

Jansson, Michelle

To: Eng, Kevin
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

To Public Hearing
Date: <u>Jan 21 /13</u>
Item # <u>5</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8979</u>

From: Steve Easterbrook [mailto:steve@rabbitriverfarms.com]

Sent: Friday, 18 January 2013 10:12

To: Eng, Kevin

Cc: Bill Jones; Bill Zylmans; Steves, Harold; Danny Chen; Dave Sandhu; Krishna Sharma; Kyle May; Scott May; Todd May; Crowe, Terry; Kathleen.Zimmerman@gov.bc.ca; Tony.Pellett@gov.bc.ca

Subject: Public Hearing to Rezone AG1 Land to Storage

Importance: High

Co-Chairs and Fellow Ag Advisory Committee Members,

I'm wondering if any of you have heard of a Public Hearing set for Monday January 21st to rezone AG1 land at 16700 River Road. I was under the understanding that rezoning applications and other issues related to Agricultural Land in Richmond were supposed to come to the AAC for input as part of the pre-requisite for considering rezoning. Also, the Mayor and counsel specified that mail notices for public hearings related to agricultural areas would be sent to properties within a 1 km radius as opposed to other zoning districts which would only require notice to property owners within 50 meters. This special amendment was implemented to ensure adequate notice to land owners affected in the more sparsely populated Agricultural areas of Richmond. According to the City Clerk's office the Notice on the subject Public Hearing was only mailed to properties within 50 meters so the rules implemented by Counsel were not properly followed to inform neighbours that are affected by this possible rezoning.

So it looks like this Public Hearing to rezone AG1 land has again flown under the radar. Ag1 and ALR land is being chopped away at one property at a time moving east along River Road. There are more and more trucks travelling the full length of River Road east & west so it is becoming a Commercial Highway even though is a 9 tonne load limit which is ignored by the trucks that are using some of the storage properties that have already been rezoned west of the subject property. There is no City monitoring or RCMP monitoring of truck traffic bylaw i

I missed one of the AAC meetings a few months ago so maybe the other members of the AAC were aware of this???? If not this is another incident of lack of process that diminishes the effectiveness, purpose and stewardship duties of the AAC. Please let me know your thoughts.

Steve Easterbrook

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Jansson, Michelle

To: Eng, Kevin
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

From: Eng, Kevin
Sent: Friday, 18 January 2013 17:07
To: 'Steve Easterbrook'
Cc: 'Bill Jones'; 'Bill Zylmans'; Steves, Harold; 'Danny Chen'; 'Dave Sandhu'; 'Krishna Sharma'; 'Kyle May'; 'Scott May'; 'Todd May'; Crowe, Terry; 'Kathleen.Zimmerman@gov.bc.ca'; 'Tony.Pellett@gov.bc.ca'
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

Hi Steve and all.

An application to rezone 16700 River Road is proceeding to Public Hearing on Monday, January 21, 2012. For reference, I have attached a link to the Public Hearing agenda and staff report if you would like additional information on the proposal. The application involves rezoning the site to allow for commercial vehicle parking and storage and general outdoor storage:

- http://www.richmond.ca/cityhall/council/agendas/hearings/2013/012113p_agenda.htm

This rezoning application at 16700 River Road was not forwarded to the AAC for the following reasons:

- The subject site is not contained in the ALR.
- The 2041 Official Community Plan (OCP) Land Use Designation for the site and the 16,000 block of River Road is "Industrial". The subject proposal involving commercial vehicle parking and general outdoor storage is consistent with the OCP Industrial designation.
- The rezoning proposal complies with a Council approved Interim Action Plan, which identifies a number of provisions that must be met and addressed through the processing of rezoning application for commercial vehicle parking and outdoor storage. The proposal at 16700 River Road complies with and has addressed all components of the Interim Action Plan.
- Pertaining to trucks travelling on River Road – through the rezoning application, the proponent/property owner is required to undertake works to ensure that trucks travelling to and from the site comply with approved routes in the area. These approved routes for trucks only permit travel on River Road WEST of the sites approved for truck parking out to No. 6 Road only. Through the rezoning, construction and modification of the driveway access to the subject site (based on a design approved by City Transportation staff) is required that will restrict truck turning movements to/from the site. Therefore, trucks turning into the site will be restricted to right-in turns only (travelling from the west only). Trucks exiting the site will be restricted to left-out turns only (travelling west on River Road out to No. 6 Road). Construction, inspection and approval of a modified driveway to the subject site is being secured as a rezoning consideration and must be completed prior to getting final adoption of the rezoning application. These turning restrictions to be implemented with the site at 16700 River Road will not enable any commercial vehicles or trucks to travel east on River Road (i.e., in between Kartner Road allowance, No. 8 Road, No. 9 Road and Westminster Highway). These turning restrictions are being secured for all properties that are applying for rezoning in the 16,000 block of River Road.

Please contact me if you have any questions or require clarification.

Regards,
Kevin Eng
Policy Planning
City of Richmond
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