

2011 March 21

### Submission to Richmond City Council

APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR  
REZONING AT 16540 RIVER ROAD FROM AGRICULTURE (AG1)  
TO LIGHT INDUSTRIAL (IL)

**Richmond By-Laws Issues**  
16540 River Road Richmond, B.C.

#### Executive Summary:

An ongoing complaint regarding, Richmond By-Law infractions, and non compliance with Richmond Zoning Regulations, have carried on for 5 years, without any enforcement action taken by the City of Richmond, and the By-Law enforcement Manager Mr. Wayne Mercer and Staff., until April of 2010.

#### Background:

The property, which is located at 16540, River Road is zoned as (AG1) by the city of Richmond.

The alleged infractions and violations, had been ongoing and reported to the City of Richmond, by neighbours and farmers for the past 5 years. They have been ongoing for a greater period of time, without enforcement action, until April 2010 in Richmond Provincial Court, where a monetary fine and Court Order to vacate all commercial vehicles was issued against the owners of this property. *2 OTHER NEIGHBORING PROPERTIES*

*TEMPORARY DROP OF SEMI-TRUCK TRAFFIC DUE TO REMOVING "ROOT CAUSE" BY COURT*  
The impact on the City of Richmond and the local River Road Residents were as follows: *ORDERS IN 2010*

- Environment issues of improper and unauthorized land filling of the site, storage of dangerous goods, commercial trucks, and fuel. *REMOVING ILLEGALLY PARKED COMMERCIAL VEHICLES + DUMP TRUCKS*
- City collects only AG1 farm taxes, on what was clearly an unauthorized commercial operations, namely large commercial truck storage, parking, and washing. No City Business Licences were issued nor fees collected.
- Increased and unauthorized heavy commercial vehicle traffic on and beyond (eastbound) the 16540 River Road, which is designated and sign posted " 9 ton G.V.W. max." and trucks "30 K.P.H." max. The secondary effects has been, increased commercial truck traffic on No. 7 Road, and damage to the River Road and No. 7 Road surface by the overweight traffic, increased traffic safety violations (Provincial Motor Vehicle Act) speeding, disobey traffic sign or signals, cross solid double yellow center-line, etc.
- The number and frequency of large commercial trucks, and many large dump trucks with pup trailers has severely impacted the safety of AG1 zoned area, and the farming rural lifestyle of the River Road and No. 7 Road Families.
- Trust and confidence in the City of Richmond, and its various departments, has been eroded, by its inaction and lack of response to the complaints from River Road Residents. Selective or non-enforcement of city by-laws, by managers and staff is insensitive and insulting to the local farmers, residents, taxpayers, and Voters.
- The ditches which border River Road, and No. 7 Road, force cars, bicycles, farm machinery and pedestrians to share River Road, which is not engineered to present day safety standards, with narrow 15

*NO. 7 ROAD NORTH & SOUTHBOUND TRAFFIC PRESENTLY  
ORIGINATES FROM RIVER ROAD EAST OF NO. 7 ROAD  
A & P TRANSPORT, AS WELL FROM CONTAINER BUNK TRAILERS,  
AT THE NORTH-WEST CORNER OF NO. 7 ROAD & RIVER ROADS. OVER*

foot wide roads, with no shoulders nor sidewalks, with telephone poles and fire hydrants located within 1 foot of the road edge. . Everyone is endangered by the trucks on that road, and are further challenged by trucks crossing the double yellow solid center-line into on-coming traffic.

I am in opposition to the application, and opposed to any rezoning applications that would negatively impact the rural lifestyle of the ALR and Agriculture zoned lands in Richmond. I attended the applicant's February 15,2011 open house and that the applicant had provided little information as to their intentions. Mr. DeGenova the applicants representative was unprofessional, discourteous, and provided no opportunity for written feed-back, so I departed the open house

In conclusion, if this re-zoning application met with success, other similar applications would follow in the 16,000 block River Road, further impacting the Agricultural Lands.

THE RESIDENTS AND FARMERS OF NO. 7 ROAD AND RIVER ROAD  
DO NOT WANT THE TRANSFER OF, THEFT AND VANDALISM  
TO FARM MACHINERY FROM THE NO 6 ROAD + CAMBIE AREA  
AS PRESENTED BY EARLIER SPEAKERS THIS EVENING.

George Makowski M.B., C.D.

18851 River Road

Richmond, B.C.

V6V 1M2