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**From:** Andrew Miloglav <amiloglav@shaw.ca>  
**Sent:** Monday, 26 November 2018 11:21  
**To:** MayorandCouncillors  
**Subject:** Bill 52 and how it affects the small ALR land owner/Stakeholder

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

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**From:** Andrew Miloglav [mailto:amiloglav@shaw.ca]  
**Sent:** November-26-18 12:44 AM  
**To:** 'Ian.Paton.MLA@leg.bc.ca'

To Whom it May concern:

My Name is Andrew Miloglav and I live at 14331 Westminster Hwy Richmond BC. I was at a BC Farmland owners association town hall meeting this Sunday November 25<sup>th</sup>, 2018. As an owner/stakeholder of residential in the ALR I have a vested interest in Bill 52. My thanks go out to all the MLA's who attended today. Your time was much appreciated by my mother and I. We came to understand what this new hurdle was that has been placed before me and countless others. As an owner of this property for the past 12 years I have various concerns as to the process and implementation of this Bill 52. My understanding of my property and many like it in Richmond have a unique quality that many may not be aware of. 60% of Richmond's farmland in the ALR is made up of 2 acre parcels and below. As you also may not be aware is there has been an ongoing situation with the city of Richmond and changes to bylaws concerning the ALR land they govern over.

I purchased my land in 2006, only second owner of this property. The original house built in 1919 was still on the property when I acquired it. The property belonged to Johnny McDonald. He was the second generation to live on the property after his parents had passed. After he passed I bought the property in the spring of 2006 for 580,000.00, for basically land only as the house was not in a livable condition. The dimensions of the property are 67x667. 1.07 acres. This information will prove to be important to my ongoing struggle with the city of Richmond and now Bill 52. I own an excavation company and my parents at the time were running a plumbing and heating business and a construction company. Both were active in Richmond since the 70's. The majority of the work done on the construction process was done as a family venture. A lifelong dream of mine came to fruition, working on my own home with my father and my mother. At the time, my plan was to move a woods bungalow onto the property and build a detached garage set back behind the house foot print which was towards the front of the property. I went to the city with my ideas and rough plans prior to the purchase of the land to make sure my ideas would be accepted by the city. They agreed as my ideas did not conflict with the regulations and bylaws at the time. July 2006- June 2007 I did the demo of the original house, moved a woods bungalow on a truck, fully renovated and added a small addition to the back of the house, Total sqft of 1800sqft. I excavated all the peat and soil from the front 67x350 feet and pushed the organic material to the rear of the property to save the soils for future gardening. Site prep of the entire front of the property was done for the purpose of placing my house and the future garage I was to build. The original driveway is still intact running up the west side of the property. All drainage for the entire property was done and retain wall and fencing installed on 80% of the property. Septic system installed with percolation field of 30x100 installed as to accommodate my future building plans. Water, gas, and electrical services were all brought onto the property and oversized as well to accommodate my future plans.

As you read this I hope you understand a substantial amount of money was spent in the years 2006-2008 to build my home and prep to build my detached garage. 2008 is when my personal nightmare began with my Residential in the ALR and as you are aware continues to this day with the extremely fast movement on Bill 52. Since 2008 there have been no less than 6 changes and amendments to ALR use in Richmond and at least 3, now 4 moratoriums on plan acceptance. My current plan is sitting at city hall to build an addition to my home that incl my garage and additional sq footage of living space so my mother can move in the home with me. This is my 3<sup>rd</sup> attempt to get something done. My fear now with the passing of Bill 52 is I will lose again. I did not start the planning process until after march 2018 until I knew it was safe to move forward on a design that would be accepted. That process took me until Oct once the changes were made to the drawing recommended by the city planning department. I only found out about Bill 52 on November 5<sup>th</sup>. How is it as a owner/stakeholder of Residential in the ALR I knew nothing about this Bill? I was told to get my plans in as soon as possible before the city enacts another moratorium, which I did. Not knowing that bill 52 would go through and be passed in less than 3 weeks..... That seems rather quick to me. If this happens on Tuesday without granting some form of grandfathering of current plans sitting at city hall I feel that would be very unfair. Investment in the planning process not to mention al the site prep done is in excess of 100k at this point. I am pleading with the powers that be to have some compassion and consideration for individuals who only followed the rule set before them. The rules kept changing. I kept adapting. But now I feel like I've been painted into a corner. Please understand that I am not a land speculator. I thought I was buying my dream property, but it has become my personal nightmare. I urge you to allow for a grace period or at the least grant some form of grandfathering for anyone who has started the process, its an expensive one. If Bill 52 is passed and people like me are not grandfathered we will have to start again with considerable cost to redesign and get new structural engineered drawings, upwards of another 12-15k. Can this please be brought into consideration?

Further to my point regarding the property I currently own. Its 67x667. My Neighbour to my east is also 67x667 . Odd because all the other properties on my street on my side are all the same size 134x667. How is it my property was sub divided in 1957? I have all the documents that pertain to that. That pre dates the ALR and ALC. I only bring this up because there is a policy P-02 dated March 2017, and it reads "Potential Exceptions from the ALC act: Parcels less than 2 acres created Prior to December 21, 1972". My concern, which has been brought up numerous times at city council is how a parcel of land less than 2 acres can be considered farm land? It is not economically viable or suited for commercial production. The city has stated many times, they do not recognize land less than 2 acres as farm land and we would not qualify for farm status. If this is the case. Why are we subject to two sets of rules? I pay a residential tax rate for my property. But I am governed by the rules set in place by the ALC and policed by the city of Richmond? These small lots in Richmond need to be given a different designation. ¼ acre to 2 acres cannot be farmed. Its been stated and we are stuck in a very odd grey area that cannot be defined. This is another reason I think the stakeholders should be consulted. Passing a bill without asking the opinion of the people it directly affects is not democratic. I think we proved our point today with our voice in opposition to the proposed Bill 52.

Lastly, why was the foreign buyer tax omitted from the purchase of ALR land when that tax was enacted and put into play? Did anyone not think that the foreign buyer would just shift their focus to land that automatically would be 20% cheaper? Who created the land speculation of the ALR land? It seems this lack of the 20% tax may have had something to do with it. Finally, my last point. Most of the mega mansions that are spoken of, who are the registered owners of those? Foreign buyers.....

Thank you for your time. Kindest Regards, A very concerned owner/stakeholder

Andrew Miloglav

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