

Mayor Brodie and Councillors,

Since yesterday morning, we've received *a lot* of feedback from citizens, mainly at the Garden City Conservation Society email address. I'm going to talk fast to share some of it where my comments may help.

First:

From a man: "I am worried that the investor lobby might show up in *greater* numbers and leave a *lasting* false impression on Council."

From an unrelated woman: "This issue has always bugged us, and today we saw 3 more monster mansions being built and it really upset us. City Council needs to have some balls. Good luck!!!"

They were both here Monday, and they reflect the sense that council is under the spell of ALR landowner investors. On Monday, the investor lobby kept bringing up *compromise between alternative immense* house sizes and, in effect also, their *right to increases* in farmland value.

It had almost *nothing* to do with the Ministry of Agriculture's purposes for regulating house size on ALR Agricultural land. (You have the five purposes in front of you.)

Despite Monday's evidence, people want to
Who else can they turn to?

Recording
Secretary

A lessee farmer wrote: "Many of us farmers in Richmond lease land and can't speak at the public hearing from a farmer's perspective. So few have the security of owning their own land. Our livelihoods are precarious."

A young farmer wrote: "Please thank everyone who fights to protect the land. It's farming, but it's not just farming. It's also an ecosystem full of wildlife to protect."

Someone talked about the lessees on Monday, and the email responses tell me further that the lessees' fears are widespread and extreme. Council can *begin* to address that with decisions that put these *farmers* ahead of speculators and money launderers.

A final email: "The issue is *NOT mainly* about the size of the house, even though the house size is a way to address the issue." On Monday, people didn't get that. See Point b in 2.4.6 of the Ministry Guide, "directing residential uses to NON-farm areas," for one aspect of the real issue.

Please vote to protect farmland and the young farmers and lessees who are the precarious future of farming in Richmond.

2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

- a) not restricting agricultural activities;
- b) directing the largest residential uses in a community to *non-farming areas*;
- c) minimizing the impact of residential uses on farm practices and farming potential in *farming areas*;
- d) minimizing loss and/or fragmentation of farmland due to residential uses; and
- e) minimizing the impact of residential uses on increasing costs of farmland.

2.4.6.5.3 Maximum Floor Area-Farm Residences

The Minister's Bylaw Standard does not include size restrictions for the *floor area-farm residences*. However, the following is offered as a suggestion where local governments wish to include these restrictions in their bylaws.

The maximum *floor area-farm residence(s)* is the lesser of a floor area commensurate with *urban areas* or:

- a) 500 m² for *principal farm residence*;