

## The 6,050 ft<sup>2</sup> House

### Angus Drive

- 7 bedrooms
- 7 bathrooms



**Options to Limit Farmland House Size, Farm Home Plate and House Footprint**  
 Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

**Question: Can the septic field be included in the home plate?**

**Answer:**

House Size (ft <sup>2</sup> )	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

**Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft<sup>2</sup> or less?**

**Answer:**

House Size (ft <sup>2</sup> )	Required Home Plate (ft <sup>2</sup> )
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

**Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?**

**Answer:**

House Size (ft <sup>2</sup> )	Required Home Plate (ft <sup>2</sup> )	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

**The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft<sup>2</sup>.**

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.

### Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft<sup>2</sup> house:



### Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft<sup>2</sup>  
House footprint 53%: 2,862 ft<sup>2</sup>  
Septic field size type 2 = 30% of house size: 1,620 ft<sup>2</sup>  
Total house footprint and septic field: 4,482 ft<sup>2</sup>  
Required home plate = 2 x total: 8,970 ft<sup>2</sup>

House size: 6,500 ft<sup>2</sup>  
House footprint 53%: 3,445 ft<sup>2</sup>  
Septic field size type 2 = 30% of house size: 1,950 ft<sup>2</sup>  
Total house footprint and septic field: 5,395 ft<sup>2</sup>  
Required home plate = 2 x total: 10,790 ft<sup>2</sup>