

TO: Mayor and Councillors

FROM: Councillor Harold Steves

RE: Non-farm use application, 14671 Williams Road

Date: July 24, 2017

Attached is a map of the area showing the proposed Williams Road sand dump site with a large arrow and a nearby site at 14291 Triangle Road with a smaller arrow.

1) The Triangle road site was for a church and farm site for the Sant Narinkari Mission Canada. It has been rejected for a non-farm use twice, first in 2005 and again in 2009. The Mission site was rejected for the same reasons staff are recommending against the sand dump. It does not comply with the OCP. Financial limitations and not being able to afford to purchase properly designated or zoned property is not grounds to support such an application. Diminished soil quality is not sufficient justification. Land deemed to be not suitably suited for soil based agriculture does not preclude other agricultural activities (i.e. Greenhouses) The proposed uses are considered urban uses. The congregation undertaking farming is commendable but no net benefit to agriculture has been demonstrated. Although it is a non-farm use application it still represents the loss of land to non-agricultural uses.

“Triangle Road currently serves as a clearly defined edge and buffer to ALR areas situated north of the road. The non-farm use proposal in the ALR would break the continuity of the existing buffer along Triangle road by introducing an intensive urban development in an active agricultural area.”

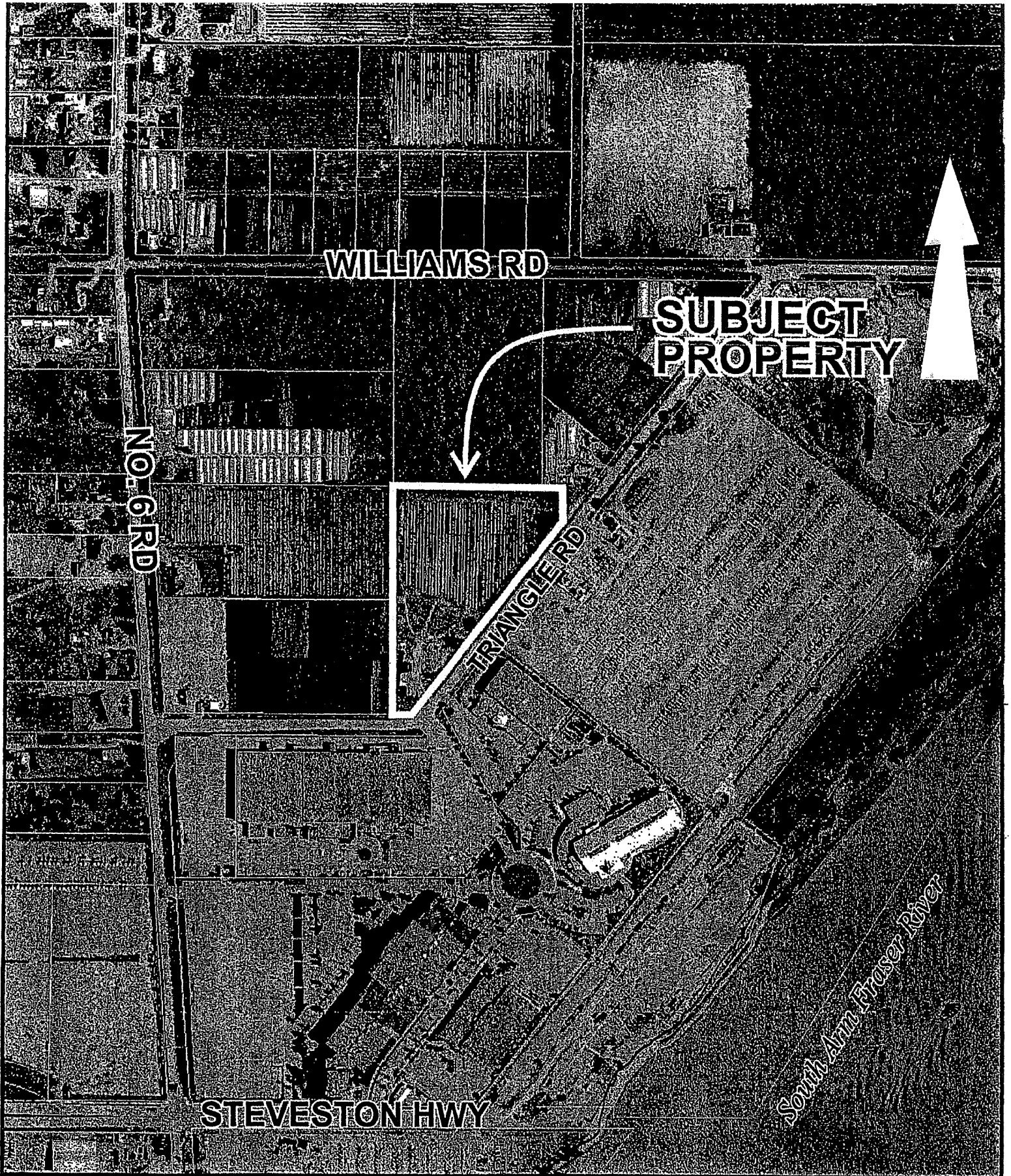
If a non-farm use on Triangle Road is a threat to “areas situated north of the road”, a non-farm use on Williams Road is even worse.

2) 12871 Steveston Highway was approved as a fill site for the purpose of growing blueberries in 2013. Fill was to come from “larger development projects that will be proceeding with the next year in Richmond” A \$10,000 bond was required. On several occasions agricultural consultants have noted concrete and gravel on the site that “will need to be removed when the fill is completed” A recent report indicated the part of the site was over filled and must be levelled out.

Now 12871 Steveston Highway is for sale for \$19,500,000 about four times the original value of the property and the blueberries have not been planted.

Have the soil requirements been met? Will the \$10,000 be forfeited?

3) 14671 Williams Road offers a \$300,000 bond but the increase in value as an urban property will be just as great as the increased value of the Steveston Highway property. Like the Triangle Road property there is no net benefit to agriculture. It could be a continuous sand dump and it further threatens the area with further non-farm uses. Even the Triangle Road property could be back again. One basic principle of the ALC is that land that is suitable for one kind of agriculture should not be altered just to change the type of crop grown. In Richmond the highest and best use of class O4W soils is growing blueberries. While the organic layer may be shallow, the consultant has indicated that the soils could be improved to O4WD with careful land clearing. The best example of a blueberry field on similar soils is a 35 acre field on Finn Road. The field was levelled, with a berm around it and drained with a pumping system to remove excess water to the adjoining City of Richmond ditch. The best use is blueberries.



WILLIAMS RD

SUBJECT
PROPERTY

NO. 6 RD

TRIANGLE RD

STEVESTON HWY

South Arm Fraser River



RZ 07-368211

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.



FINN ROAD BLUEBERRY FARM:

1 A well drained blueberry farm on Finn Road 1/2 mile from Finn Road 1/2 mile from Finn Road 1/2 mile from Finn Road

Sutton

FOR SALE

35 Acres Agricultural Land

英亩农地 投资良机

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