

# Value-added services of Sanduz Farms

Sanduz Estate Wines & Cal-San



City of Richmond Presentation



# Cal-San

- Only independent processor in Richmond.
- International wholesale distributor of British Columbia grown blueberry and cranberry products
- Make shelf stable food products using BC grade fruit

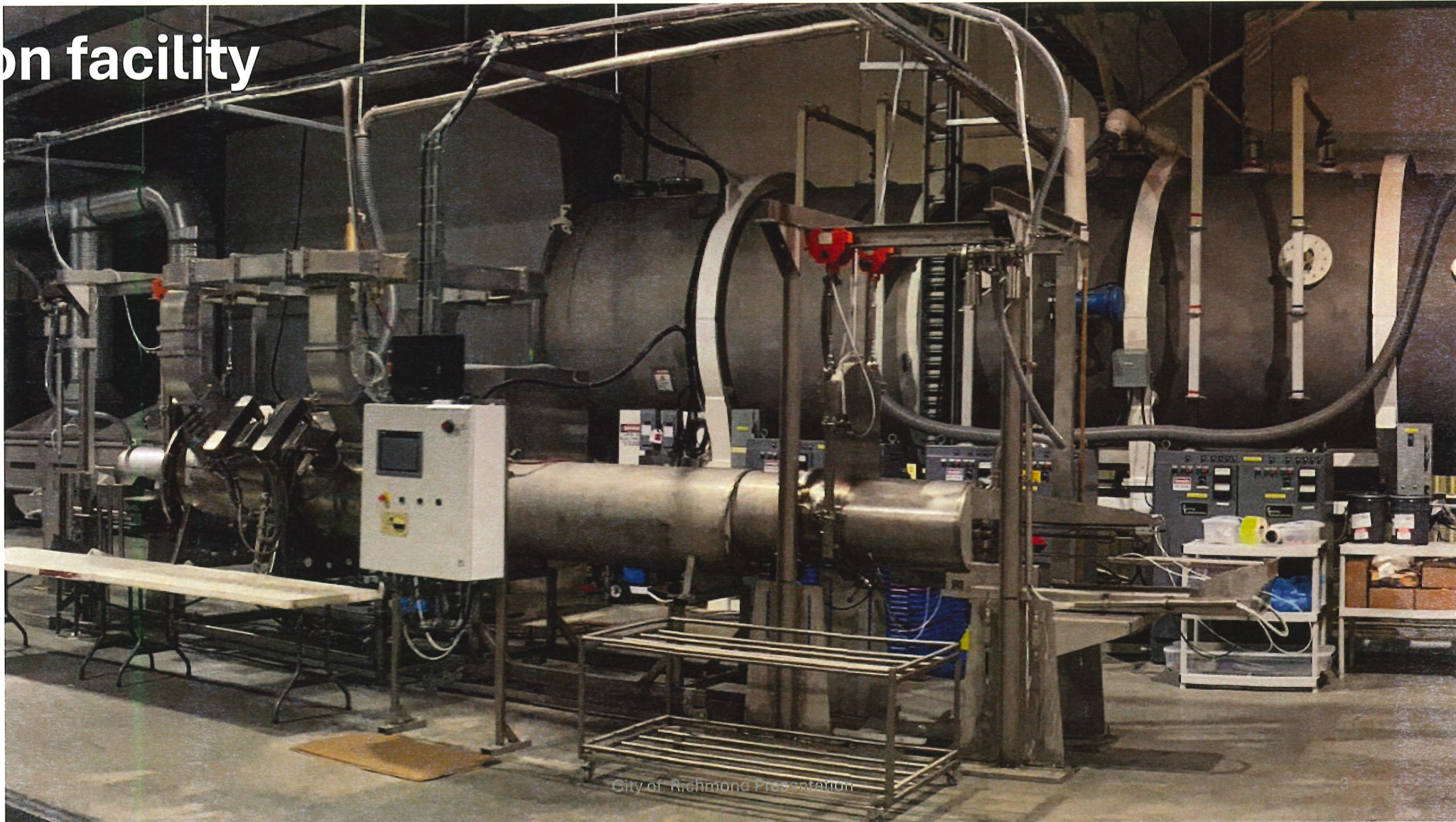


City of Richmond Presentation

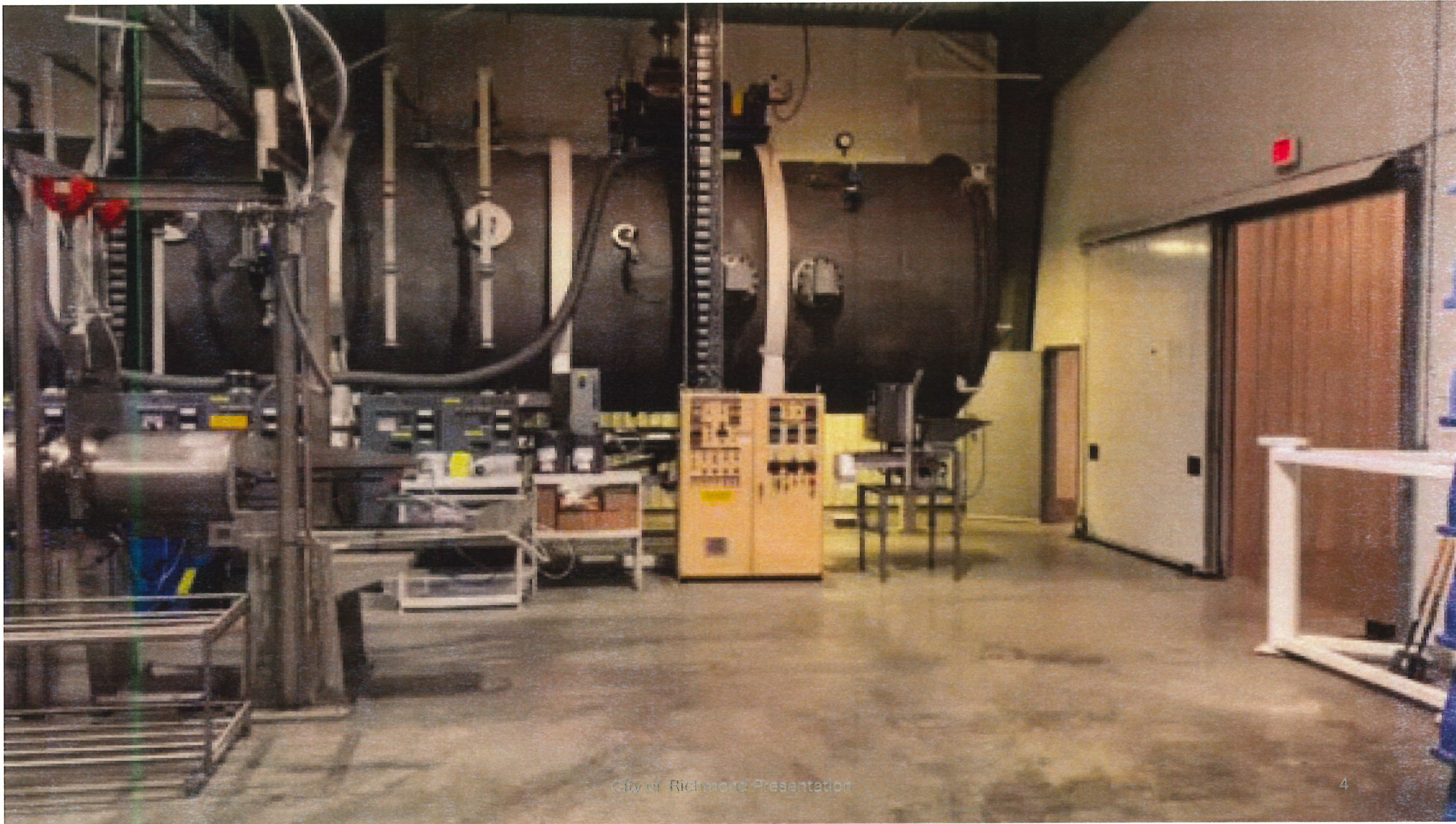




on facility



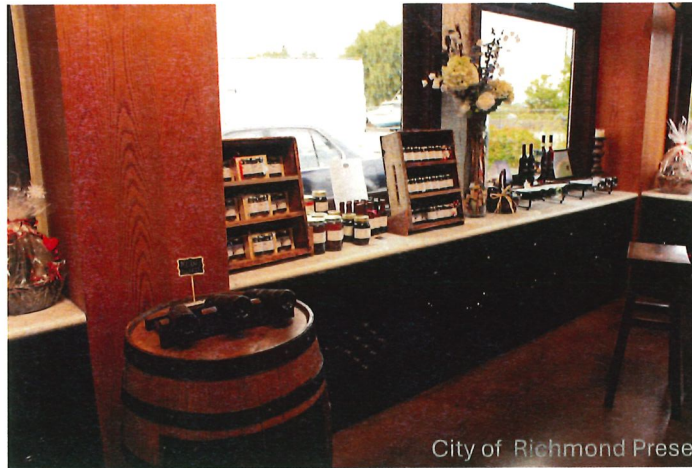






# Sanduz Wines

- Sources grapes and berries from a number of local growers to make wines
- Uses retail space to bring local farm products to market.



City of Richmond Presentation



# Subdivision Request & Rational

- The current layout of the Site limits the access to the processing facility and winery on Parcel 2 via Blundell Rd, which is a narrow and tortuous path not suitable for delivery trucks
- The ideal access to the processing and winery facility is from Sidaway Road (as currently exists)
- The owners of Cal-San have concerns about the impact of not having a secure long-term access to their facilities as long-term access is not guaranteed under the current parcel division.
- The proposed subdivision will maintain agricultural land on both properties and secure long term access to the processing and winery facility

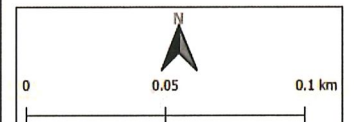
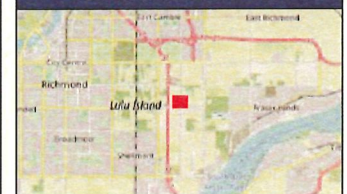




### LEGEND

- Parcel boundaries
- 5m RAR Buffer
- Proposed subdivision
  - LOT A
  - LOT B
- Proposed access
  - Gravel
  - Paved

### LOCATION OVERVIEW



Scale: 1:2000  
Spatial Reference: NAD83 / UTM zone 10N

Project ID: BD-07  
Project Description: Sandhu  
Created By: F.L.  
Date: 2025-05-26

### PROPOSED PARCEL SUBDIVISION LAYOUT



# Subdivision Summary

Parcel	Proposed Layout	Ownership
Proposed Lot A	<ul style="list-style-type: none"> <li>• <b>Main access/egress point:</b> Sidaway Rd. Wide access with shortest and most direct path to processing facility and loading bay.</li> <li>• <b>Other access/egress points:</b> Blundell Rd paved access (small vehicle access)</li> <li>• <b>Contains:</b> Residential dwelling, vineyard, processing facility, winery, and small field production area at the north end of the property.</li> </ul>	Sukhdev Singh Sandhu and Navjit Kaur Sandhu
Proposed Lot B	<ul style="list-style-type: none"> <li>• <b>Main access/egress point:</b> Sidaway Rd northern gravel access. This access was approved to use by the City of Richmond.</li> <li>• <b>Contains:</b> Northern agricultural fields.</li> </ul>	Canada Berries Winery Ltd.



# Subdivision Request & Rational

- There is no net loss to agriculture from subdividing east to west as compared to the current north south lot lines. Both lots still have agricultural productive capability.
- Under the current situation, the sale of 12951 Blundell Road (Parcel 1) would eliminate the access to the processing and winery facility. There is a small driveway off Blundell that provides access to the house but is not large enough to accommodate large trucks or farm vehicles. The proposed subdivision will secure long term access to the processing and winery facility.
- The winery and agritourism activities taking place on 12791 Blundell Road (Parcel 2) will have their access and parking protected by the proposed subdivision.

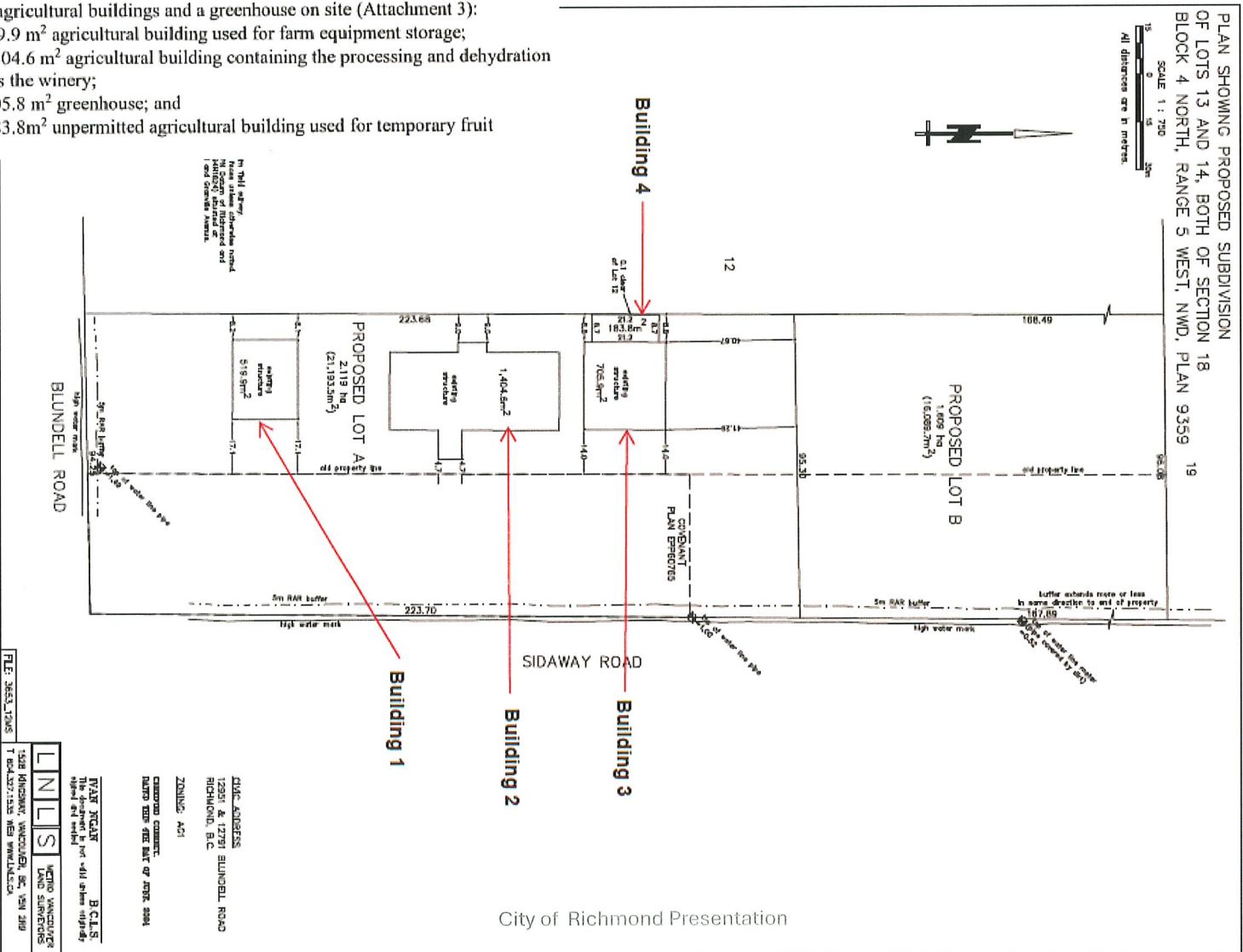


# Variance Request

1. Subdivision of a lot below the minimum permitted size
2. Side yard setback variance for an existing structure
3. Variance to allow additional concrete flooring in agricultural buildings



### Attachment 3



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There are three existing agricultural buildings and a greenhouse on site (Attachment 3):

- Building 1 - a 519.9 m<sup>2</sup> agricultural building used for farm equipment storage;
- Building 2 - a 1,404.6 m<sup>2</sup> agricultural building containing the processing and dehydration facility, as well as the winery;
- Building 3 - a 705.8 m<sup>2</sup> greenhouse; and
- Building 4 - a 183.8m<sup>2</sup> unpermitted agricultural building used for temporary fruit storage.



# Agrologist Variance Summary

- The additional non-permitted building is used seasonally for temporary fruit storage and does not include services.
  - the continued use of the agricultural buildings are essential to the farm operation.
- The side yard setback variance for this structure will not hinder agricultural operations and is supported by the adjacent landowner Habib Khan
- Overall, the proposed variances align with the scale and operational needs of this established farm business and support continued agricultural viability on both parcels.
- The request for additional concrete flooring is primarily retroactive, formalizing non-conforming structures that support year-round processing storage, and wine production. In addition, this will permit a non-permitted building important to the success of the farm operation

# Agrologist Summary

- The proposed subdivision and associated variances are not expected to negatively impact the agricultural use or productivity of the subject properties. In fact, they are necessary for the ongoing success of the winery and berry processing facilities.
- Both proposed lots will retain agricultural capability, and the realignment will ensure long-term access to the winery and federally-inspected processing facility, which is essential for local blueberry and grape production
- The request for additional concrete flooring is primarily retroactive, formalizing non-conforming structures that support year-round processing, storage, and wine production.





**LEGEND**

- Parcel boundaries
- 5m RAR Buffer
- Current access
  - Gravel
  - Paved

**LOCATION OVERVIEW**

0 0.05 0.1 km

Scale: 1:2000  
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**CURRENT SITE LAYOUT WITH ACCESS POINTS**

SCALE 1 : 750

15 0 15 30

All distances are in metres.

