Nakanishi
Your Address	11571 Plover Drive Richmond
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors I am writing in regards to the May public hearings that would allow homes up to 1000 square metres on ALR. As a lifelong Richmond resident I think it is imperative to maintain designated land for agriculture for present and future generations. By endorsing the Richmond Food Charter the city should be strengthening and preserving our food security. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond. Sincerely, Maureen Nakanishi, Richmond</p>



28616 Haverman Road,
Bradner, B.C. V4X 2P3

To Public Hearing
Date: <u>MAY 15 & 17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

May 16, 2017

Mayor Malcolm Brodie and
Richmond City Council:

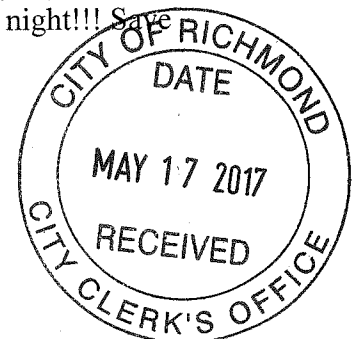
As Co-Chairs of the Fraser River Coalition (FRC), Evelyn Feller (former Richmond Environmental Committee Member) and I urge you to limit the size of monster housing on ALR Lands that former FRC founding member, and Order of Canada recipient, Dr. Bert Brink helped shape initially to safeguard farmlands vital to future food supplies for Canadians. There will come a time when transportation of foods from other countries will no longer be viable thanks to rising carbon-producing fuel scarcity and costs. We will then be subject to food shortages. If you don't believe me, look to Samuel Youd's or John Christopher's No Blade of Grass or The Death of Grass to see what the future could hold for us...neighbour against neighbour and survival of the fittest.

Therefore, we MUST show vision and leadership and keep larger homes from becoming monster homes on viable agricultural lands on the Fraser Delta. As the mighty Fraser River becomes even more hostage to LNG, Jet Fuel, thermal coal exports and imports, and to the threat of an unnecessary and expensive bridge, as well as on increased demands on farmland and on already-congested tunnels and bridges, our salmon and our migratory birds will suffer in the extreme.. Moreover, the planned removal of the tunnel will make it possible to move larger panamax vessels carrying toxic goods such as toluene, subject to major storm systems that blow up like on August 31, two years ago!

PLEASE...Richmond Councillors and Mayor Brodie, limit the size of housing on precious ALR lands. I farm 10 acres here in Abbotsford's west Bradner, and we are blessed with a ravine and Nathan Creek running through it to the Fraser. Our salmon spawn in the clean waters and shallow beds right below our home. Coyotes sing in the night. Pacific tree frogs sing all winter long, even during this past icy cold winter where our greenhouses helped keep them warm. Ravens sit and pronounce judgment on humans every time they set foot out the front door and rabbits and deer graze on all things green that used to grow in our house garden. We see occasional cougar tracks, and bear nuggets. We host all kinds of skunks, possums, and raccoons, and once even saw a wolverine drinking from our creek while feasting on dead salmon.

This is what Bert and the others who helped him establish the ALR were trying to protect along with viable farm lands. Do not let their legacy go carelessly into the night!!! ^{Save} Richmond's farmlands!

Judy Emily Williams, Co-Chair and Evelyn Feller, Co-Chair,
Fraser River Coalition -604-856-9598



Mayor and Councillors

To Public Hearing
Date: May 15 + 17, 2017
Item # 91
Re: Bylaws 9706, 9707,
9712, 9717

From: Webgraphics
Sent: Tuesday, 16 May 2017 15:53
To: Mayor and Councillors
Subject: Send a Submission Online (response #1130)

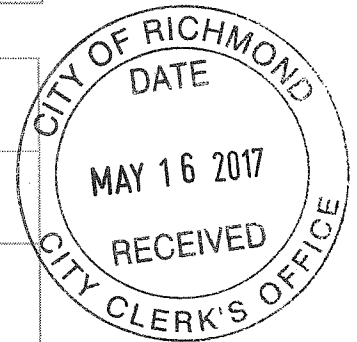
Send a Submission Online (response #1130)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2017 3:54:27 PM

Survey Response

Your Name	Alex Herring
Your Address	11340 Pelican Court Richmond BC
Subject Property Address OR Bylaw Number	No. 2 Rd south of Steveston Hwy
Comments	I am very disappointed in Mayo Brodie's last minute amendment to allow housing on ALR land to be over 10,000 sq ft. This is against your own staff recommendations and provincial guidelines. Take a look at the houses being built on the east side on No. 2 Rd south of the Steveston Hwy. One looks like they are building a bunker for when the North Koreans invade. Massive houses on ALR land and the owners will likely NOT farm the remainder of the land. With climate change a growing concern, we should be doing everything in our power to preserve agricultural land and not allow this flagrant abuse. I would suggest these properties be assessed at \$242 per square foot as my property was recently assessed and the house size be restricted to just over 5000 sq ft as they do in Delta. Stop work orders should be placed on the projects currently underway to deter the opportunists who jumped in at the last minute to take advantage of the lax restrictions in Richmond. Anything else and it looks like the big money political contributions



made by the developers are calling the shots.

MayorandCouncillors

To Public Hearing
Date: MAY 15 + 17, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

From: Webgraphics
Sent: Monday, 15 May 2017 16:47
To: MayorandCouncillors
Subject: Send a Submission Online (response #1124)

Send a Submission Online (response #1124)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 4:48:05 PM

Survey Response

Your Name	M Burke
Your Address	4311 Bayview Street
Subject Property Address OR Bylaw Number	Bylaw 9212
Comments	The appearance of the giant buildings in ALR lands in Richmond suggest a land use that is not permitted under the ALC Act or Regulations. These lands are intended for farm use, not commercial strips, hotels or multi-family developments. Once a large portion of a farm property is covered with buildings purported to be residential, agricultural uses are compromised. Presumably that is why provincial guidelines limit residential space to 5,382 sf. There is no good reason, from a public policy perspective, to allow for double, triple or even more residential space, even if it provides the owner with huge value and tax advantages by comparison with owners on the next (non-agricultural use) block.



To Public Hearing
 Date: May 15+17, 2017
 Item # 7
 Re: Bylaws 9706, 9707
9712, 9717

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 May 2017 17:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1125)

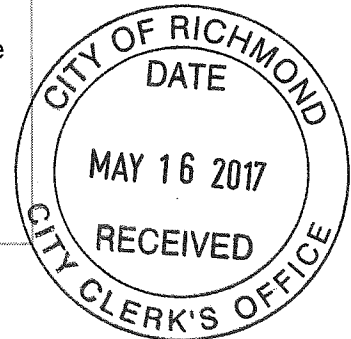
Send a Submission Online (response #1125)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 5:30:30 PM

Survey Response

Your Name	John
Your Address	5858 Sandpiper Court
Subject Property Address OR Bylaw Number	Bylaw No. 9712 - Re: Excessive building on farmland
Comments	<p>Dear Mayor and Councillors, I understand that you are under intense lobbying pressure from developers who contribute financially to your election campaigns. Your protection of farmland commitment needs to be more than just words. As elected representatives your responsibility is to farmland first, not to land owners or even farmers. If the economics of farming isn't working then you need to work with other levels of government to change the system. Excessive building on farmland is not the answer. I urge you to support the staff recommendation (House Size Option 1- Bylaw No. 9712) that would use Richmond residential density controls, allowing up to a maximum of 500 m2 (5,382 ft2) for all residential buildings including the garage. This option is based on the Ministry of Agriculture's Guidelines. This approach balances the building of a reasonable-sized house while minimizing the impact on farmland. Thank you for your consideration of this important matter.</p>



Sincerely, John ter Borg, Richmond

MayorandCouncillors

From: Hilarie McMurray <hilarieivy@gmail.com>
Sent: Monday, 15 May 2017 17:36
To: MayorandCouncillors
Subject: Please say no to monster homes in the ALR

To Public Hearing
Date: May 15+17, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

Dear Mayor Brodie and Councillors,

My spouse, Jack Litwinowich, and I are two of the 70% of Richmond residents opposed to monster homes on the ALR. Jack has lived virtually all his life in Richmond growing up on a farm on Maple Road which his late mother first farmed with her first husband in the 1920s.

We believe these monster homes are undermining the purpose of the ALR. Surely the BC Ministry of Agriculture guidelines recommended by City Staff are sufficient.

We are relying on you to protect the integrity of the ALR.

Sincerely,

Hilarie McMurray and Jack Litwinowich
4-11491 7th Ave., Richmond, BC V7E 4J5

C 778-866-7973
H 604-241-7644



MayorandCouncillors

From: vera smart <verasmart@shaw.ca>
Sent: Monday, 15 May 2017 18:12
To: MayorandCouncillors
Subject: Urgent-Regarding Faux farms

To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: Bylaws 9706,
9707, 9712, 9717

I was reminded today by my farmer son who was a history student, That the last time Richmond residents felt farm land was in a fight for it's life (Terra Nova Lands) The concerned residents went to the Polls in the next election and changes were made.

The voters always have the last say when they aren't happy.
Please don't let Monster houses sit on faux farms.
It just isn't right.

Thank you for your time.

V. Smart



MayorandCouncillors

From: Nancy Yurkovich <njsmithy62@gmail.com>
Sent: Wednesday, 17 May 2017 09:47
To: MayorandCouncillors
Subject: : Letter re farmland

To Public Hearing
Date: MAY 13 11 37 2017
Item # 7
Re: BYLAWS 9706, 9707, 9702, 9717

Sent from my iPad

Begin forwarded message:

From: Nancy Yurkovich <njsmithy62@gmail.com>

Sent from my iPad

Subject: Letter re farmland

Dear Mayor Brodie and Councillors

Our family has been in Richmond since 1939; we have seen the changes which these 78 years have brought. Development has turned Richmond from a farming community of 8,000 people to the present day of 218,000. Because of this development, people from all over the world choose to live in this beautiful community. One of the most attractive features is our environment—our open spaces, our farmland; this is what makes us special.

We are alarmed with the possibility of much of our remaining agricultural land being lost in favour of excessively large family homes.

We care about preserving farmland

as a way to feed ourselves and the next generation. We believe it critical to fiercely guard some of our precious “Island City by Nature” for agriculture; that it is possible to be reasonable in our balance between development and preservation of our environment, keeping soil healthy for all of us. Recently we received an email survey about what we do to keep our selves and our community healthy. As seniors in the community, we were glad to respond to the survey, noting that certainly a place for us now and in the future to feed ourselves is one of the ingredients. Good soil takes thousands of years and if we do not keep it healthy, we deprive ourselves and future generations.

How much square footage does a family need to live? I know that strength of family is one of the greatest gifts one can possess. I also know that we live in a house that was once a farm. But with proposals for homes that are normally thought of as excessive, is it really about family? Is it really about farming? Is it for another reason? Recently, in discussion with a gentleman, he told us that his children do not wish to live in large multi-generational family homes in the future, that they wish to live independently, a goal for many young people today. If this



is the case, then what? Agricultural land lost forever.

We believe that homes of 7,000 square feet on farmland are a balance between conserving precious farmland with the potential to feed us and a home for a family to live. Thank you for engaging in the challenge of finding this balance, a compromise that benefits all of us.

We are speaking out as citizens who care sincerely about what a privilege it is to live in this community.

Tony and Nancy Yurkovich

Sent from my iPad

MayorandCouncillors

To Public Hearing
Date: May 15+17 2017
Item # 7
Re: Bylaw 9706 9707
9712, 9717

From: Webgraphics
Sent: Monday, 15 May 2017 20:56
To: MayorandCouncillors
Subject: Send a Submission Online (response #1128)

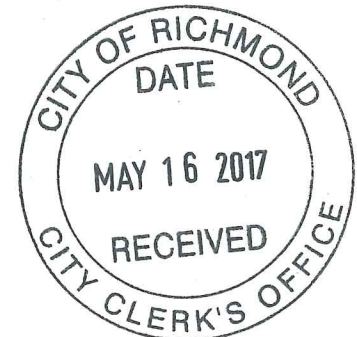
Send a Submission Online (response #1128)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/15/2017 8:57:28 PM

Survey Response

Your Name	Beth Ringdahl
Your Address	6095 Prince Albert St
Subject Property Address OR Bylaw Number	Vancouver BC V5W 3E2
Comments	I support the public hearing regarding preservation of the ALR. Food security is of utmost concern as we must safeguard the land that cannot be replaced. Please limit the development of mcmansions on acreages that consist of the richest farmland in Canada. Thanks for the opportunity to state our opinions that affect short and long term food supply.



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 10:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #1136)

To Public Hearing
Date: <u>May 15 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9771, 9777</u>

Send a Submission Online (response #1136)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 10:55:21 AM

Survey Response

Your Name	Lori Yonin
Your Address	#42-11491 7th Ave.
Subject Property Address OR Bylaw Number	Farmland Housing Regulations Public Hearing May 17,2017
Comments	<p>As a resident of the City of Richmond, I am absolutely opposed to residences on ALR land exceeding much over 5000 sq. ft. The proposal to still allow over 10,000 sq. ft. makes a mockery of ALR regulations. Anyone who lives in the City of Richmond sees, on a daily basis, that the current residences are NOT farmhouses; they are megamansions. I can also guarantee that any Council member that proceeds with approving the larger square footage on ALR land will not receive my vote in future municipal elections. And furthermore, I will work to see those Council members defeated.</p>



MayorandCouncillors

To Public Hearing
Date: <u>May 15th 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

From: Laura Heroux <herouxlc@gmail.com>
Sent: Wednesday, 17 May 2017 10:54
To: MayorandCouncillors
Subject: House size restrictions on ALR land

Good morning,

I have written in previously about this topic but I would like to be sure it's added to the public record. I attended Monday night's hearing and thought it was very interesting.

Please limit house sizes on all ALR land to the Ministry recommended 5342 sq ft. We need to support REAL farmers, not those looking for a higher land value. I don't believe farmers need mansions to function. I support the by-law that allows for individual applicants to apply for re-zoning on a case by case basis. This seems reasonable.

Thank you,

Laura Heroux
11080 Granville Avenue
Richmond



Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 11:00
To: Mayor and Councillors
Subject: Send a Submission Online (response #1137)

To Public Hearing	
Date:	MAY 15 2017
Item #	7
Re:	Bylaws 9706, 9707 9712, 9717

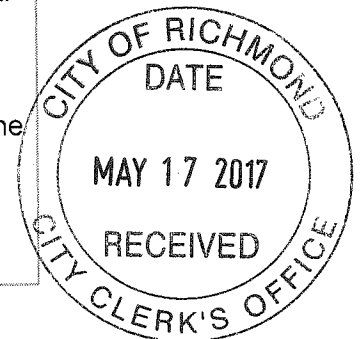
Send a Submission Online (response #1137)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 11:02:06 AM

Survey Response

Your Name	John M Eldridge
Your Address	#42-11491 7th Ave.
Subject Property Address OR Bylaw Number	Farmland Housing Regulations Public Hearing May 17, 2017
Comments	Dear Council, I am writing to support the smaller size restriction of houses on ALR land; 5,000 sq.ft. (approx) is plenty big enough for a farmhouse. Allowing 10,000 sq. ft is not in the interests of preserving farmland - it is in the interests of using farmland to develop estates. We urge you to do the right thing here and vote for the smaller size. Otherwise, you will have lost my vote in the next municipal election.



MayorandCouncillors

To Public Hearing
Date: May 15 th 2017
Item # 7
Re: Bilaws 9706, 9707 9712, 9717

From: WILDE DEBBIE <debralynnwilde@hotmail.com>
Sent: Wednesday, 17 May 2017 11:24
To: MayorandCouncillors
Subject: A rebuttal for tonight's meeting

Importance: High

I wanted to thank you for your efforts in the meeting held Monday night....although it was exhausting, you were true champions in how you diligently posed questions and delved into the farmhouse issue on behalf of Richmond residents. I did send an email for inclusion Monday evening (that was noted), and would offer this a rebuttal. I am likely unable to be there, but these are some of the points I am asking you to consider:

I am a lifelong (born here before we had RGH!) Richmond resident and, therefore, wholeheartedly invested in this fight to make sure that farmland is preserved as such. I currently believe it is open to and is being exploited by double dipping farmers who also have vested interests in real estate and development. That those things are in the forefront of some of the arguments we're hearing. It became apparent on Monday evening, with open admissions of such.

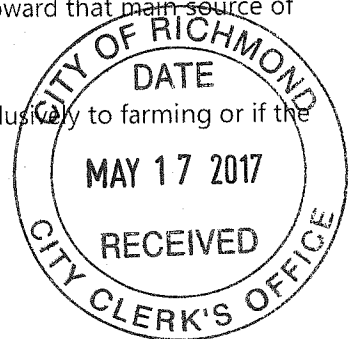
Interests focused on equity and property value were being expressed and that is concerning because it is NOT something council should be protecting on an isolated or targeted basis...we vote you in to protect all property owner's interests and that is worth considering here. In hearing words like "equity" and "Realtor" and "my parents both have full time jobs" from farmers fighting mega homes, this leads me to believe that farming is simply a way to plow through with these (other) interests for some (many?). But the decisions made will affect everyone, and not all are focused solely on "value" as a monetary thing, but also a quality of life value that we're seeking to protect. Farms are very much a part of that....part of our history and culture in Richmond, but not estate farms of millionaires or playgrounds for the wealthy who have little to no interest in actual farming, but are simply buying farms for the potential investment value.

With that, I sat through to the end and although I'd initially sent in an email and was going to leave it at that, had decided I wanted to respond before closing (as prompted by some of the comments I'd heard that I felt needed addressing). I put my hand up and, although Mayor Brodie assured us that we'd carry on until 1 AM, I was not permitted to speak as things ended at approximately 12:50 AM. I fully understand that, as things had dragged on. But I feel my observations and subsequent concerns at least warrant a listen. So this is my rebuttal.

Some of the farmers who spoke expressed the fact that they also have "full time jobs" away from the farm. It was used in an explanation of not being able to care for Grandparents by one young fellow and another stated outright that he is a Realtor. I would guess that someone with a full time "other" job isn't focused on farming as the main source of income or interest, by way of that. I only heard one farmer indicate that he held the role of full time, hands on farmer.

It is only reasonable to expect that farmers earn their living from ... farming. If they live on a farm but go to work each day at their "real"/other jobs, then farming isn't the livelihood. And most of us exert our energies toward that main source of income. It becomes our priority.

I challenge if those who have "other" full time jobs are "all in" or committed specifically and exclusively to farming or if the farm is seen as supporting their primary interest, in real estate. An investment.



Someone living by a creek who goes fishing but then heads off to work each day in the local supermarket isn't a "fisherman". The reason this is important (to me and, hopefully, you as well) is that there likely won't be as strong a commitment TO farming without it being the bread and butter of the family. So we have to tread carefully in protecting the interests of farming and not be confused with or heavily persuaded by those living on farmland who may have other, outside interests driving them.. This is a massive red flag. Realtors are focused on the buying and selling of property. And farm property currently lends way to sprawling estates and lucrative profits if millionaires eye and snap them up. But none may have the "farm" as the primary interest in all of that.

Some repeatedly referred to having "negotiated" a "compromise", but they aren't the only ones who should get to do so. And I appreciate that council is engaging in this issue as part of this. All residents have a say in how our city is utilized.

There are rules, restrictions, guidelines and bylaws that all have to adhere to...why should farming be any different? Why do some feel that, because it is personal property of theirs, that it should come with exemptions and a free pass to "do what they like with their property"? None of us has that freedom, despite owning personal property here.

If some like to blare music in the middle of the night, they are prevented from doing so by bylaws in place that consider others' needs. If some want to pile junk up in the front yard, they can't because there is a bylaw in place.

Farmhouses should not be immune to having restrictions that impact others, like any other property. These mega mansions affect others.

I was encouraged to hear the passion shown from some of the farmers, who assured us that they are committed to farming. I sensed, however, that some of it was connected to farm "prices" vs "farming". I heard arguments about equity that floated to the surface and were likely some of the real reasoning behind arguments.

The flipside of people worrying about their investments losing value is that there are others who are experiencing a negative side of skyrocketing real estate. Generational families who aren't as fortunate to have wealth and are struggling to stay in their homes.

The flipside is that we are slowly defacing this city and paving over places that aren't intended to be parking lots and playgrounds for the wealthy. That isn't what "farmland" is about.

Drive down No. 2 Road, south of Moncton at any given time to see a line of luxury cars parked on the boulevard. I doubt that they belong to farmers....what is going on in these "farmhouse" mansions?

Encouraging farmers to look beyond a monetary value and see the "value" of the farm and community is important. We have a responsibility to do so. YOU have a responsibility to do so. To ensure the "fight" isn't only about protecting farmers' assets, but is also about protecting the long term vision of Richmond.

We heard "without farmers there are no farms". But are these farmers making this statement. Or are these people living on farms who supplement their lifestyle through the farm?

Again, I'd challenge that a "farmer" is someone who makes his living farming. Anyone else is a gardener.

The argument was presented in support of building bowling alleys and other amenities on the farm to satisfy a "need" created by inaccessibility issues. We heard that a lack of buses, sidewalks and nearby playgrounds for children were issues driving this "need", but that needs to be challenged. Many areas are rural and this doesn't prevent people from venturing out with their families.

I would guess that most of these farmers do drive and there certainly ARE resources in place to serve families in the community without a need to have them incorporated into our own back yards. I am convinced these families likely already do use some of the recreational and entertainment resources that are available in the community and they aren't

somehow prevented from giving their children a good life because they have to go out. Or if they can't have a private facility that caters to the recreational and entertainment "needs" of the family.

Unless these children are all home schooled and don't ever leave home, I'm guessing they do have access to playgrounds and parks and that this is a non issue.

We actually should be encouraging Richmond families TO make use of the resources in place as it helps to strengthen our community as we get to know one another at these meeting places. Engaging in social settings and creating bonds as a community. If we allow for the building of bowling alleys, theatres and other amenities that keep people at home, it perpetuates that very divide that we heard some talk about. We may as well shut the city down if there is no need for or we're reportedly failing to provide adequate resources. I don't feel that we are. I feel that a sense of entitlement is driving this. Want and desire, not necessity.

Double dipping between farming and real estate can create a real conflict of interest (a term we heard last night that was directed toward Harold Steves...with the difference being that he has been a long term farmer and substantiates his stance through that). These other farmers have yet to be determined to some degree, as their primary source of income may lie elsewhere, outside of farming. And their fight is for something that has nothing to do with farming...and everything to do with luxury living.

Building walls on the farm because they have everything they need right there.

Many would like generational homes to provide a safe haven to look after our elders and raise our children. It is understandable and rather admirable to strive for that. However, we have to determine whether this is truly about "needs" or wants here. It's council's decision to weed through that and maintain a reasonable size structure on farmland. A "home".

I didn't hear farmers arguing against bowling alleys, theaters and pools in these homes and that concerned me. I heard them arguing in favour of why they reportedly needed them, but I don't necessarily buy into those arguments.

Toward the end of the evening, the climate of the conversation was rising in hostility and there were suggestions that "new faces" may have just jumped on board in this discussion as a fleeting thing. That can't be further from the truth. I read/follow/write to the editor, etc. on a regular basis. I take my city VERY seriously and always have, so to suggest that somehow this regular, vocal group of attendees is more invested in this is untrue. To date, I haven't **had** to attend or speak up...council has done a fair job of recognizing the needs and wants of all and there has always been a balance in that. But, recently, things are changing so drastically in (my) this city that it has prompted a reaction.

When I grew up in Steveston, all we really knew was farming and fishing...it is OUR culture. To live modest lifestyles focused on community in neighbourhoods that were conducive to that. By tucking generational families away behind gates in a farmhouses fit for a king so they don't have to venture out doesn't support that. It becomes "us" and "them". Divided.

Safety issues were brought up.... because there are no sidewalks? How do people get groceries? Go to school? The doctor? So it doesn't make sense that they can't incorporate things into their daily life as they go about their business. There is NO NEED to build recreational facilities in homes on farms in an urban area like Richmond. A ridiculous argument in my view.

Let's face it, it increases a home's value if you turn it into a resort of this nature, but it doesn't mean these needs can't (and shouldn't) be addressed at the community level. And it is affecting the rest of us, by turning farms into estates that will never be sustained as anything different and by increasing the values to disproportionate levels in the surrounding communities. We have 50 year old apartment blocks up the road from these estates...and it's driving THOSE people into the poorhouse. As our property taxes, cost of living tie into these playgrounds for the wealthy (farmer?), we must consider how everyone will fare in this decision...not just those who stand to make the most from it.

This isn't just about riding our bicycles to local grocers and to pick berries, although, that was attacked as something negative. In our "green" city, it certainly shouldn't be. Isn't this a strong argument FOR our green city? The vision we should be striving for? Let's weigh it against the argument to build a mega home...what is the greenest option here?

This is about changing the entire face of this city, and not all are on board with that. If your full time job isn't farming, then interests likely lie elsewhere.

Lastly, and sadly, the use of the word "racism" is becoming a ploy that is extremely concerning. I saw/heard no hints of racism until it was used as a tactic at the end of the night. Completely unprompted and unwarranted, with no racism exhibited throughout the night. Others followed with this theme and it needs to be abruptly halted. Racism is a serious issue and not to be exploited in a bid to get an upper hand or make a point. That serves to perpetuate it. This should NOT be tolerated at any level.

Any divide we're seeing is created by that very type of behavior. Name calling and finger pointing. This has nothing to do with race, and the divide is more related to wealth and the average working Joe who is fighting to keep up with it. That's what is spurring this fight and farms are caught in the middle of it. Land that should never be mistaken as anything but. Is that what we see at No. 4 Road? Along No. 3 Road?

Attempts were made on several occasions to discredit those who did show up to passionately present their views as a "flavor of the month" group. I urge you to question why some are steering toward this form of focusing on and attacking others vs getting to the heart of the matter by presenting facts.

Aiming for Harold Steves and Carol Day as targets who are accused of having conflicts of interest or being racist reeks of desperation and are deflections to be very wary of. It seems that some of the people pointing these fingers may need them to hold mirrors to look at how they may be guilty of some of these very things themselves.

Dramatics often incite a strong reaction. Don't react according...please let level heads prevail and do what is right here. You can't undo some of these decisions, but you will have to live with them. As we flip through pages in our history of Richmond books, I want it to be a recognizable place. We're steering off track but can take measures to reel it in.

Good luck, and thank you. I saw, first hand, what a tough job this really is.

Deb

10900 No. 3 Road

MayorandCouncillors

From: Valerie Hatch <vhatch52@gmail.com>
Sent: Wednesday, 17 May 2017 11:39
To: MayorandCouncillors
Subject: Farmland

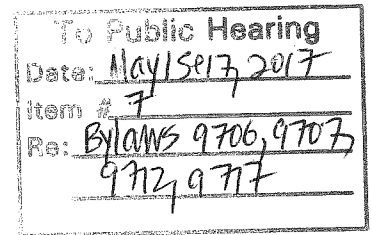
To Public Hearing
Date: May 15-17, 2017
Item # 7
Re: BYLAWS 9706,
9707, 9712, 9717

I just heard Carol Day speak on CKNW against the mega homes on farmland. Since living in Tsawwassen just under 4 years my husband and I have really noticed the chipping away at the farmland. i.e. Tsawwassen Mills, South Fraser Perimeter Road and Burns Bog for industrial use. I hope tonight when you vote you are thinking of the future by not supporting the mega homes. When it is gone it is gone.
Please vote for under 5000 sq. ft. I also believe that there should be a law that farmland should be farmed and not allowed to sit as a holding property. I also believe that farmland should not be exempt from the foreign property tax!!



Mayor and Councillors

From: Jeremy Hopwood <jeremy.hopwood@gmail.com>
Sent: Wednesday, 17 May 2017 12:14
To: Mayor and Councillors
Subject: House Size on ALR Land - Please Vote to Limit



Dear Mayor and Council

I encourage you to listen to the feedback of the residents of Richmond who have responded through Lets Talk process along with consistent feedback to LIMIT the size of houses being built on agricultural land in the City of Richmond.

I would encourage the City to adopt a bylaw that aligns with or is more aggressive than the provincial guidelines. These houses being built are not being used for farming and seem to be being built (and advertised as in the real estate pages) as estates. This means the farmland that is left is being leased to farmers at a cost which is making farming in Richmond less sustainable.

As a city we should be working towards maintaining food security and focussing on more affordable and densified housing vs accommodating to those who wish to build \$4m + mansions and avoid paying their fair share of taxes and contributions to the community by doing this on farmland.

I have attached a image from a older home being advertised (only 6000 square-feet) - note the lack of reference to farming. Allowing homes in the range of 10000 plus square feet as is currently happening seems to have the intent of turning the ALR into a exclusive gated community vs maintaining it as an important agricultural resource

Please listen to the overwhelming majority of your constituents and represent them when it comes time to vote on this issue.

Councils time and focus should be focussed on improving the lives of its residents and one must ask how allowing mega homes on farmland contributes to this goal.

Thanks

Jeremy Hopwood
3599 Richmond Street
Richmond BC V7E 2W3
778.8777843



MayorandCouncillors

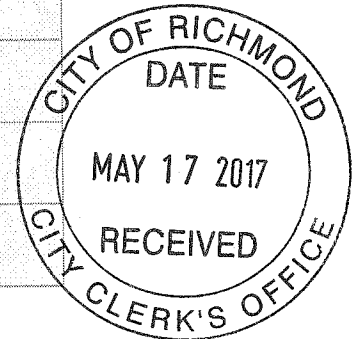
From: Webgraphics
Sent: Wednesday, 17 May 2017 14:43
To: MayorandCouncillors
Subject: Send a Submission Online (response #1140)

To Public Hearing
Date: <u>May 15 & 17, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706, 9707</u> <u>9712, 9717</u>

Send a Submission Online (response #1140)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 2:45:46 PM



Survey Response

Your Name	Susan Jones
Your Address	1028 51A Street, Delta, B.C. V4M 2X8
Subject Property Address OR Bylaw Number	Bylaws 9706, 9707, 9712 and 9717
Comments	<p>Public Hearing on Bylaws for mega houses, May 16, 17, 2017 I am opposed to the proposed bylaws which will facilitate mega houses on land in the Agricultural Land Reserve in Richmond. The upper limit of size in the Bylaws exceeds guidelines of the Ministry of Agriculture. It is tragic that we are losing the best farmland in the Agricultural Land Reserve to speculators and developers. BC has only 4% to 5% farmland and the Fraser delta farmland has some of the richest soils in the province. Coupled with mild climate, this makes it some of the best farmland in Canada. It is unfortunate that the BC Liberal Government has weakened protection of the Agricultural Land Reserve putting municipalities in a difficult position of trying to protect the land through bylaws. BC Liberal policies have increased land speculation in the ALR. Please protect the ALR in Richmond and reject any bylaws that permit mega houses or subdivision of ALR parcels.</p>

MayorandCouncillors

From: Lorne <wiselawbc@hotmail.com>
Sent: Wednesday, 17 May 2017 16:01
To: MayorandCouncillors
Subject: massing on farmland

To Public Hearing	
Date:	May 15+17, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Dear Mayor and Council:

I have lived in Richmond for approximately 31 years. I have benefited from all that is good and beautiful about Richmond. I am deeply concerned about the issues surrounding by-law 17 which would allow exorbitantly large homes to be built on farmland. These homes are far in excess what is required on farmland. The land is there to farm. First of all it gives the world the impression that Richmond is governed by greed and extravagance because that can only be the underlying motive. It is also my understanding that some of these homes have been used for birthing tourism and other illegal activities. It is also my understanding that there may be an issue with concerns of money laundering.

The City of Richmond takes issues on important issues with other jurisdictions such as regards the Massey Tunnel Replacement Project. I suggest that if Richmond does not seriously control the abuse of massing on farmland, it will lose credibility with other jurisdictions. Other local governments have managed to take action-some better than others. I would hope that my local government would chose to lead and be on the side of the citizen's of Richmond and not on the side of greed.

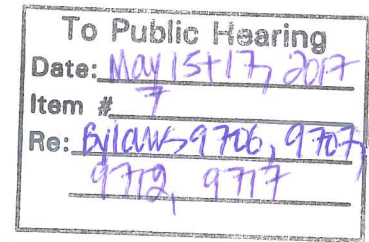
Lorne Wise
lawyer

Sent from Mail for Windows 10



MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 17 May 2017 16:03
To: MayorandCouncillors
Subject: Send a Submission Online (response #1141)



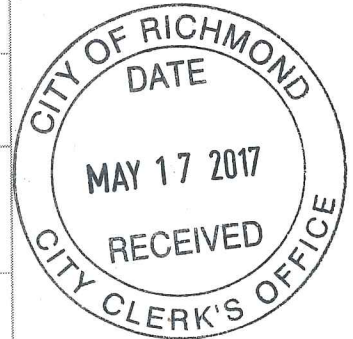
Send a Submission Online (response #1141)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2017 4:04:28 PM

Survey Response

Your Name	Dorothy Pitre
Your Address	8420 Fairway Road, richmond, B.C.
Subject Property Address OR Bylaw Number	lot 1,Block 4N, Plan 23209, Section 21,22
Comments	<p>You need to start limiting size of houses on farm land and residential properties. Once land is gone, it is not coming back, if so, at what cost? Farm land needs to be protected and council needs to be proactive not just for now but for the future. If we are experiencing a climate change, we should be reducing our carbon footprint not wasting resources. The Pembine Institute, which carried out research for the Pacific Institute note "that B.C.'s buildings account for nearly 30 per cent of energy use and 12 percent of the province's greenhouse gases." "A 2011 resport y the British National House Building Council notes Canada's consumption of primary energy and electricity per capita is among the highest in the world, with housing accounting for 17 per cent of consumption. Houses on farmland has no need to be large and should be situated to maximize the full potential of the land and should be used yearly for farming. A city hall employee once said once a property is cleared it has become sterile. As house sizes</p>



increase and more concrete is put down will that not effect the bird and insect population? Richmond once had so much farmland. Are you going to stabilize what is left or allow it to be plundered? Please save what is left and act responsibly. Quotes are from an article by BARBARA YAFFE, Tuesday, August 11, 2015. If there are any errors in the quotes that is mine alone. As a long time resident of Richmond I sincerely hope you will be more active in the preservation of Richmond. Thank you. Dorothy Pitre

Mayor and Councillors

From: Laura-Leah Shaw <lauraleahshaw@icloud.com>
Sent: Wednesday, 17 May 2017 16:06
To: Mayor and Councillors
Subject: Murderers of our environment

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9713

The house across from me was bulldozed today to build a house almost 10,000 sq ft. They took out all the trees.

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>>>> All day I've been watching the birds come looking for their nests. The landowner, the developer, and the city and council that allowed this to happen are all murderers. The baby birds have just hatched and their parents were powerless to protect them. I've seen them come with food in their beaks and fly around confused. They are running around on the ground looking for their families. Why were they allowed to take out trees during nesting season?

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>>>> As for the size of the house - Does the family that owns this land need a house just under 10,000 ft.². Absolutely not. They have no interest in farming the land, they're building a barn for stables and horses. It gives them farm status and lower taxes, and with all the trees cut down everyone who drives by will see their wealth. They put it on display, the owners of these monster houses.

>>>>
>>>> This is farmland and it is ours to protect, like the birds were trying to protect their young. Richmond city council needs to wake up and realize that they are being taken advantage of by people with money and possibly power. Get some backbone and STOP the development of large houses as other municipalities have.

>>>>
>>>> Show good stewardship and protect farmland for future generations.

>>>>
>>>> Laura-Leah Shaw PREC
>>>> 604.551.9297
>>>> RE/MAX Crest Realty Westside
>>>> www.laura-leah.com

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>>>> Master Medallion Club 7 years
>>>> RE/MAX Hall of Fame & Platinum Club REALTORS Care Award 2002 2011 &
>>>> 2013 Canadian REALTORS Care Award 2017 HARTS Community Hero 2016

>>>>
>>>> Please support a 'cruelty-free' world

