



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: May 1, 2009

From: Brian J. Jackson, MCIP
Director of Development

File: AG 06-353859
AG 06-355496
AG 07-358609
AG 07-360109

Re: **Agricultural Land Reserve Exclusion Applications by Gordon Pushee at 7340 No. 4 Road, Roland Hoegler (acting agent for Stuart Taylor) at 8600 No. 4 Road, Philip Lee at 6580 No. 4 Road and Derek Blackstock at 6480 No. 4 Road**

Staff Recommendation

That authorization for the following applicants and properties to apply for exclusion from the Agricultural Land Reserve from the Agricultural Land Commission be denied:

1. Gordon Pushee at 7340 No. 4 Road (AG 06-353859).
2. Roland Hoegler (acting agent for Stuart Taylor) at 8600 No. 4 Road (AG 06-355496).
3. Philip Lee at 6580 No. 4 Road (AG 07-358609).
4. Derek Blackstock at 6480 No. 4 Road (AG 07-360109).

Brian J. Jackson, MCIP
Director of Development

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Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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Staff Report

Origin

The City has received the following four applications for exclusion from the Agricultural Land Reserve (ALR):

1. Gordon Pushee at 7340 No. 4 Road (AG 06-353859).
2. Roland Hoegler (acting agent for Stuart Taylor) at 8600 No. 4 Road (AG 06-355496).
3. Philip Lee at 6580 No. 4 Road (AG 07-358609).
4. Derek Blackstock at 6480 No. 4 Road (AG 07-360109).

These are four separate applications by individual applicants. Given the similar circumstances surrounding each application, they are being brought forward together in this report.

Location maps and aerial photographs of the subject properties under application are contained in **Attachment 1**. A map showing the location of all four application sites in relation to the McLennan Sub Area Plan is contained in **Attachment 2**.

ALR Exclusion Applications – Processing and Notification Requirements

Processing

Private property owners applying to have properties excluded from the ALR submit applications first to the City of Richmond for review by City staff. Once the applications have fulfilled submission requirements and addressed City staff comments on the proposals, exclusion applications are forwarded to Richmond City Council for consideration and decision. In order to proceed to the Agricultural Land Commission (ALC), a resolution from Richmond City Council is required to authorize the subject applications to proceed.

If Richmond City Council authorizes the ALR exclusion applications to proceed, they are forwarded to the ALC for a decision to be made. If Richmond City Council does not authorize the applications to proceed, the applications do not get forwarded to the ALC and the exclusion applications proceed no further. Should permission not be granted to proceed to the ALC, half of the original application fee is returned to the applicant (\$600 application fee; \$300 returned to applicant if proposal does not proceed to the ALC).

Upon receipt of ALR exclusion applications authorized to proceed to the ALC by Local Government resolution, the ALC may approve or deny the applications. If approved, the ALC would notify the proponent and the City of the exclusion. Properties that have been excluded from the ALR are still subject to the City of Richmond's OCP and zoning. Rezoning applications to amend the OCP and zoning would need to be submitted, reviewed and considered for proposals that do not comply with these regulations. None of the proponents have submitted concurrent rezoning application requests in conjunction with the subject ALR exclusion requests. If the ALR exclusions are denied by the ALC, the application process is complete and notification of the decision is given to the proponents and Richmond for information purposes.

Public Notification Requirements

ALR exclusion applications by property owners are required to notify the public of their application prior to filing it with the Local Government (City of Richmond). Notification involves the following, which is to be completed by owner/applicant:

- ☐ Advertise in a local newspaper identifying the intent, location and applicant of the ALR exclusion application.
- ☐ Serve a copy and notice of the application to other property owners in the ALR that share a common property with the property under application.
- ☐ Post a sign on the property that identifies the intent, location and applicant of the proposal with a copy of the notice and application posted on the sign.

Any public comments received by the applicants as a result of the notification process must be forwarded or directed to the City of Richmond for consideration in the processing of the exclusion application.

Compliance with Notification and Public Comments

All four applications adhered to the notification requirements and submitted the appropriate documentation when the applications were filed with the City. No correspondence or comments from the public were received directly by the City or forwarded by the applicants.

Agricultural Land Commission Act - Exceptions

Exception Provision

A provision in the ALC Act enables properties that meet certain criteria to be excepted from the provisions of the ALC Act and applicable regulations. The exception provision is as follows (stated in Section 23 of the ALC Act):

“Restrictions to the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.”

In order for a property to adhere to the above provision, the following must be confirmed:

- ☐ On December 21, 1972, the lot was less than 2 acres in area; and
- ☐ On December 21, 1972, the land was on its own, separate certificate of title.

Properties that are excepted from the ALC Act are not required to obtain approval from the ALC for development (residential, commercial, institutional, industrial) or use of properties in the ALR. However, the property is still subject to applicable Local Government regulations and zoning.

Properties Under Application that are Excepted from the ALC Act

Based on information forwarded by ALC staff, 8600 No. 4 Road (R. Hoegler – Agent) is confirmed to be excepted from the ALC Act as it adheres to the criteria. It is unknown whether the remaining three properties under application are also excepted from the ALC Act, as the proponents have not submitted the necessary information. City staff conducted research on these other properties, but have not been able to attain the appropriate legal titles and subdivision plans (to confirm adherence with criteria) to determine if the properties meet the provisions to be excepted from the ALC Act. Staff notified each applicant about this exception provision

contained in the act and to follow-up with ALC staff to clarify the criteria and information required to confirm if the exception applied to their property.

Implications for Properties that are Excepted from the ALC Act

In addition to the property at 8600 No. 4 Road that is confirmed to be excepted from the ALC Act, the possibility remains for the other 3 properties under ALR exclusion application along No. 4 Road to be excepted from the ALC Act due to the small size of each property (less than 2 acres) and historical subdivision pattern in the area.

A property that meets the provisions to be excepted from the ALC Act, is still located in the ALR and does not mean that the property is automatically excluded from the ALR. If the property owners wish to amend the existing boundary of the ALR to exclude their properties, an application for ALR exclusion and subsequent authorization to proceed from Richmond City Council and decision from the ALC is required. Any proposal to amend the ALR boundary to exclude a property from the ALR requires an ALR exclusion application despite whether a property is excepted or not excepted from ALC Act.

Benefit of Keeping Properties Excepted from the ALC Act in the ALR

There are many examples of properties in Richmond that are contained in the ALR and are also excepted from the ALC Act. The following are benefits of keeping properties excepted from the ALC Act within the ALR:

- ❑ This approach is consistent with the City's Official Community Plan (OCP) designation of "Agriculture" for all properties contained within the ALR. This land use designation identifies agriculture as the principal land use to be considered for ALR lands and supports the ALC's mandate to preserve agricultural land.
- ❑ The existing boundary of the ALR along No. 4 Road constitutes a contiguous clearly defined buffer and helps to delineate between urban and rural/agricultural areas. The situation of the ALR boundary coinciding with a public road is a common occurrence in Richmond (i.e., Steveston Highway, No. 2 Road, No. 6 Road, Alderbridge Way, Westminster Highway). Exclusion of properties along ALR boundaries and section line roads compromises the natural buffer provided by the road and can potentially lead to increased development pressure on agricultural land.
- ❑ There are likely numerous properties throughout Richmond's agricultural areas that are contained within the ALR, but are excepted from the ALC Act due to property size and historical legal title. From a land use and planning perspective of maintaining areas for agricultural purposes, the approach taken is to designate and include all land in the ALR for agricultural purposes and not individually differentiate properties that are excepted from the ALC Act. This approach is beneficial to agriculture as it would provide a more contiguous and large land base available for farming and not result in further erosion of the ALR boundary.
- ❑ Maintaining properties excepted from the ALC Act within the ALR also assists in the potential future consolidation of smaller lots into larger parcels that can be more readily farmed. If individual exclusions are considered, future lot consolidation may be more difficult to achieve.

Findings of Fact

Please refer to **Attachment 3** for additional technical information and surrounding land uses specific to each property under application.

Related Policies & StudiesOfficial Community Plan (OCP)

The OCP General Land Use map designates all subject properties under application for 'Agriculture'. The McLennan Sub Area plan (applicable to all four properties under application), approved in 1987, designates the site for 'Agriculture' (refer to **Attachment 2**) and contains specific objectives and policies to enhance agricultural viability in the area east of No. 4 Road, therefore maintaining this portion of the McLennan Sub Area in the ALR. The OCP also identifies policies directed towards protecting all farmland in the ALR and maintaining the integrity of the ALR boundary.

Based on the materials submitted for all applications, the exclusion of these properties from the ALR would not be consistent with the OCP objective of maintaining the existing boundary of the ALR. If the subject properties under application are excluded from the ALR, the City's existing OCP designation and zoning would still be applicable to the subject properties. As a result, the Agricultural land use designation in the OCP and zoning (AG1) would limit urban development to low-intensity residential (single-family) and related accessory uses. More intensive urban residential development would not be in compliance with existing OCP designations and zoning and would require the appropriate OCP amendments and rezoning applications to be considered by Richmond City Council.

Agricultural Viability Strategy (AVS)

The AVS (approved by Council on May 26, 2003) supports the broader OCP objectives of protecting farmlands in the ALR and enhancing agricultural viability of farmland in Richmond.

As defined in the AVS, the subject properties are contained in the McLennan 2 Agricultural Management Node (Six quarter-sections bounded by No. 4 Road, Westminster Highway, No 5 Road and Francis Road). All properties in this node are to be managed in a coordinated and comprehensive manner. Site-specific exclusion requests, considered independent of other properties in this Agricultural Management Node are not supported as a fragmented approach that would not benefit agriculture and jeopardize the established boundary (No. 4 Road) between urban and rural areas. As a result, the four ALR exclusion requests do not comply with the policies and recommendations contained in the AVS.

Zoning

The subject sites under application are zoned Agricultural District (AG1). A majority of the properties in the McLennan Sub Area in the ALR are zoned AG1. In addition to agriculture and supporting uses, this zoning district permits a single-family residential dwelling and accessory uses.

Staff CommentsRequested Information

Upon the review of each application, staff communicated to each applicant relevant portions of the City's OCP and AVS in order to identify the principles of Council adopted plans and policies aimed at preserving the existing ALR boundary and enhancing agricultural viability. Staff also identified to each applicant that the proposed exclusions do not comply with the City's OCP and AVS, and the proposals cannot be supported on this basis.

Staff requested that additional information be provided, should the applicants wish to continue to proceed with the proposals and enable staff to conduct a complete review. The following comments were forwarded to all applicants in order to obtain a clear rationale for each proposal:

- ❑ The submission of a soils report from the appropriate professional to address the subject properties agricultural capability and potential impact on surrounding properties.
- ❑ The submission of a detailed rationale to justify and explain the purposes of ALR exclusion application.
- ❑ More information to determine how an exclusion application will result in agricultural viability and whether this proposal will ultimately impact farming in the area.
- ❑ Information was also requested on the proposed future land uses should the subject sites be removed from the ALR.

Status of Each Application

A summary of each application in relation to staff's requests for additional information and clarification to be provided by the proponents is contained in **Attachment 4**. Through the processing of the applications and resulting requests for additional information, some of the applicants questioned the City's request for more information and indicated that applications should be forwarded to Council with none of the supplementary information requested.

Approximately two years has passed since City staff requested additional information for the subject ALR exclusion applications. In early March 2009, staff communicated to all applicants the status of each ALR exclusion application and outstanding information that have yet to be received.

Based on the limited information submitted for each ALR exclusion application, staff consider all proposals incomplete, thereby not enabling staff to conduct a full examination and review.

Ownership Change – 6480 No. 4 Road

One of the properties under application at 6480 No. 4 Road was sold to new property owners during the processing of the ALR exclusion. Staff asked the previous applicant and owner (Derek Blackstock) and new property owners (Z. Liu & J. Tang) to request how they wish to proceed based on the ownership change. To date, no information has been received by City staff to provide direction on the active application. Staff recommend that the ALR exclusion request submitted by the previous applicant and owner (D. Blackstock) be denied as the incompleteness and non-compliance of the application with City plans remains despite the ownership change.

City Services

Existing Services

The subject properties are serviced by City storm system with drainage to No. 4 Road. City water is also located along No. 4 Road and services the properties under application. All of the subject properties are serviced by individual on-site septic sewer disposal systems as the area is not contained in an existing City sewer area and not serviced by a City sanitary sewer system.

Servicing Challenges and Implications

There are a number of servicing implications and challenges that would result if the subject ALR exclusion applications are approved. Generally, removal of land from the ALR represents the first step in the further development of agricultural land for other purposes such as residential, commercial or industrial development. More intensive, urban oriented-development places increased demands on City water, storm and sanitary sewer services. In general, City services in agricultural areas are not designed for or have the capacity to support increased development.

A particularly challenging City servicing implication for development of agricultural areas relates to sanitary sewer service. The subject properties east of No. 4 Road between Westminster Highway and Francis Road (including the four properties under application) are not serviced by a City sanitary sewer system and are located outside of a defined City sanitary sewer catchment area.

Richmond City Council adopted a Sanitary Sewer Connection Policy (7401) (**Attachment 5**) on October 24, 2004, which sets out an approach to addressing sanitary sewer connection requests for properties outside of sewer areas. The Policy was developed to take into account infrastructure efficiencies and agricultural land protection policies, which are common issues that arise in many sewer connection requests made to the City. From an infrastructure perspective, existing sewerage areas have an existing limit, which does not generally have the capacity to support additional properties or areas. Based on agricultural land use policies, servicing these properties with a sanitary sewer system is contrary to the protection of farmland as intensive servicing in these areas results in increased pressure to develop farmland for other purposes.

Policy 7401 generally identifies that properties outside of City sewer boundaries be denied connection to the City sanitary sewer system, which provides a consistent and coordinated approach to addressing infrastructure capacity and OCP land use policies aimed at protecting farmland. Any proposal involving a connection to a sanitary sewer system for the subject properties under ALR exclusion application would not comply with the provisions of Policy 7401.

As a whole, existing services to the subject properties under application along No.4 Road as well as other properties contained in the ALR are adequate for the needs of existing residential uses (single-family dwellings) permitted in agriculturally zoned areas. An increase in the development of agricultural land will result in additional pressure on City storm, water and sanitary sewer services that would not likely have sufficient capacity to enable further expansion in the agricultural areas and would also be contrary to City land use policies.

Analysis

The subject ALR exclusions on the east side of No. 4 Road are not consistent with the following OCP objectives and policies:

- ❑ Maintain the ALR boundary and protect all farmlands in the ALR.
- ❑ Maintain and enhance agricultural viability in the ALR on a city-wide basis and within the McLennan Sub Area.
- ❑ Land use designations to identify agriculture as the principal use.

The four ALR exclusion applications for the subject properties along No. 4 Road do not comply with the City's policies and objectives of preserving the existing ALR boundary as a measure to protect all land in the ALR for farm purposes. Not all land is actively in farm production in the ALR; however, designating land for agricultural purposes ensures that future use of the land for farming remains the top priority.

Commercial agriculture, on large contiguous parcels, is challenging in the McLennan Area given the existing subdivision pattern of agricultural land and resulting lot sizes and configuration. However, the potential for lot consolidation into larger agricultural parcels and for small lot agriculture or farm operations involved in more intensive urban agriculture activities remain a possibility and viable land use that benefit agriculture and comply with City OCP and zoning, as well as ALC regulations. Small lot agriculture utilizing principles of intensive urban agriculture (compact planting arrangements, selecting high-value crops) are viable farm activities that can be achieved on small lots. Removal of the subject sites under application or other properties in the area from the ALR on the basis that they are small in size would jeopardize the ability to undertake or establish small or consolidated lot agricultural activities in the area.

Applications to exclude individual properties from the ALR is the first initial step towards increased undesirable urban development, which would ultimately result in the loss of land available for farming and be contrary to the mandate of the ALC and direction in Richmond's OCP. As well, the impact of additional urban development on agricultural viability would be negative and not support farming.

All four applicants have not submitted adequate information or responded to the staff requests for additional information pertinent to the review and examination of the ALR exclusions. Some applicants have requested that the applications be forwarded to Planning Committee and Council in their present state despite not having the supportive material requested by staff.

Should the ALR exclusion applications be considered and approved by both Richmond City Council and the ALC, the properties would still be subject to Richmond's OCP and zoning. It remains unclear whether applicants wish to undertake development if the properties are excluded, which would require amendments to the OCP and zoning that currently does not support more intensive urban development.

Financial Impact

If the requested ALR exclusions are denied, 50% of the ALR exclusion application fee will be refunded to the proponents, on the basis that the applications don't proceed to the ALC for consideration. The submission fee is \$600 for each exclusion application request. As a result, each proponent would be refunded \$300 dollars (total of \$1,200 amongst the four applications).

No portion of the fee would be refunded to the applicant if the application proceeds to the ALC, as the City is required to forward half of the application fees to the ALC (\$300 for each exclusion application).

Conclusion

The requests to exclude the four subject properties from the ALR are not supported as:

- ❑ While the existing use on the four subject properties is single-family, the applicants have not indicated what proposed future use of the properties would be.
- ❑ ALR exclusions in this area do not comply with the City's policies on land within the ALR.
- ❑ Individual exclusions would result in negative impacts to farming in the area and set a precedent for other property owners to exclude land from the ALR, thus continuing to reduce the land base of the ALR.
- ❑ All applications are missing key, supportive materials typically requested for staff to conduct a comprehensive review of each proposal. It has also become apparent that requested information will not be forthcoming, as some applicants have requested that applications be forwarded in their current state.

On this basis, staff recommend that the request by the proponents to proceed to the ALC with the four ALR exclusion applications at 7340, 8600, 6580 and 6480 No. 4 Road be denied.



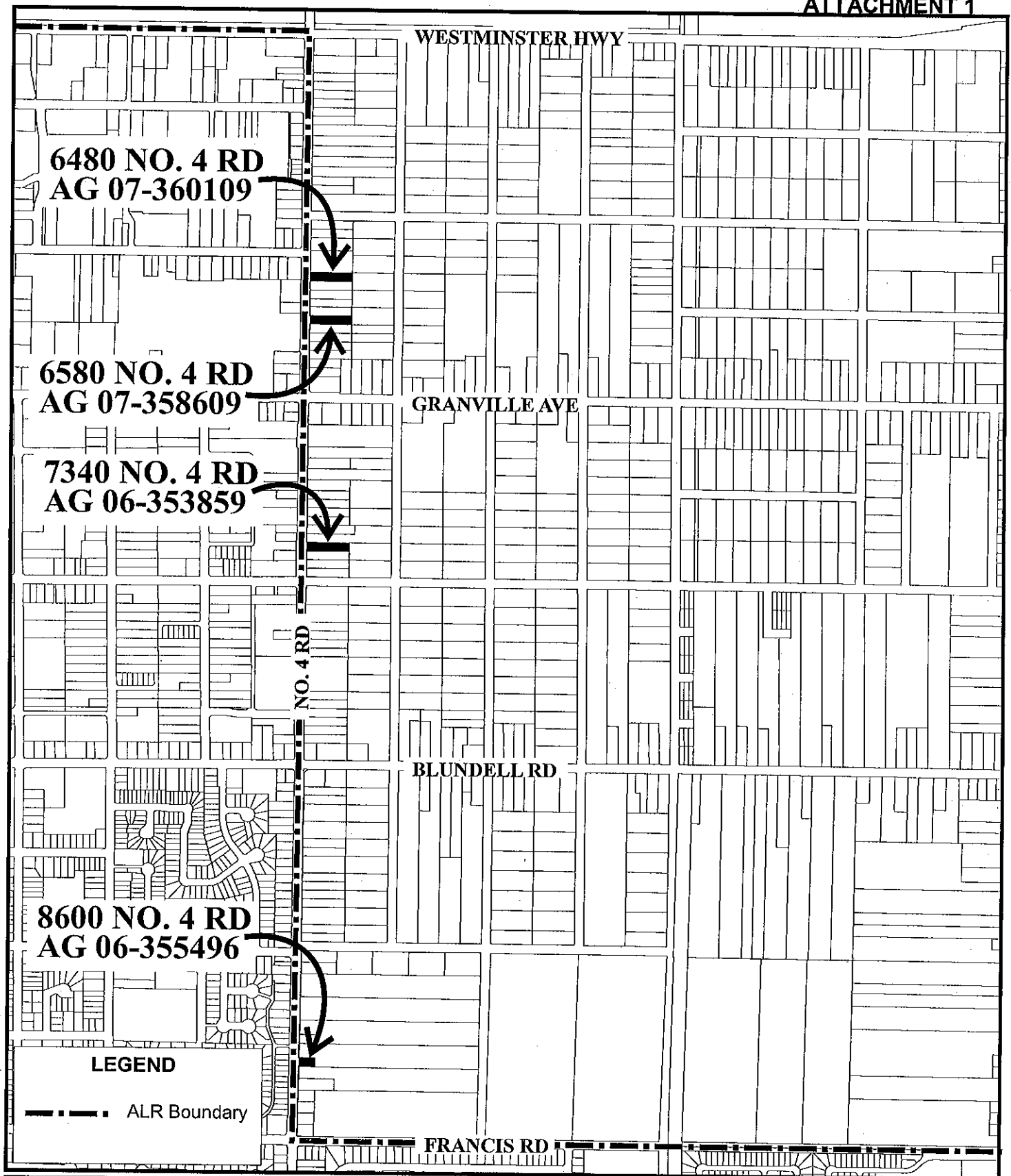
Kevin Eng
Planner 1



Terry Crowe
Manager, Policy Planning

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- Attachment 1 -- Location Map and Aerial Photo
- Attachment 2 -- McLennan Sub Area Plan Land Use Map
- Attachment 3 -- Summary Data on Subject Sites and Land Use Context
- Attachment 4 -- Application Status Summary Table
- Attachment 5 -- Sanitary Sewer Connection Policy 7401

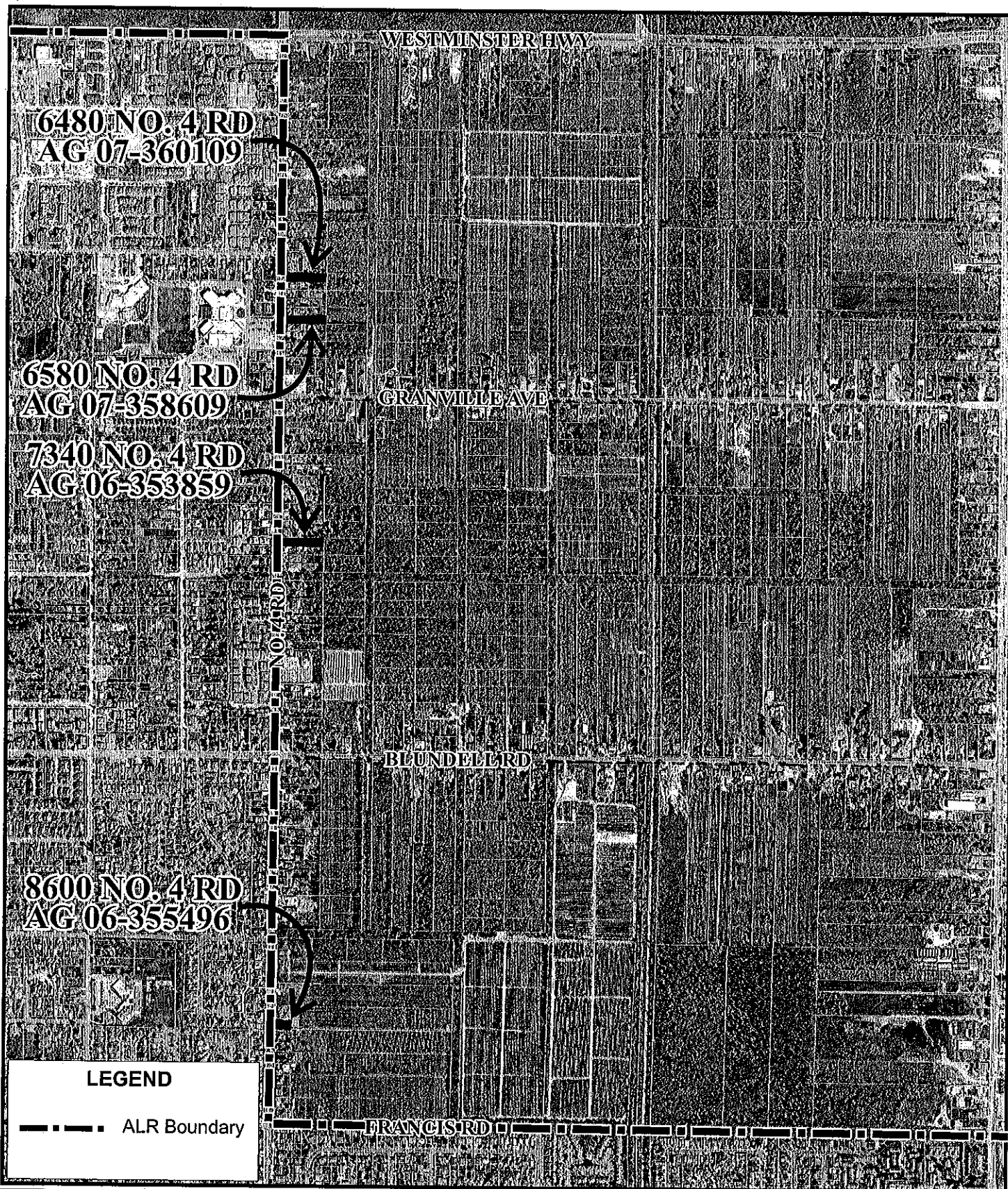


ALR Exclusion Applications along No. 4 Road

Original Date: 05/06/09

Amended Date:

Note: Dimensions are in METRES



ALR Exclusion Applications along No. 4 Road

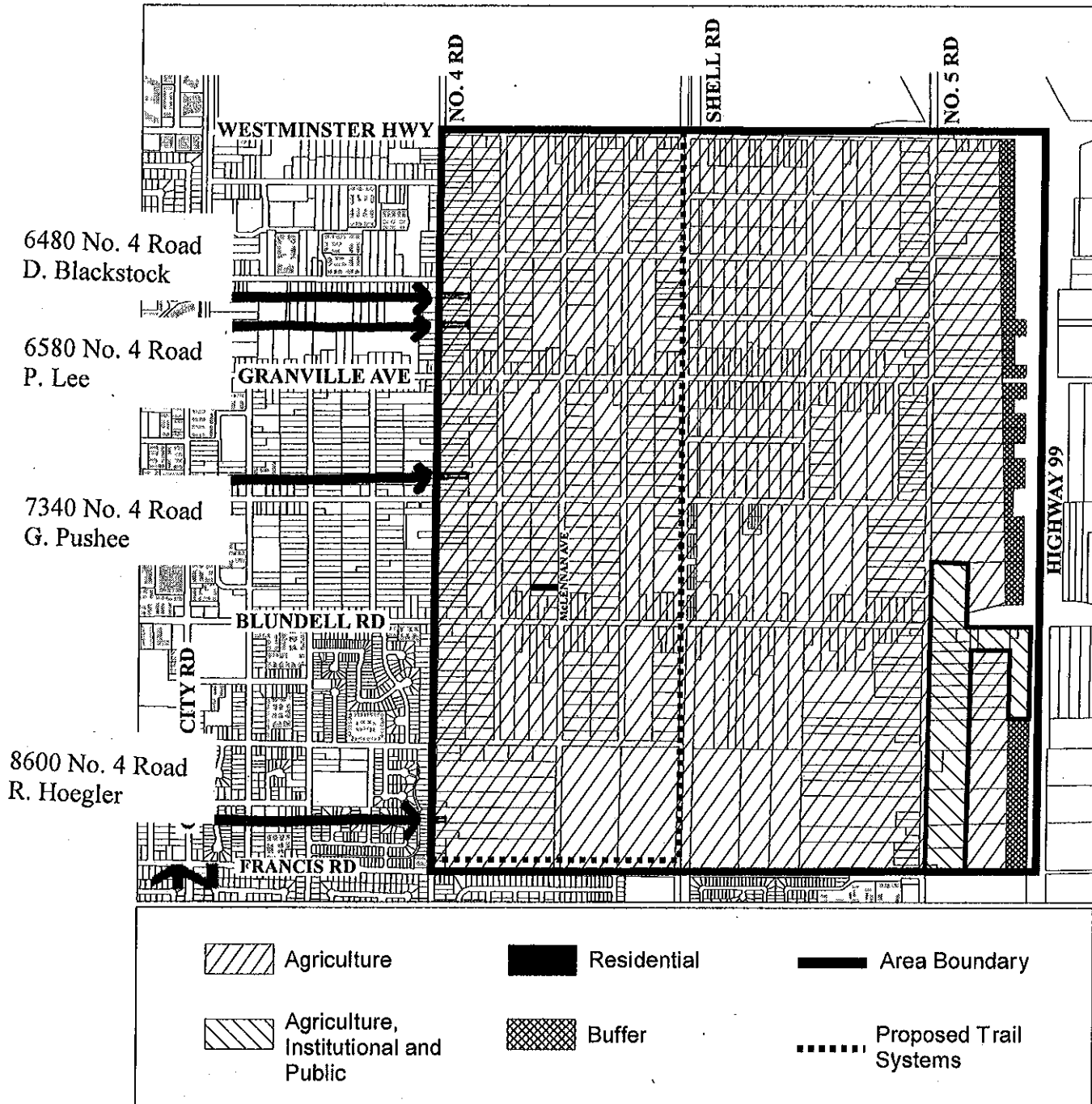
Original Date: 05/06/09

Amended Date:

Note: Dimensions are in METRES

City of Richmond

Land Use Map Bylaw 7536
2003/07/21



Findings of Facts**7340 No. 4 Road (Gordon Pushee)**

Item	Existing	Proposed
Owner	G. Pushee, C. Weaver	N/A
Applicant	Gordon Pushee	N/A
Site Size	1,792 sq.m (0.44 ac)	No change
Land Uses	Single-family dwelling	Not clearly specified by applicant
OCP Designation	Agriculture	N/A Currently unknown
McLennan Sub-Area Plan Designation	Agriculture	N/A Currently unknown
ALR Designation	Subject site is within the ALR	Exclude property from the ALR
Zoning	Agricultural District (AG1)	N/A Currently unknown

Surrounding Context

To the west: A combination of single-family dwellings on R1/F zoned lots and townhouse developments with Comprehensive Development District zoning on the west side of No. 4 Road.

To the south: An AG1 zoned property in the ALR with a single-family residential dwelling.

To the east: An AG1 zoned property (no access) in the ALR designated as an Environmentally Sensitive Area (ESA).

To the north: An AG1 zoned property in the ALR with a single-family residential dwelling.

Findings of Facts**8600 No. 4 Road (Roland Hoegler agent for Stuart Taylor)**

Item	Existing	Proposed
Owner	Stuart Taylor	N/A
Applicant	Roland Hoegler	N/A
Site Size	723 sq.m (0.18 ac)	No change
Land Uses	Single-family dwelling	Not clearly specified by applicant
OCP Designation	Agriculture	N/A Currently unknown
McLennan Sub-Area Plan Designation	Agriculture	N/A Currently unknown
ALR Designation	Subject site is within the ALR	Exclude property from the ALR
Zoning	Agricultural District (AG1)	N/A Currently unknown

Surrounding Context

- To the west: Single-family dwellings on R1/F zoned lots on the west side of No. 4 Road.
- To the south: An AG1 zoned property in the ALR with an existing single-family residential dwelling on the front portion and farming (blueberries) on the back portion.
- To the east: The back portion of a lot zoned AG1 fronting No. 4 Road, which contains farming activities (blueberries).
- To the north: An AG1 zoned property in the ALR with an existing single-family residential dwelling on the front portion and farming (blueberries) on the back portion.

Findings of Facts
6580 No. 4 Road (Philip Lee)

Item	Existing	Proposed
Owner	P. Lee/ A. Lee	N/A
Applicant	Philip Lee	N/A
Site Size	1,773 sq.m (0.44 ac)	No change
Land Uses	Single-family dwelling	Not clearly specified by applicant
OCP Designation	Agriculture	N/A Currently unknown
McLennan Sub-Area Plan Designation	Agriculture	N/A Currently unknown
ALR Designation	Subject site is within the ALR	Exclude property from the ALR
Zoning	Agricultural District (AG1)	N/A Currently unknown

Surrounding Context

- To the west: McNeil Secondary School is located on the west side of No. 4 Road directly across from the subject property.
- To the south: An AG1 zoned property in the ALR with an existing single-family residential dwelling.
- To the east: An AG1 zoned property (no access), which contains farming activities (blueberries).
- To the north: An AG1 zoned property in the ALR with an existing single-family residential dwelling.

Findings of Facts

6480 No. 4 Road (Derek Blackstock)

Note – Applicant is no longer the owner of the subject site

Item	Existing	Proposed
Owner	Z. Liu; J. Tang	N/A
Applicant	Derek Blackstock (was the property owner at time of application)	N/A
Site Size	1,771 sq.m (0.44 ac)	No change
Land Uses	Single-family dwelling	Not clearly specified by applicant
OCP Designation	Agriculture	N/A Currently unknown
McLennan Sub-Area Plan Designation	Agriculture	N/A Currently unknown
ALR Designation	Subject site is within the ALR	Exclude property from the ALR
Zoning	Agricultural District (AG1)	N/A Currently unknown

Surrounding Context

- To the west: A combination of single-family dwellings on R1/F zoned lots and townhouse developments with Comprehensive Development District zoning on the west side of No. 4 Road.
- To the south: An AG1 zoned property in the ALR with an existing single-family residential dwelling.
- To the east: An AG1 zoned property (no access).
- To the north: An AG1 zoned property in the ALR with an existing residential hospice facility.

Status of Four ALR Exclusion Applications (Gordon Pushee, Stuart Taylor [Roland Hoegler agent], Philip Lee, Derek Blackstock)		
ALR Exclusion Application	Requests for Information - Applicant Response	Additional Updates
7340 No. 4 Road (Gordon Pushee) Submitted Nov. 23/06	Soils Information <input type="checkbox"/> Contends that additional soil studies and information is not relevant to the exclusion application.	<input type="checkbox"/> Applicant requests that the ALR exclusion application, in its present status, be forwarded to Council.
	More detailed written rationale <input type="checkbox"/> References historical residential land use, location on an arterial road and small parcel size as justification for ALR exclusion.	
	How proposal will benefit farming <input type="checkbox"/> Applicant advises there will be no response to this request.	
	Proposed future land use <input type="checkbox"/> Residential – existing single-family. No further elaboration on future land uses provided.	
8600 No. 4 Road (Roland Hoegler acting as agent for Stuart Taylor) Submitted Dec. 22/06	Soils Information <input type="checkbox"/> No information provided.	N/A
	More detailed written rationale <input type="checkbox"/> References existing residential land use, property having never been farmed and small parcel size in the original written submission	
	How proposal will benefit farming <input type="checkbox"/> No information provided.	
	Proposed future land use <input type="checkbox"/> No information provided.	
6580 No. 4 Road (Philip Lee) Submitted Jan. 16/07	Soils Information <input type="checkbox"/> No information provided.	N/A
	More detailed written rationale <input type="checkbox"/> No information provided.	
	How proposal will benefit farming <input type="checkbox"/> No information provided.	
	Proposed future land use <input type="checkbox"/> No information provided.	
6480 No. 4 Road (Derek Blackstock) Submitted Jan 26/07	Soils Information <input type="checkbox"/> No information provided.	<input type="checkbox"/> Change in owners from previous applicant and owner (D. Blackstock). <input type="checkbox"/> Applicant and new property owners have not submitted information on how to proceed given the change in ownership.
	More detailed written rationale <input type="checkbox"/> No information provided.	
	How proposal will benefit farming <input type="checkbox"/> No information provided.	
	Proposed future land use <input type="checkbox"/> No information provided.	



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Adopted by Council: October 25, 2004

Policy 7401

File Ref: 6400-00

Sanitary Sewer Connection

Policy 7401:

It is Council Policy that:

1. Properties outside of City sewer boundaries be denied connection to the City sanitary sewer system unless the General Manager, Engineering and Public Works deems there to be a health-related concern and it is not technically feasible to construct an on-site sewer system and the connection would not be contrary to the Official Community Plan.
2. All costs related to connection of a property outside the City sewer boundaries to the City sanitary sewer system are the responsibility of the party requesting the sewer connection, including the costs of investigating and implementing any upgrades to the existing City sanitary sewer system necessitated by the new connection and all associated construction costs.

(Engineering & Public Works Department)