

Schedule 50 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 Hearing
Item: # 5

Mayor and Councillors

From: Eleanor Girard <nicholasgirard4@icloud.com>
Sent: Sunday, 16 December 2018 22:38
To: Mayor and Councillors
Subject: Saving Richmond ALR

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mayor and Councillors,

As a Richmond resident, I have been extremely disappointed in the growing issue of mansions on Richmond's ALR lots. Not only is this an inappropriate use of prime farmland, it has increased speculative development, led to illegal activities in these mansions, and continues to be the driving source of skyrocketing land values for agriculturally zoned land.

Also, these homes are presumably not being housed by the ones actually farming the land. These owners of mega mansions on ALR land who are not farming should be paying the same taxes as residential home owners in Richmond. The farmers renting the land from the rich owners to farm the land should be given tax breaks! There should be an immediate stop to all applications to build mansions. There should be an immediate halt to all permits granted for mansions on ALR land that have not started construction yet.

- * **There should be no amendments or grace periods granted!**
- * **Immediately !! stop all further building of mansions on ALR land.**

There should be stricter regulations around what constitutes "farming" so that only real farmers making this their livelihood get the tax breaks.

Again, in all fairness to the residents of Richmond, these mega mansions posing as farm houses and posing as farmers should be regulated and if found not to be farming under strict guidelines, then these homes should be taxed as residential homes. No tax breaks! No grandfather clauses!! No leniency!!

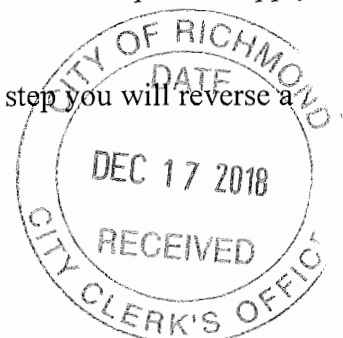
How about giving seniors a tax break on their property taxes for their residence! Crazy Richmond inflated property assessments should not restrict long time residents from getting their deserved homeowners grant , as little as it is, it's at least something!

I am writing to ask that at Monday night's Public Hearing, you vote for 400 m2 (over 4,300 sq ft) as the maximum house size on ALR properties in Richmond.

400 m2 was determined by Richard Wozny to be THE APPROPRIATE FARMHOUSE SIZE FOR RICHMOND to reduce speculation on agricultural land and to divert residential uses to city lots, as it is in line with the maximum house sizes on city lots.

It is essential that Richmond takes this step to be seen as a leader in farmland preservation, no longer bowing to developer and real estate interests!! It is disgusting to see what has happened in the last few years! There is no need to allow all ALR land owners to build a mansion, as bonafide farmers have always had the option to apply for a larger home through the Agricultural Land Commission.!!!

House size is one of the largest determinants of the cost of farmland, and by taking this step you will reverse a dangerous course. Please please please do the right thing and vote for 400 m2.



I lived on a medium size dairy farm in the Chilliwack area when I was growing up, it was a big operation but because of the new trade laws with the US, dairy farms of this size are not viable anymore! This is a scary thing! Just another example of how we are losing our farmers!!

Sincerely,
Eleanor and Mike Girard
Richmond, BC

Sent from my iPhone