



Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 7, 2021.

Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

September 3, 2021

Reply to the attention of Shannon Lambie
ALC Planning Review: 46633

Kevin Eng
Planner 2, Policy Planning Department,
City of Richmond
keng@richmond.ca

DELIVERED ELECTRONICALLY

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 10279

Thank you for forwarding Richmond Zoning Bylaw 8500, Amendment Bylaw 10279 (the "Proposal") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Proposal is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Proposal seeks to amend the zoning bylaw affecting nine properties identified as 11051 No 3 Rd; 6340 No 4 Rd; 7600 No 4 Rd; 11371 No 3 Rd; 13780 Westminster Hwy; 9160 Steveston Hwy; 20451 Westminster Hwy; 11014 Westminster Hwy and 18691 Westminster Hwy (the "Properties"). These Properties are currently zoned *Assembly (ASY)* and designated as *Agriculture* in the OCP. Specifically, the Proposal aims to amend the *Assembly* zone by:

- Removing "education" and "private club" as permitted uses for any site in the ALR;
- Moving "child care" as a permitted use to a secondary use; and
- Identifying "Religious assembly" as the only permitted use.

ALC staff do not object to the Proposal as the changes correspond with recent zoning bylaw revisions made as part of the City of Richmond's update to the No. 5 Road Backlands Policy (including the *Assembly* zone), which were adopted on May 17, 2021. The current Proposal is largely administrative in nature and ensures this zone is uniform and consistent across the ALR in the City of Richmond. However, ALC staff would like to acknowledge that religious assembly and childcare uses are not permitted farm uses as per the *ALC Act* and Regulation, as such these uses on properties subject to the *ALC Act* and its regulations would require a Non-Farm Use approval via an application to the Commission.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the *ALCA*, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail (shannon.lambie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "S. Lambie". The signature is written in a cursive, flowing style.

Shannon Lambie, Regional Planner

46633m3