

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, December 6, 2016.

***Proposal Lot Alignment/Subdividing my property
located in ALR***

15240-15260 Westminster Hwy, Richmond, BC



Gurdial S. (Dale) Badh

Proposal for Lot Alignment/Subdividing 15240-15260 Westminster Hwy

Dear Council Members and Staff,

Thank you for taking the time to review my application.

I am requesting approval from the Council members to approve a Lot Alignment/subdivision of these 2 properties totaling 20 Acres located at 15240-15260 Westminster Hwy, into 2 equal lots of 10 acres each.

I have been in the Real Estate Business for 30 years with vast experience in Selling and farming Agricultural properties in the Lower Mainland and Fraser Valley. I know the importance of preserving Farmland for our future generations which I always emphasize to my clients who themselves do see the value as most of them come from a farming back ground from Punjab India.

My family has a long history of farming in India and now in Delta & Richmond:

Since 1993, my 2 brothers (both professionals an Accountant and Economic Professor) and I have owned and operate 2 successful blueberry farms in Ladner, The 2 farms in Ladner are a total of 90 acres combined. We bought these when none of my farming clients wanted to buy as they were in poor condition, We started these 2 farms from scratch as the farms were owned by oversea owners and were leased and were neglected by the tenants. We worked hard and it has been a labor of love and now it's one of the Best Blueberry farm producing fruits for the locals as well as being exported. This family farming venture was full of challenges and however with our commitment we able to bring land into production.

To give you a brief history of these 2 properties:

I have owned these 2 properties located on Westminster Hwy since March of 2012. I purchased these properties and plans were to build our new family home and farm the land, However I do not have any plans to build on the farm at the present time as we have built a family home in Terra Nova area and reside there as a joint family. The property 15240 Westminster is almost ¼ acre parcel with 2 bedroom home and 15260 Westminster is 19.8 acres of land and has a 3 bedroom home with blueberries, Prior to me purchasing, the farm was leased out by the previous Asian owners for years to a local blueberry contractor and the Lessee was not taking care of the berries as the whole farm was neglected as he was mainly concerned with making profit.(He was also leasing this and next door 20 acres). It took me few years to clean up the field of dead plants and replanting new plants where needed and we have spent close to \$500,000.00 dollars with new equipment and improvements to irrigation system. Now it's starting to produce to almost 50% of its full potential. You can see the next door farm which is owned by overseas owners and has been totally neglected with the berries almost finished due to lack of maintenance and care.

The reason for requesting lot alignment/subdivision is as follows:

My Family and I want to carry on farming but it has to make financial sense as at this rate. There is a financial burden as Blueberries are not giving the return a farmer needs to make end meets. With land prices the way it is here in Richmond it makes it very difficult for a Canadian family to own and operate a large farm but they can manage 5-10 acres unless you are a Pioneer families who have been farming for long time. I have many clients who operate successful 5-10 acres blueberry farms and are doing well as they have other primary source of income. To be able to operate successfully we need to make farming affordable by offering incentives.

I wish to do an alignment/subdivide and have my brother and parents take over the financial burden of 10 acres to look after and farm that portion for themselves and I will keep one 10 acres parcel for myself.

The West parcel that I wish to have my brother and parents take over will have 2 houses on it. The smaller home would be for the Farm worker/ caretaker who will be permanently residing there and will look after both of the farms. The second residence will be for my brother and parents use. In order to comply with the City zoning I am prepared to do an addition to make 2 homes into 1 with a 2 bedroom legal suite rather than tearing it down. However with that said, if the City wishes, the home can be torn down to comply with the zoning bylaw.

In conclusion I have done everything possible to bring the Farm into Active Blueberry producing farm and by doing the alignment of 2 equal parcels it makes it more affordable for me and my family to manage as it would be a lesser financial burden on me by farming the 20 acres by myself. Otherwise I would have no choice but to sell because in today's blueberry prices the farmer is getting \$1/pound and cost of production is almost close to it. By doing the Alignment I am not taking the Agricultural component away from the properties but rather enhancing as smaller parcels are easy to manage keep producing blueberries. I hope the council will see the value in my proposal and allow for the alignment.

I thank you all once again for your time and consideration and am here to answer any questions the panel may have.

Sincere Regards,

Gurdial S. (Dale) Badh



1200 – 1185 West Georgia Street
Vancouver BC V6E 4E6
604 682 3707
pggroup.com

October 28, 2016
PGL File: 4965-01.01

Via E-mail: dalebadh@gmail.com

Gurdial Badh Group
#410N – 650 West 41st Avenue
Vancouver, BC
V5Z 2M9

Attention: Dale Badh

RE: ASSESSMENT OF POTENTIAL IMPACTS – 15240 AND 15260 WESTMINSTER HIGHWAY, RICHMOND, BC

Gurdial Badh Group retained PGL Environmental Consultants (PGL) to prepare an objective, professional assessment of potential impacts of the proposed subdivision and realignment of the property line for 15240 and 15260 Westminster Highway, Richmond, BC (the Site) to create two 4.06ha parcels. PGL's assessment is intended to identify any potential impacts as well as how the subdivision may or may not affect the properties farmability and future potential for farming on the property.

Our assessment includes a description of the Site and environmental features, a desktop review of the Site soils' agricultural capability, and a review of crop suitability.

Site Description

The subject properties are currently improved with single family dwellings and sheds, are actively farmed for blueberries (Photographs in Appendix 1), and have been in blueberry production for the last 20 years. Both properties are zoned AG1 by the City of Richmond and are located within the Agricultural Land Reserve. AG1 zoned land includes traditional sites zoned for agricultural purposes and provides for a wide range of farming and compatible uses consistent with the provisions of the Agricultural Land Reserve.

The southern portion of 15260 Westminster Highway is undeveloped and classified as an Environmentally Sensitive Area (ESA) by the City of Richmond. The ESA is intended to protect significant natural features, including native vegetation, fish and wildlife habitat, and important geological or physiographic features. ESAs generally do not limit agricultural practices.

The legal descriptions of the parcels are provided below:

Parcel Size	893m ²
Civic Address	15240 Westminster Highway, Richmond, BC
Legal Description	Lot 28 Section 10 Block 4 North Range 5 West New Westminster District, Plan 37432
Property Identifier	PID # 007-619-031
Registered Owner	Gurdial Sing Badh

Parcel Size	80,256m ²
Civic Address	15260 Westminster Highway, Richmond, BC
Legal Description	Lot 25 Except: Part Subdivided by plan 37432, Section 10 Block 4 North Range 5 West New Westminster District, Plan 34237
Property Identifier	PID # 007-000-766
Registered Owner	Gurdial Sing Badh

Site Soils and Crop Suitability

The soils on the subject property and the surrounding area consist primarily of six complexes of similar aerial extent. Soils occur in distinct bands that run across the Site in a west to east orientation. These soils were classified and originally mapped by Luttmerding¹ (1980) and include Delta, Blundell, Annis, Lulu, Richmond, and Triggs soils.

While soils vary across the site, suitable crops identified for each soil series are consistent across the site and include a very wide range of crops². Climatically adapted crops have been placed into one of three groups depending on the level of management required to achieve an acceptable level of production, which include:

- **Well Suited Crops** – a low to moderate level of management inputs are required to achieve an acceptable level of production;
- **Suited Crops** – a moderate to high level of management inputs are required to achieve an acceptable level of production; and
- **Unsuited Crops** – the crops are not suited to the particular soil management group.

No well-suited crops are associated with any of the site soils. Well suited, suited, and unsuited crops for each soil series are summarized below.

Soil Series	Well Suited Crops	Suited Crops	Unsuited Crops
Blundell, Annis	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables	Nursery and Christmas trees, raspberries, strawberries and tree fruits
Richmond, Lulu	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables	Nursery and Christmas trees, raspberries, strawberries and tree fruits
Delta	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops (except carrots), shallow rooted annual vegetables (except celery) and strawberries.	Carrots, celery, nursery and Christmas trees, raspberries and tree fruits.

¹ Luttmerding, H.A. Soils of the Langley-Vancouver map area. BC Ministry of Environment. 1980.

² Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The Triggs soil group consists of deep fibric peat deposits. These soils have a reduced range of suitable crops and where cultivated are planted with blueberries and/or cranberries. Where these crops are not being cultivated, the peat soils have either been mined or used for industrial or construction landfill.

Agricultural Capability

Land capability for agriculture in BC rates the capability of the land and climate to grow a wide range of crops. The scientifically based process assesses limitations to agricultural production in relation to crop growth and management, and assigns a rating from 1 to 7 based on the number of limitations - with class 1 soils having no limitations and class 7 soils having many limitations and no capability for agriculture. An explanation for agricultural capability classes is attached in Appendix 1.

The agricultural capability usually provides both an: unimproved and improved rating. Unimproved ratings describe the land in its native condition without any improvements to the site or soil, such as drainage and irrigation. Improved ratings indicate soil capability with appropriate management practices. Not all agricultural lands are similar and not all agricultural land are capable or suitable for producing all agricultural products, regardless of the level of management applied.

Typically, the Agricultural Land Commission considers soils with class 1 to 4 ratings as sites being capable of agricultural production, although even soils that are not suitable for most crops may be highly suitable for a single crop such blueberries.

Historical surveys indicate the main agricultural limitation of the soils in the area is excess water, undesirable structure, and salinity. The existing, less-detailed historical survey had mapped the Site with:

- An improved agricultural capability classification of 70% 2WDN³ and 30% 3WN and an unimproved rating of 100% 4W in the northern portion of the Site⁴;
- An improved agricultural capability classification of 60% 3WN and 40% 2WDT⁵ an unimproved rating of 100% 4W in the northern part of the central portion of the Site;
- An improved agricultural capability classification of 60% 3DW and 40% 3WN and an unimproved rating of 60% 4WD and 40% 4W in the southern part of the central portion of the Site; and
- An improved agricultural capability classification of 100% Ø3LW⁶ and an unimproved rating of 100% Ø4W in the south eastern part of the Site

Analysis

Realignment of the property line will not adversely affect the agricultural capability, suitability or ability to farm the properties located at 15240 or 15260 Westminster Highway following realignment

³ Excess water (W), Nutrient deficiency (N) and Undesirable soil structure (D)

⁴ Interpretation of the mapping for soils in the northern part of the Site (an improved agricultural capability classification of 70% 2WDN and 30% 3WN and an unimproved rating of 100% 4W) is as follows:

- 70% of the polygon has an improved agricultural capability of Class 2 with limitations of excess water (W) undesirable structure (D) and nutrient deficiency (N).
- The remaining 30% of the polygon has an improved agricultural capability of Class 3 with a limitation of excess water and nutrient deficiency.
- When considering the unimproved agricultural capability, the entire polygon (100%) has an agricultural capability of Class 4 with excess water limitations.

⁵ Topography (T)

⁶ Organic soil (Ø) and Soil structure (L)

of the property line. In the current configuration, the property at 15240 Westminster Highway, which has a parcel size of 893m² does not have enough land to afford any farming opportunities and does not meet the intention of the AG1 zoning or Agricultural Land Reserve. Realignment of the property boundaries will result in the formation of two parcels that will continue to have the ability to be farmed for their current crop (blueberries) or for a variety of other suited crops in the future, whether they are farmed as a single unit or by different land owners.

Subdivision of land in the Agricultural Land Reserve within the City of Richmond is not permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum lot area required by the City of Richmond is 2.0ha. The proposed realignment will result in two properties, each 4.06ha in size.

Realignment of the property line will result in the two existing residences being located on a single property, which will be out of compliance with current zoning requirements. The property owner and City of Richmond will be required to resolve the issue.

While subdivision will result in a reduction of size for 15260 Westminster Highway, the proposed lot sizes will still be larger than some similarly AG1 zoned properties located in the vicinity of the Site including:

- Properties east of the sites on Westminster Highway (lots 6051 through 6531) which have an average lot size of 0.58 ha, and
- Properties on the west side of No. 7 Road (lots 6051 through 6531) which have an average size between 0.31- 0.87ha.

CONCLUSION

Realignment of the existing property line will result in formation of two 4.06 ha parcels with improved agricultural capability ratings between Class 2 and 3, with a wide selection of suited crops. Based on PGL's assessment of the capability and suitability of the sites and the range of crops that can be grown on site, we conclude that realignment will not affect the current agricultural suitability of the properties, nor their future potential.

CLOSING

We trust that this meets your needs. If you have any questions or require clarification, please contact Stewart Brown or Ned Pottinger at 604-895-7612 and 604-895-7600, respectively.

PGL ENVIRONMENTAL CONSULTANTS

Per:



Stewart Brown, M.Sc. P.Ag., R.P.Bio.
Lead Consultant



E.L. (Ned) Pottinger, M.Sc., P.Geo., P.Ag.
Chairman

CSB/ELP/slr

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Attachments: Appendix 1 Site Photographs
Appendix 2 Agricultural Capability Classes
Appendix 3 Land Survey

Appendix 1
Site Photographs



Photograph 1:

**Residence located at
15260 Westminster Highway**



Photograph 2:

**Residence located at
15240 Westminster Highway**



Photograph 3:

**Existing blueberry operations
looking south**



Photograph 4:

**Existing blueberry operations
looking north**



Photograph 5:

**Blueberry production
extending south towards the
ESA (forested area)**

Appendix 3
Land Survey

- DENOTES CREST
- DENOTES TOE
- DENOTES EDGE OF ASPHALT
- DENOTES EDGE OF CONCRETE SLAB
- DENOTES FENCELINE
- DENOTES PROPOSED PROPERTY LIMIT
- DENOTES LIMIT OF STAT. R/W OR EASEMENT
- DENOTES CENTERLINE PAVED ROAD
- DENOTES UNDERGROUND UTILITY

NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.



GRANVILLE AVENUE (UNCONSTRUCTED)

(SOUTHERLY 75% NATIVE WOODS)
(NORTHERLY 25% NATIVE WOODS)

REMAINDER LOT 25
(0.091 ha.)

PCL. "B"

DITCH CONTAINS LARGE DITCH

WESTMINSTER HIGHWAY

PROPOSED LOT 1
(UNDER CULTIVATION - BLUEBERRIES)
4.06 ha.

PROPOSED LOT 2
(UNDER CULTIVATION - BLUEBERRIES)
4.06 ha.

LOT 26

TREE TABLE

TREE No.	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (m)	DRIP LINE (m)
173	DECIDUOUS	(4) 0.15	3.5
200	DECIDUOUS	0.40	4
201	DECIDUOUS	0.20	2
202	DECIDUOUS	0.20	3
203	DECIDUOUS	1.00	7
206	ORNAMENTAL CEDAR	0.50	1.5
241	CONIFER	0.00	6
242	CONIFER	0.50	5
243	CONIFER	0.50	5
244	CONIFER	0.70	5
258	DECIDUOUS	0.40	5
259	DECIDUOUS	0.20	4

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS.

ZONING REGULATIONS UNDER THE AERONAUTICS ACT (CANADA) T17084 PLAN 81218

MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 1, DEPOSITED JULY 30, 1974.

- ** THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
- ** THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCELS DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
- ** ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.
- ** THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE USE EXCLUSIVE USE OF OUR CLIENT, WITHOUT THE CONSENT OF THE SIGNATORY.

ELEVATIONS ARE GEODETIC, SHOWN IN METRES, DERIVED FROM RICHMOND HPN NETWORK : 193 : 78H8519 : 1.653m. AND ARE TAKEN TO LOCATIONS SHOWN.

B. C. LAND SURVEYOR'S - LOCATION CERTIFICATE ON
SHOWING BUILDINGS, TREES AND PROPOSED SUBDIVISION OF
LOT 28; PLAN 37432 AND LOT 25; PLAN 34237 EXCEPT: PART
SUBDIVIDED BY PLAN 37432 BOTH OF SECTION 10,
BLOCK 4 NORTH, RANGE 5 WEST, NWD

PIDS: 007-619-031
007-000-766

THIS ___4th___ DAY OF ___OCTOBER___, 2016

© S. D. MILNER, B.C.L.S. 2016
"THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED."

SCALE: 1:500



CIVIC ADDRESS: 15240/15260 - WESTMINSTER HIGHWAY, RICHMOND, B. C.

CLIENT REFERENCE:
D. BARD

FILE: 11639
MAP:

STEPHEN D. MILNER
B. C. LAND SURVEYOR
6102-5007 47A AVENUE
DELTA, B. C. V4K 1T9
TEL: (604) 946-1788
FAX: (604) 946-1789

Richmond Key: 899 (Property) 15240 Westminster HwyPrintable Report

Property Details

Richmond Key	899	Area Plan	13 EAST RICHMOND
Property Type	Property	FCL	3.0m GSC
Address	15240 Westminster Hwy	Rights of Way	
Zoning	<u>AG1</u>	Sewer Area	EAST
Roll	019664000	Recycling Pick up Day	THURSDAY
PID	007-619-031	Heritage	No
Lot	28	HAP Required	No
SEC	10 - 4 - 5	OCP SCH	
Plan	37432	OCP Land Use	<u>AGR</u>
Parcel Area	893 sq.m	ALR	Yes
	0.22 acres	ALR DP	No
	0.09 hectares	Zoning DP	No
		ESA DP	No
		ESA Type	
		RMA	NA
		NEF	Yes

Assessments

Gross Land	\$480,000.00	Net Land	\$480,000.00
Gross Improvement	\$23,500.00	Net Improvement	\$23,500.00
Gross Total	\$503,500.00	Net Total	\$503,500.00
Gross Taxes	\$1,954.57		

Legal

28 SEC 10 BLK4N RG5W PL 37432

City of Richmond Interactive Map

15391
401.67

WESTMINSTER HWY

20 12
15240

82.73
15260

45 72

45 72

20 12

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Richmond Key: 900 (Property) 15260 Westminster Hwy**Printable Report****Property Details**

Richmond Key	900	Area Plan	13 EAST RICHMOND
Property Type	Property	FCL	3.0m GSC
Address	15260 Westminster Hwy	Rights of Way	
Zoning	<u>AG1</u>	Sewer Area	EAST
Roll	019665723	Recycling Pick up Day	THURSDAY
PID	007-000-766	Heritage	No
Lot	25	HAP Required	No
SEC	10 - 4 - 5	OCP SCH	
Plan	34237	OCP Land Use	<u>AGR</u>
Parcel Area	80256 sq.m	ALR	Yes
	19.83 acres	ALR DP	No
	8.03 hectares	Zoning DP	No
		ESA DP	Yes
		ESA Type	<u>QLSH</u>
		RMA	15m
		NEF	Yes

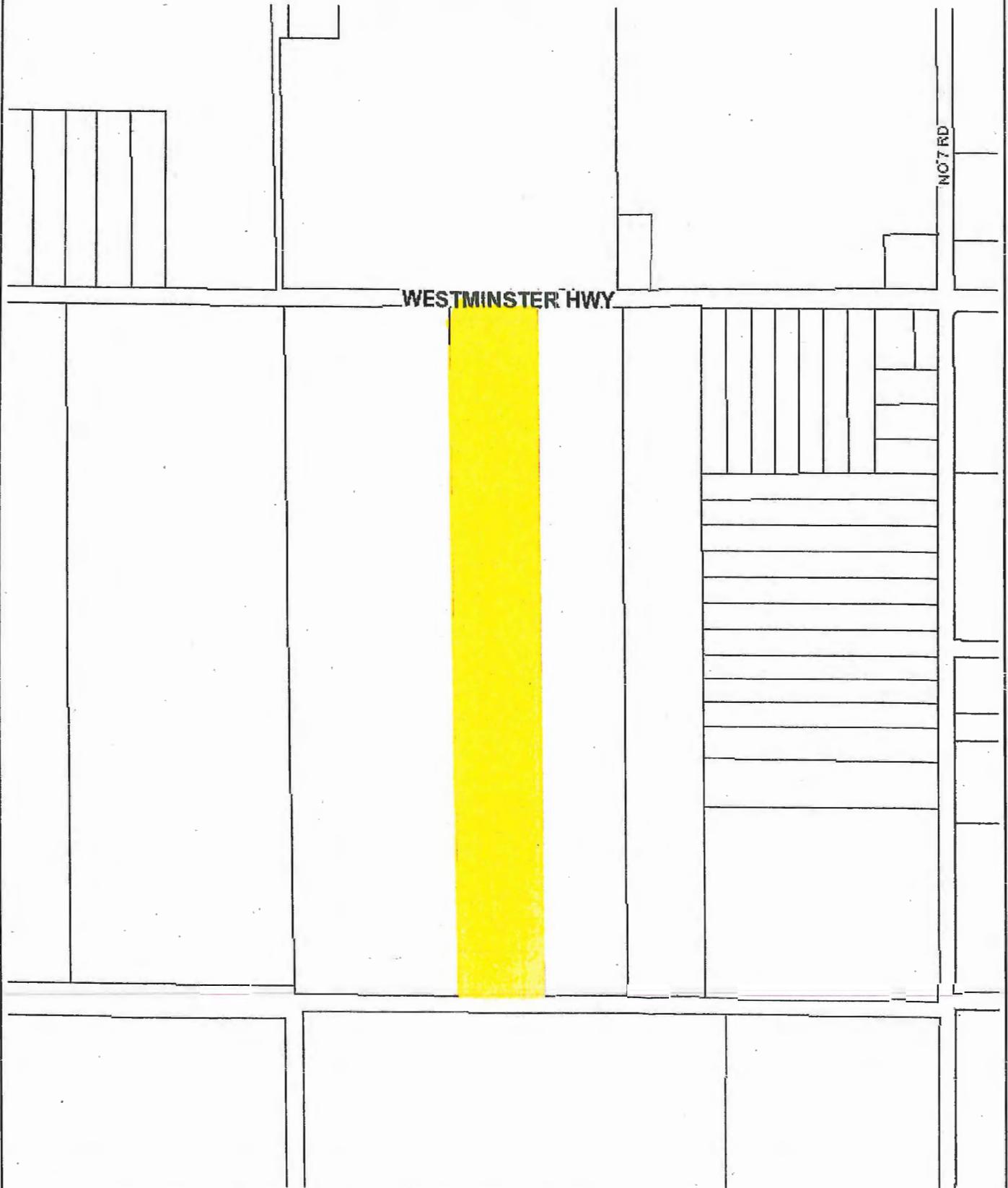
Assessments

Gross Land	\$82,596.00	Net Land	\$82,596.00
Gross Improvement	\$71,200.00	Net Improvement	\$71,200.00
Gross Total	\$153,796.00	Net Total	\$153,796.00
Gross Taxes	\$1,499.09		

Legal

25 SEC 10 BLK4N RG5W PL 34237 Except Plan 37432.

City of Richmond Interactive Map



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