

There are over 1,000 properties in the ALR that do not have large houses. Most of them are small lots. See Map 6.2

1)The application came in after we adopted a 400 sq m or 4,300 sq ft house.

2)The application is for the provincial maximum, which we did not adopt. The total area of house at 4,600 sq ft and garage at 700 sq ft is 5,300 sq ft. The house could be redesigned to 4,300 sq ft and eliminate the garage, or reduce house size further and have a small garage.

3)The lot size is .04 ha smaller than the lots on Granville Ave. which is hardly significant. It is similar in size to lots that were previously subdivided out of larger parcels in the ALR

4)Whether the remainder of the property is ESA or farm-able is irrelevant. Both are supposed to be protected by the 4,300 sq ft house size.

5)The property may be "orphaned" compared to the larger property it was subdivided from but that is a major problem. Before the ALR was founded and a decade after it was founded farmers were permitted to build a second house on larger farms for retiring parents or young family members. They were sometimes subdivided from the main property, especially to qualify for the homeowners grant. When it became evident that the properties were being sold to non farmers the practice was discontinued by the City and the Agricultural land Commission..

Approving this application would set a precedent for the other small properties in the ALR..

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 19, 2019.