

Schedule 1 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, January 17, 2011.

To Public Hearing	
Date:	Jan 17, 2011
Item #	3
Re:	Bylaw 8684



City of Richmond

Memorandum

Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Brian J. Jackson, MCIP
Director of Development

Date: January 14, 2011
File: 12-8060-20-8684/Vol 01

Re: *Richmond Zoning Bylaw 8500, Amendment Bylaw 8684*

At the December 13, 2010 Council meeting, when *Richmond Zoning Bylaw 8500, Amendment Bylaw 8684* was introduced and given First Reading, it was requested that staff discuss the proposed housekeeping amendment to include tennis courts in the definition of "structure, accessory" with the Agricultural Advisory Committee (AAC) and persons previously interested in the Agriculture (AG) zone setback amendments. The purpose of this memo is to report the result of these discussions as part of the consideration of *Bylaw 8684* at the January 17, 2011 Public Hearing.

Agricultural Advisory Committee (AAC)

Staff met with the AAC to discuss the proposed amendment. No objections or concerns were identified by Committee members. Members did comment that the option of having a tennis court included in the accessory structure definition was preferred.

Persons Interested In The Agriculture (AG) Zone

Staff met with Dale Badh, Roland Hoegler and Jan Knap (who have been interested in the Agriculture (AG) zone). They questioned the need to regulate tennis courts in the Agriculture (AG) zone and indicated that this housekeeping amendment would jeopardize the goodwill the City had developed with agricultural property owners when reverting back to the previous Zoning Bylaw's Agriculture (AG) zone road setbacks.

They also brought up other issues related to the Agriculture (AG) zone related to the existing height limit on accessory residential buildings; the need for a larger side yard on peat soils; requirements for perimeter and storm drainage. These issues are not part of the housekeeping amendments before Council at the January 17, 2011 Public Hearing. The accessory residential building height issue was discussed with the AAC as the Bylaw was being drafted in 2008/2009. Further, this issue was highlighted as a key issue in the 2009 Staff Report on the Zoning Bylaw changes. Council may consider directing staff to further review these issues and report back in the future.

Brian J. Jackson, MCIP
Director of Development

HB:blg

cc: Joe Erceg, General Manager, Planning & Development