

# Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint

December 19, 2017 Planning Committee

# Summary of Septic Systems Used in Richmond

Type	Description	Septic Field Area	Estimated Cost	No. of Septic Systems Installed since 2011
Type 1	Traditional septic tank system that uses gravity fed tank into a septic field. Not commonly used in Richmond due to soil conditions and high water table.	Approximately 50% of the house floor area.	\$10,000 to \$15,000	6 (11% of total)
Type 2	Utilizes a wastewater treatment plant system which then distributes treated effluent into the disposal field. Design and approval is done by an onsite waste water practitioner. Most commonly used system in Richmond.	Approximately 30% of the house floor area as there is a linear correlation between house size and septic field area	\$15,000 to \$25,000	32 (56% of total)
Type 3	Utilizes an enhanced treatment plant and disposal system that is custom designed by a Professional Engineer.	Approximately 25% of the house floor area. No defined linear correlation between house size and septic field area.	\$25,000 to \$50,000+	19 (33% of total)



**Option 1a (Referral): 6,500 ft<sup>2</sup> house**

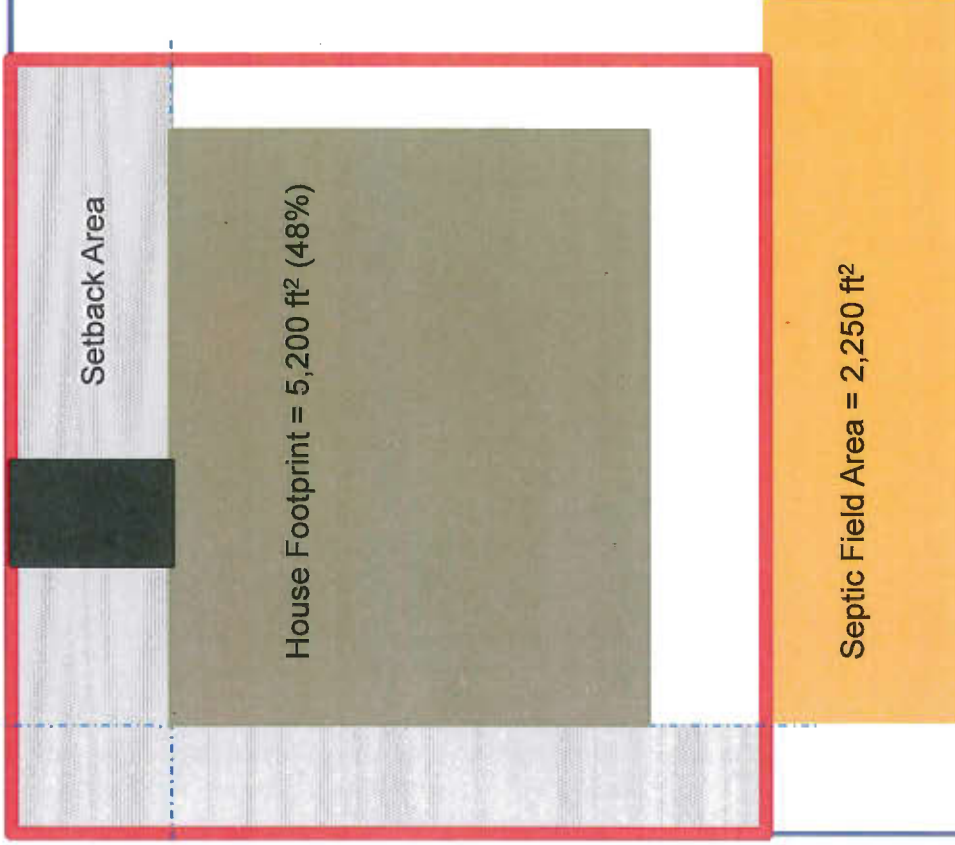
Farm Home Plate Area = 10,780 ft<sup>2</sup>



Farming Area

**Option 1b (Referral): 7,500 ft<sup>2</sup> house**

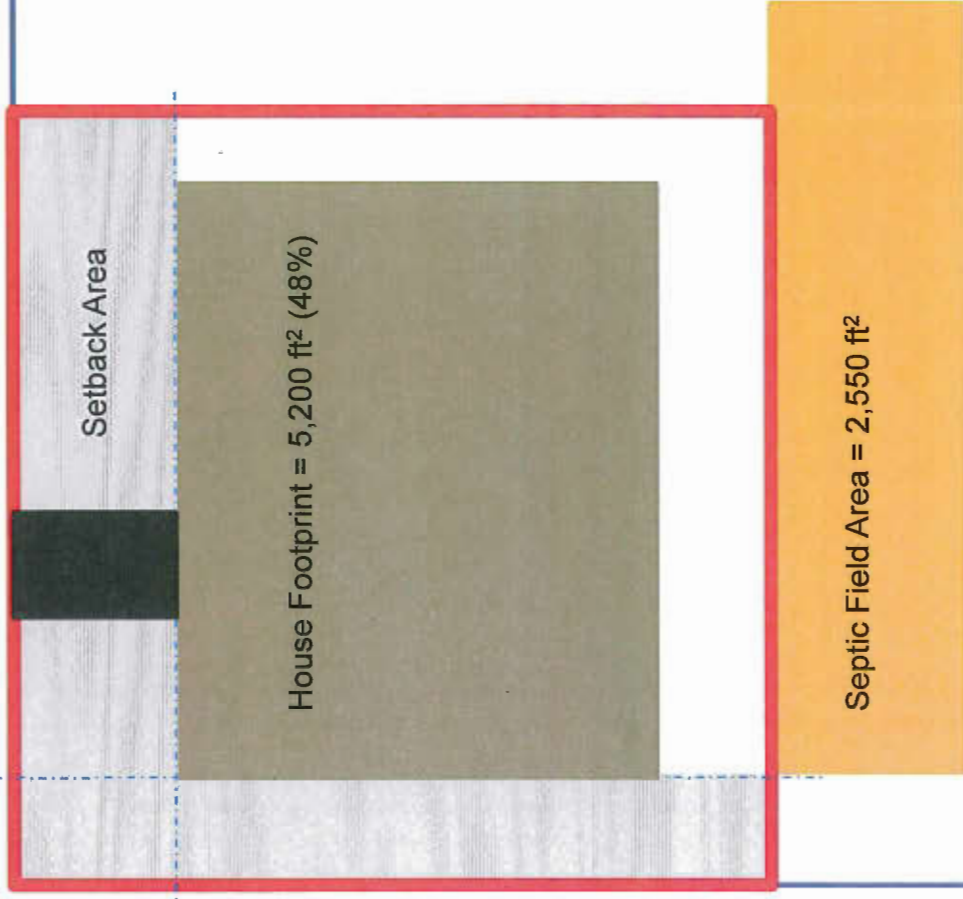
Farm Home Plate Area = 10,780 ft<sup>2</sup>



Farming Area

**Option 1c (Referral): 8,500 ft<sup>2</sup> house**

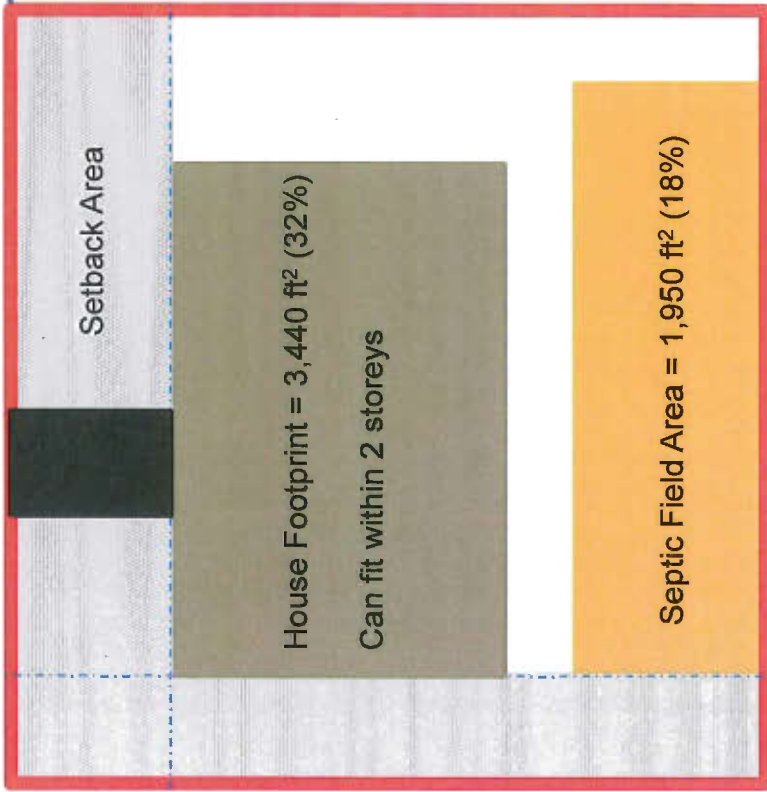
Farm Home Plate Area = 10,780 ft<sup>2</sup>



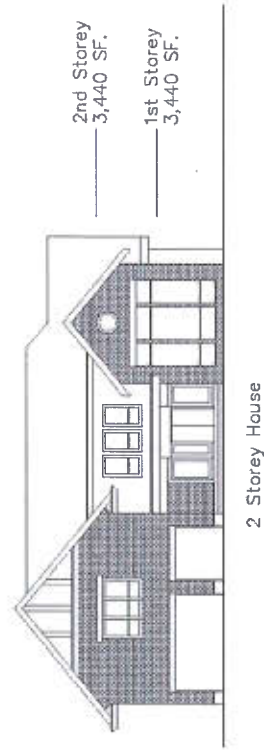
Farming Area

**Option 2a (Reduced Footprint):**  
**6,500 ft<sup>2</sup> house**

Farm Home Plate Area = 10,780 ft<sup>2</sup>

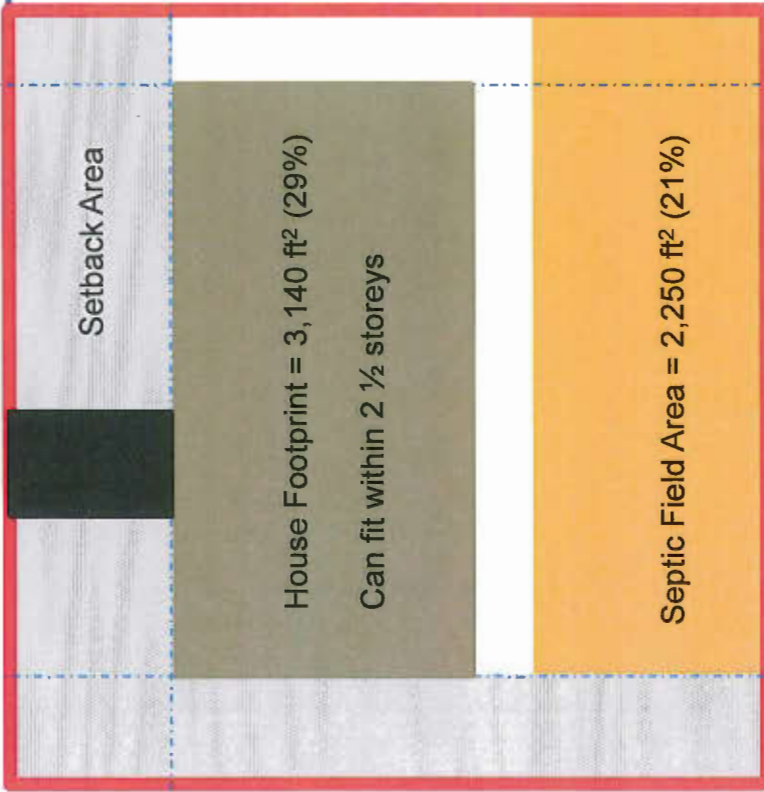


Farming Area



**Option 2b (Reduced Footprint):**  
**7,500 ft<sup>2</sup> house**

Farm Home Plate Area = 10,780 ft<sup>2</sup>

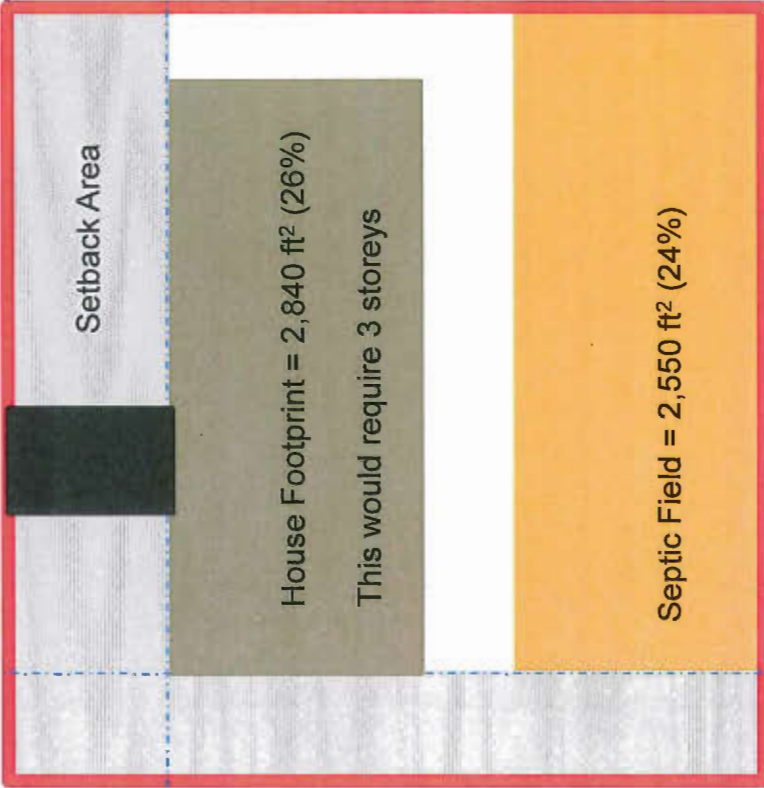


Farming Area

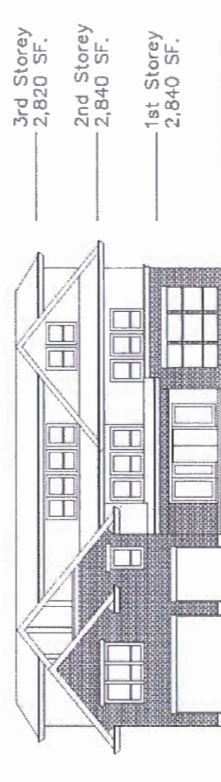


**Option 2c (Reduced Footprint):**  
**8,500 ft<sup>2</sup> house**

Farm Home Plate = 10,780 ft<sup>2</sup>



Farming Area





**Option 3a (Larger Farm Home Plate): 6,500 ft<sup>2</sup> house**

Farm Home Plate Area = 14,300 ft<sup>2</sup>



Farming Area

**Option 3b (Larger Farm Home Plate):**  
**7,500 ft<sup>2</sup> house**

Farm Home Plate Area = 14,900 ft<sup>2</sup>



Farming Area

**Option 3c (Larger Farm Home Plate):**  
**8,500 ft<sup>2</sup> house**

Farm Home Plate Area = 15,500 ft<sup>2</sup>



Farming Area

# Public Consultation

- **January**
  - Mailout to property owners in ALR about consultation
  - Newspaper and website ads
- **January/February**
  - Let's Talk Richmond survey
  - Public Open House
  - Meeting with the Agricultural Advisory Committee
- **March**
  - Report back to Planning Committee and Council