

Schedule 49 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 17, 2018.

## ON TABLE ITEM

Date: DECEMBER 17, 2018  
Meeting: PUBLIC HEARINGS  
Item: 5

### Mayor and Councillors

**From:** Laura Gillanders <lauragillanders@gmail.com>  
**Sent:** Monday, 17 December 2018 11:19  
**To:** CityClerk; Mayor and Councillors  
**Subject:** Public Hearing Dec 17 RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9965, 9966, 9967 AND 9968  
**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



Dear Mayor and Councillors,

Tonight is our opportunity to properly finish the work that was started in early 2017. The initial staff report on reducing home size in the ALR calculated 300m<sup>2</sup> as the house size which would be commensurate with nearby residential lots as per the Ministry of Agriculture Guidelines to Bylaw Development in the ALR. Economics expert Wozny was hired to provide a third party expert recommendation in which 390m<sup>2</sup> was calculated.

This is the third public hearing on this matter and council has all of the information to make the right decision tonight. We know that Richmond is an epi-centre of money laundering and crime. Much of this criminal activity has been on Richmond farmland through the development of mega mansions. Farmers do not have millions of dollars to build themselves a mansion to make farming affordable. Money for mega mansions comes from foreign capital, criminal activity, and the industry of building and selling mansions. The money does not come from farming.

This activity has threatened real farmers and the safety of neighbourhoods, and to make it worse, we are losing one of our most valuable resources. This is why many non-farmers will fight to save farmland, because we rely on it to eat and know that our future and our children depend on it. The people brought in the ALR in 1973, and many farmers fought that then too. But because of the ALR, farmland was saved for farmers and gave many farmers the opportunity to farm and purchase farmland. Ending this speculative development will ensure farmers in the future have the same opportunity.

Only since the loophole was created back in 2010 did the proliferation of mega mansions on farmland begin. I am very proud that we have a council who is willing to close the loopholes, right the wrongs of the past, and respect the ALR and AG1 zoning for its intention which is solely agriculture.

5,400 square feet is a province wide maximum house size for farmland. Richmond is unique with 75% of farms being under 5 acres and being so close to dense residential development. Richmond is also a hub for speculative development. As long as a 5,400 square foot mansion can be built across the street from a residential house that is only 3,000-4,000 square feet, the speculation, criminal activity and money laundering will continue.

5,400 square feet is a mansion. 4,300 square feet is a very large house. Please adopt 4,300 square feet with a 60% maximum house size footprint, and a 1000m<sup>2</sup> home plate with septic field included in the home plate. By doing this we will finally close the chapter and finish what was started in 2017. We will return to vitality in agriculture and farming, and we will protect our real farmers from soaring land costs.

Thank you for following expert recommendations and for listening to the people of Richmond.

Warm regards,  
Laura Gillanders