

# Development Permit Application

Schedule 2 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
July 16, 2025



Construction of Organic Egg Layer  
Barn

# Development Application Summary

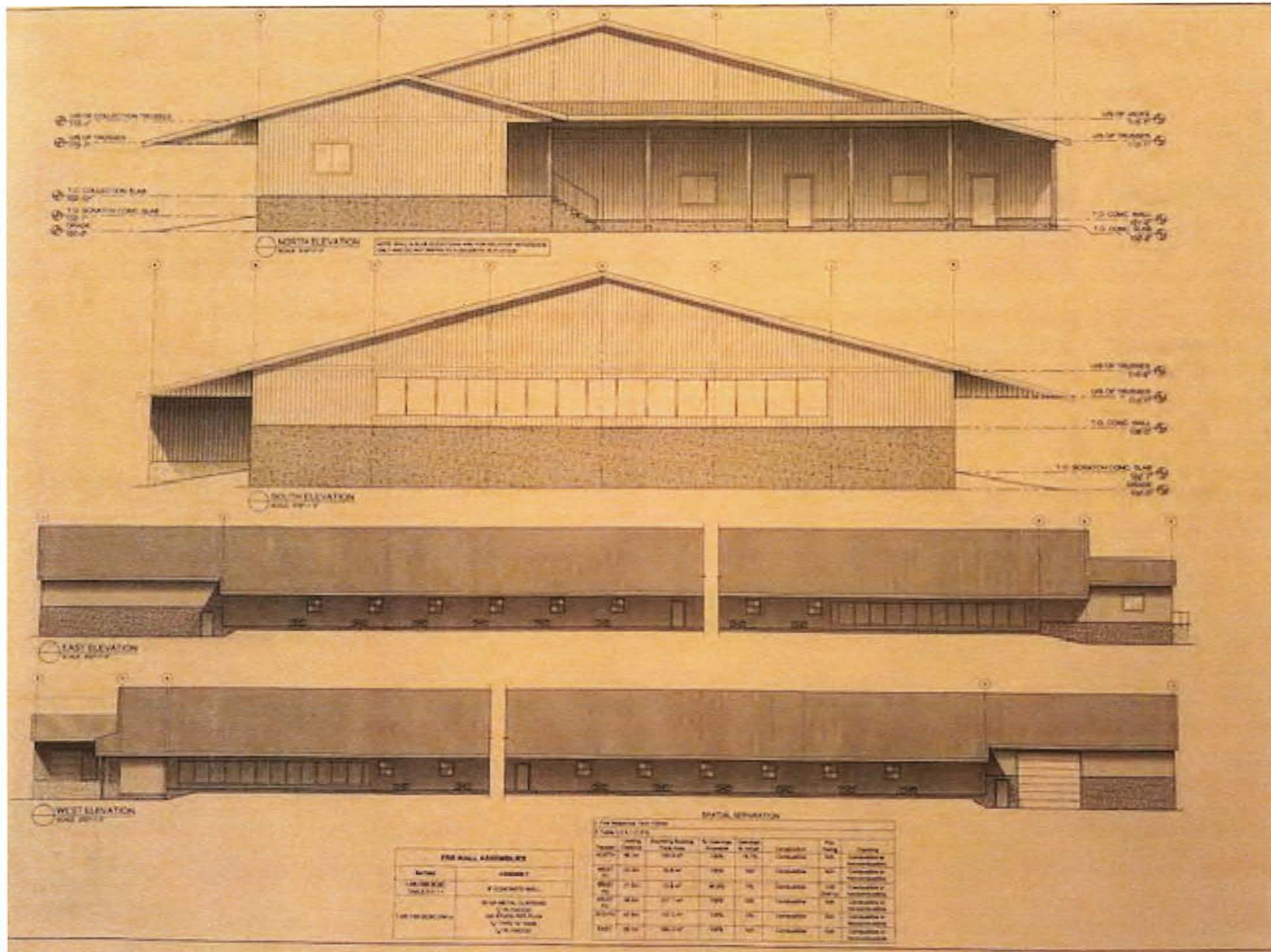
- Construction of New Organic Egg Layer Barn
  - 17720 River Road – 4.75 Acre Parcel
  - Near Corner River Road & No. 8 Road
  - Zoning AG1 classed ESA in ALR
  - 2,982 Sq Mtr Barn with 892 Sq Mtr Winter Garden \*
- an enclosed outdoor space, often with a roof and netting, that allows chickens and other poultry to access fresh air and sunlight while being protected from the elements and predators.

[illegible]

**SITE PLAN**  
SCALE 1"=5'



# Barn View Profiles



# Reason for Building New Barn

- As a Certified organic egg producer we are required to meet national standards for livestock stocking densities. We have **reached our maximum stocking density** (6 hens per sq mtr) in our existing barn.
- **Supply vs Demand**: we are currently not meeting market demand for the Rabbit River egg brand. Egg production in Canada is controlled under the Federal “Supply Mgmt System”. As the population increases, egg producers receive authority to increase flock size. Our current allowance (quota) is for **10,000** hens. However due to stocking density standards our existing barn is maxed out at **8,200** hens.
- New barn will house up to **14,000** hens (room for growth)



# Old Barn Maxed Out & Equipment Aging



# Reasons Continued 1

- Much of our existing livestock housing and equipment is reaching end of useful life:
  - Manure removal belts
  - Egg belts
  - Feed distribution chain troughs
  - Water nipples
  - Air circulation fans
  - Infra-red gas heaters
  - Resulting in frequent repair & maintenance activity which puts our hens' welfare at risk

## Reasons Continued 2

- Our existing Quonset barn is located on land leased from Port Metro Vancouver. Our lease ends in September 2027 and we have no certainty of a lease extension. If we do receive a lease extension we would convert the quonset into a greenhouse for strawberry production \* or use it to raise day old chicks for annual replacement \* in the layer barn.

\* We currently grow ever-bearing strawberries outdoors on benches during only spring/summer

\* Replacement flock is grown from day old chicks beginning 5 months before transfer to lay barn. Currently grown in Chilliwack.



## Reasons Continued 3

- Our Current quonset barn is like a riding arena.
- The environment is wonderful for the quality of life for our hens but it provides very little insulation value in winter.
- Therefore natural gas consumption for our heaters has been rising dramatically over the past few winters. This results in:
  - waste of energy,
  - increased cost of production
  - excess CO2 into the atmosphere.







## Reasons Continued 4

- Due to **global warming** our barn temperature in summer heat waves is causing severe **heat stress on our hens** – despite misting systems installed.
- The New Barn will be wood frame with state of the art proven:
  - **Energy efficient Heating & Cooling systems**
  - **Recycled warm (winter) and cool (summer) air**
  - **Excellent insulation reducing gas consumption**
  - **Significantly less CO2 emissions**



# Benefits to Richmond Community

- **Food Safety & Security**

Because we are isolated in Richmond from the “Melting Pot” of Fraser Valley poultry farms we are less likely to contract Avian Influenza & therefore a more secure & safe food supply for BC and **Richmond** in particular.

- **Local Food Availability**

Our year round roadside stand is well attended by Richmond residents:

- fresh organic eggs
- In-season organically grown vegetables
- Ever-bearing strawberries (June – Oct)

# Roadside Stand – 17740 River Road





# Benefits to the Community 2

- **Organic Fertilizer**

- Supplied to Richmond Market Gardeners & Dairy Farms
- Reduces the use of chemical fertilizers in **Richmond** and results in a local sustainable agricultural cycle.

- **Public Tours**

- Tours for the public as well as educational institutions such as Kwantlen College and UBC. (Animal Welfare and Sustainable Agriculture curriculums).

- **Education Support**

- We have hosted many practicums for veterinarian students who wish to pursue a poultry specialty

**Employment** – our farm provides employment for 1 to 2+ employees. We seek to hire locally but in the absence of applicants we may use TFW's.



# Conclusion

- We are pleased to embark on this new chapter in our farming history & contribution to the **Richmond Community**.
- The farm will be run by my daughter, Holly, and hopefully future generations to come.
- **Time is of the essence** due to lease uncertainty and winter weather—
- Thank you to **Richmond Staff** for support in fast-tracking our applications.