

2017-04-24 Jim Wright, 8300 Osgoode Drive, on Item 15,

Mayor Brodie and Councillors,

I first wish to thank our Richmond staff —led by Wayne Craig and Terry Crowe—for their thorough consultation and report, a foundation for success.

I think they saw that the core of this matter is *the right to farm*. We need a bylaw that supports the right to farm—and our community's right to welcome new farmers. It is about the survival of our farmland and food security.

Our staff clearly drew on the [*Guide for Bylaw Development in Farming Areas in BC*](#), from the Ministry of Agriculture. The principles include

- (b) *directing* the construction of large residences to *NON-farming* areas,
- (d) *minimizing* any loss of farmland to residential, and
- (e) *minimizing* the impact of residential on increased cost of farmland.

(See page 14, which is PDF page 21.)

Our staff obtained a site-economics report from consultant Richard Wozny. It's very clear, but I'll convert its figures from feet to metres for consistency.

Wozny shows that reducing the maximum ALR house size on smaller lots to 390 square metres, *garage included*, would *begin* to reduce ALR land prices in Richmond. It's not necessary to go *far below* that, but *higher* is harmful.

From Wozny, it's clear the current proposal to allow houses of 500 square metres on small ALR lots is very high, and allowing 1000 square metres on all other ALR lots is very high too. Those sizes would *defeat* the principles for Bylaw Development in Farming Areas and *defeat* the right to farm.

Richmond has a neighbour called Delta with farmland like ours, and they're known for protecting neighbourhoods and farmland. Delta sometimes annoys us, so let's get back at them: let's *steal* from them. Let's *steal* their tried and true size for houses on farmland. That is usually only 330 square metres plus 42 square metres for Delta's garage exemption. That makes the total almost equal to Wozny's figure for Richmond. Even on large lots of more than 8 hectares, Delta allows only a 465 square-metre house plus garage.

The citizens of Richmond care about farmland, the right to farm, and food security. But the proposals before you tonight would lead to failure, and it appears to be *certain* failure. Please fix a couple of key numbers (of square metres) in the proposal and put us on a path to likely success.