

Agriculture (AG) Zone Setback and House Size Referrals

Presentation to Planning
Committee May 18, 2010

SCHEDULE 1 TO THE
MINUTES OF THE PLANNING
COMMITTEE MEETING OF
TUESDAY, May 18, 2010.



Richmond Zoning & Development Bylaw 5300

- Established a maximum setback in the Agriculture (AG) zone in 1989
- Originally was 40 m (131 ft) for dwellings and accessory residential buildings
- Increased to 50 m (164 ft) and amended to only apply to dwellings in 1992
- Maximum setback was 50 m (164 ft) for dwellings from a public road on November 16, 2009

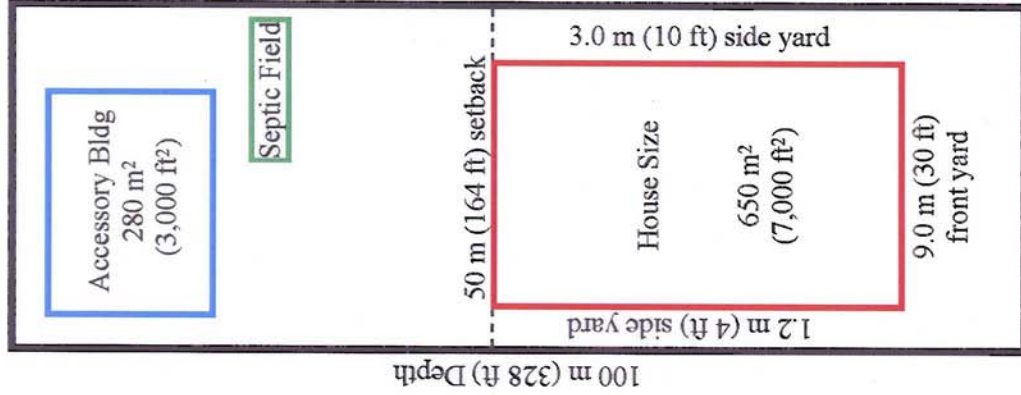
Richmond Zoning Bylaw 8500

- Included the following in the maximum 50 m (164 ft) setback in the Agriculture (AG) zone:
 - Accessory residential buildings
 - Accessory residential structures
 - Septic fields
 - Applied to both public roads on a corner lot
- Change was clearly noted in the Staff Report
- Rationale:
 - To protect farm land in the Agriculture (AG) zone
 - Fulfill the objectives of the OCP
 - Address the recommendations of the AVS

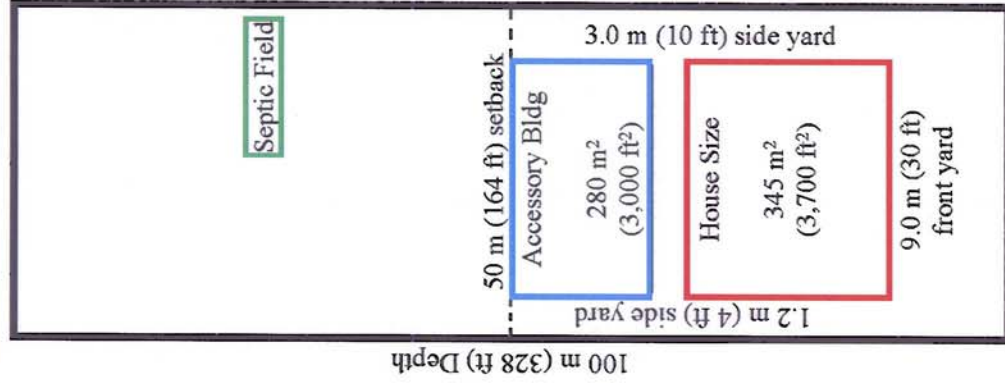
Concerns Re: New 50 Meter (164 ft) Setback Requirements

- Lack of adequate consultation
- Difficult to comply with on lots:
 - Less than 2 acres (0.8 ha)
 - With a narrow frontage
- Should not apply to septic fields
- Effect of limiting the size of a house
- Adversely affecting the sale or redevelopment of some agricultural land

Option 1: Return To Previous Zoning Bylaw 5300 Setback

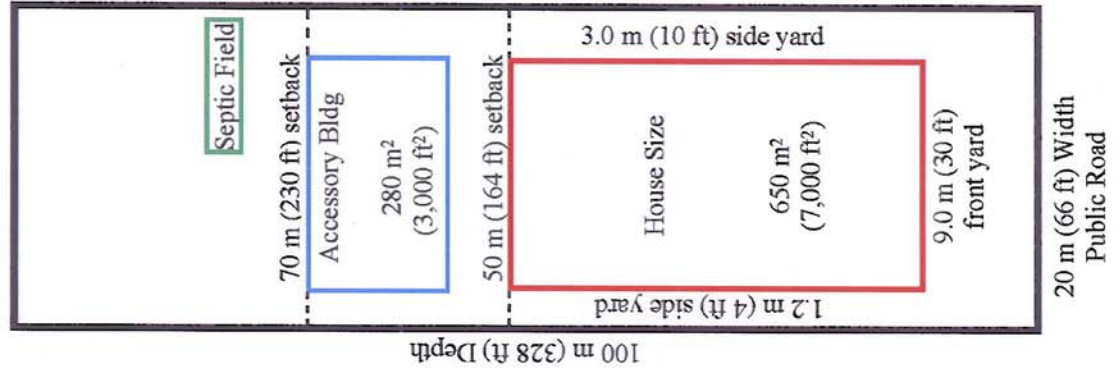


Option 2: Retain Zoning Bylaw 8500 Setback Except Septic Field

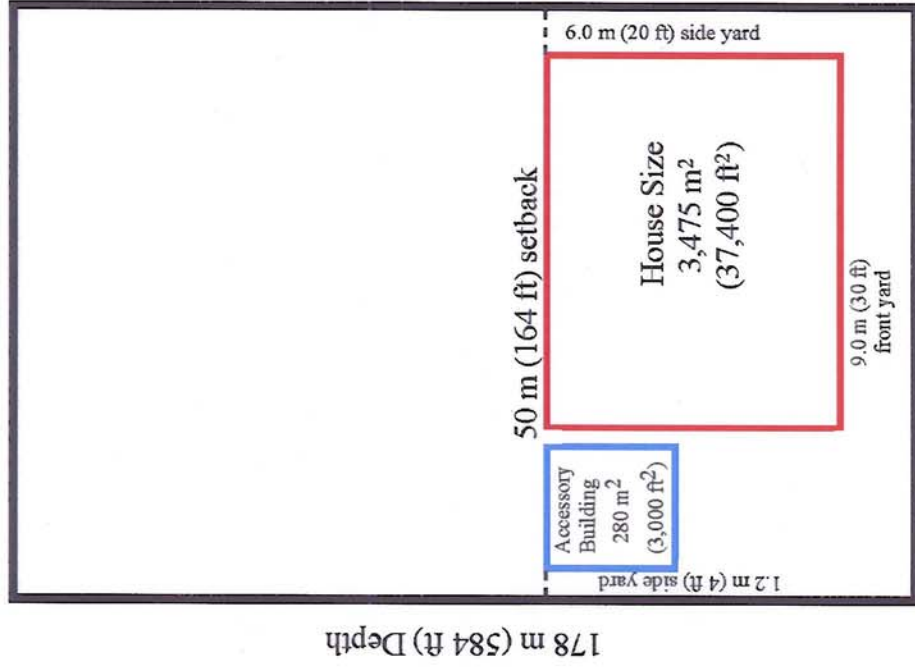


20 m (66 ft) Width
Public Road

Option 3: Amend New Zoning Bylaw 8500 Setback Certain Lots

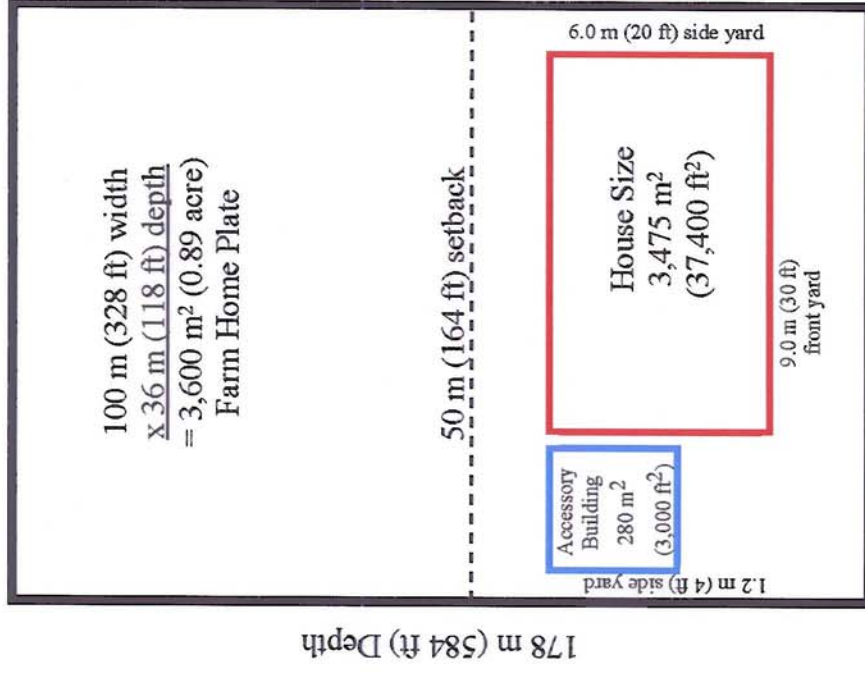


Option 1: Do Nothing At This Time (House Size Limit Referral)

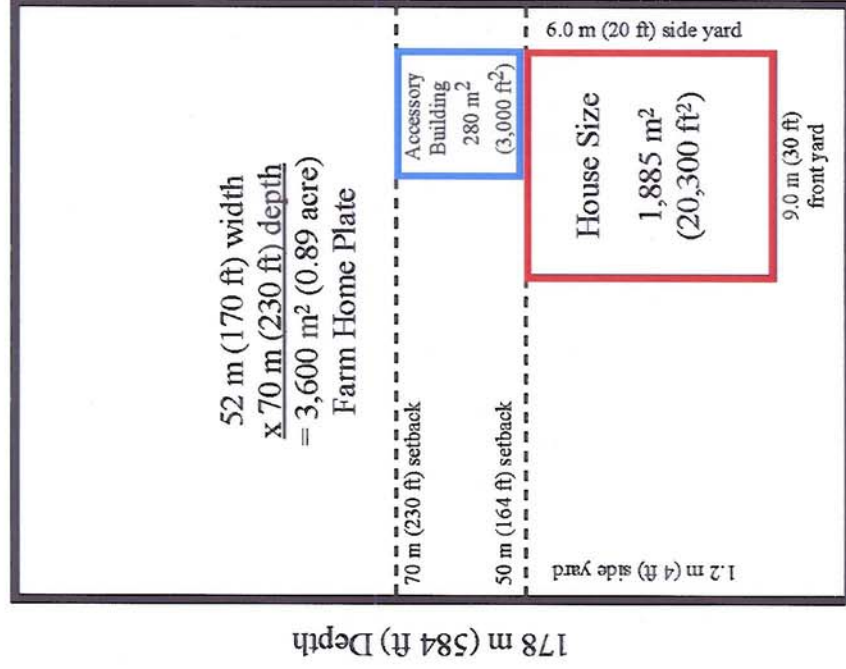


100 m (328 ft) Width
Public Road

Option 2: Examine Establishing A Farm Home Plate

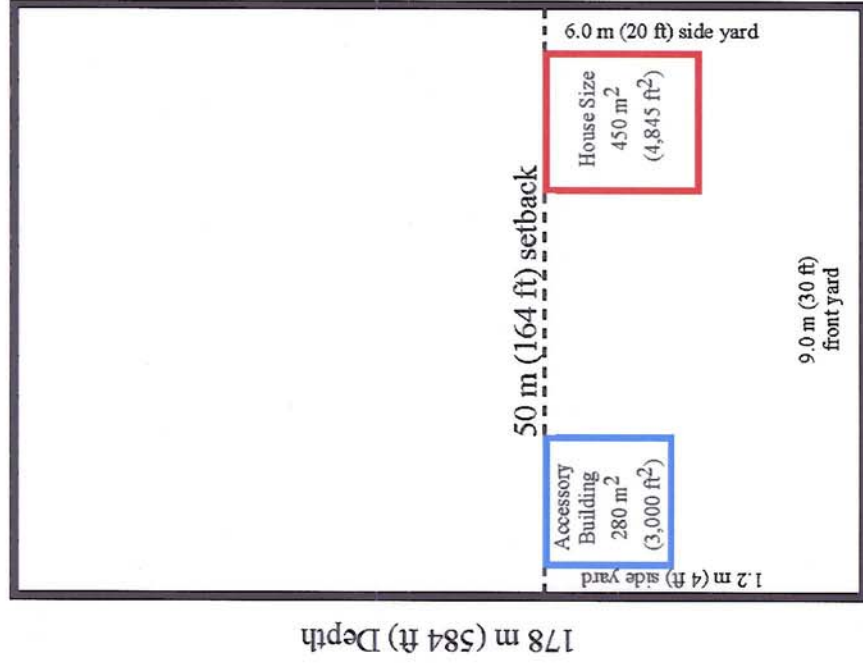


Option 2: Examine Establishing A Farm Home Plate



100 m (328 ft) Width
Public Road

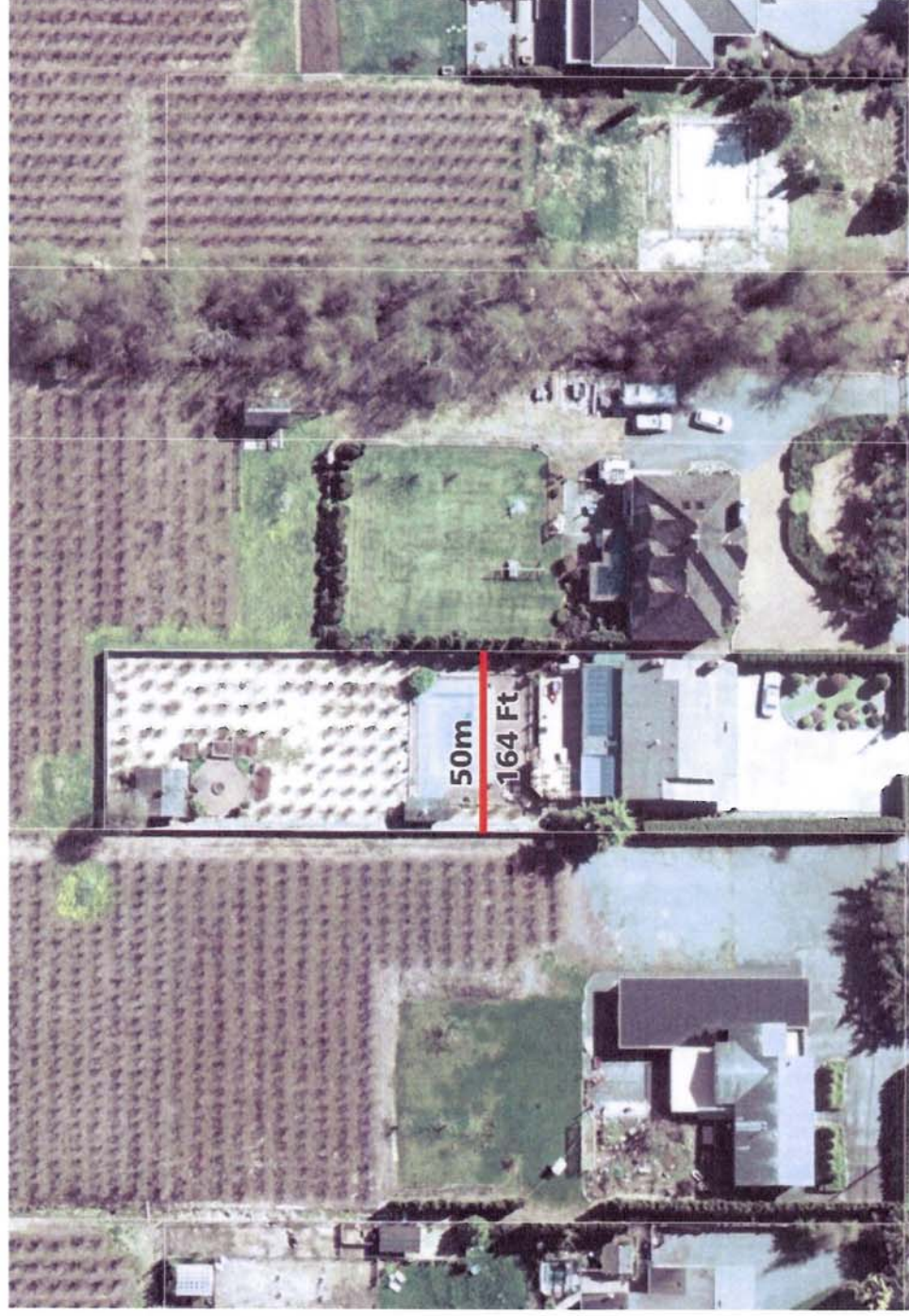
Option 3: Examine Establishing A Maximum House Size Limit



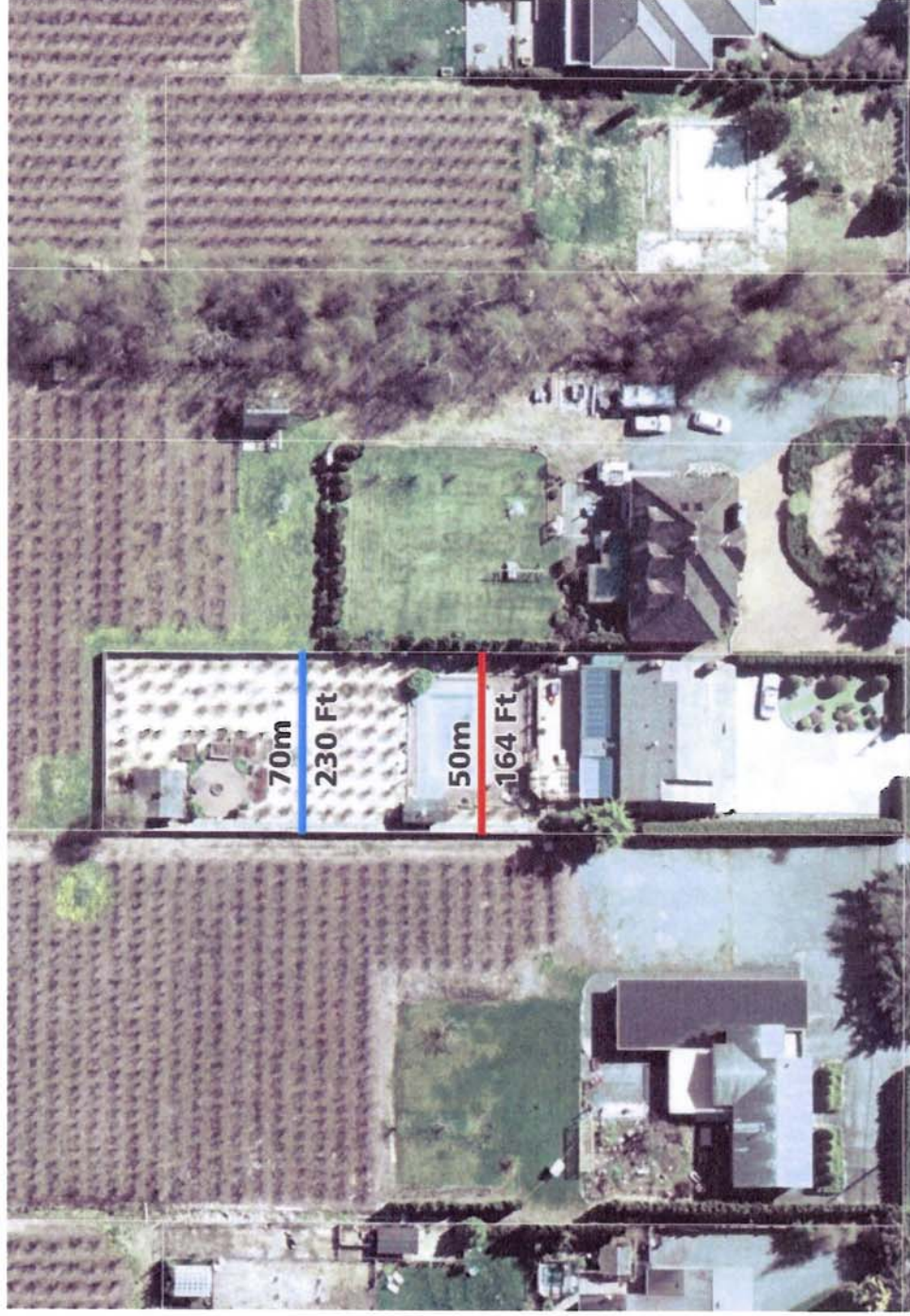
Option 1: Return To Previous Zoning Bylaw 5300 Setback



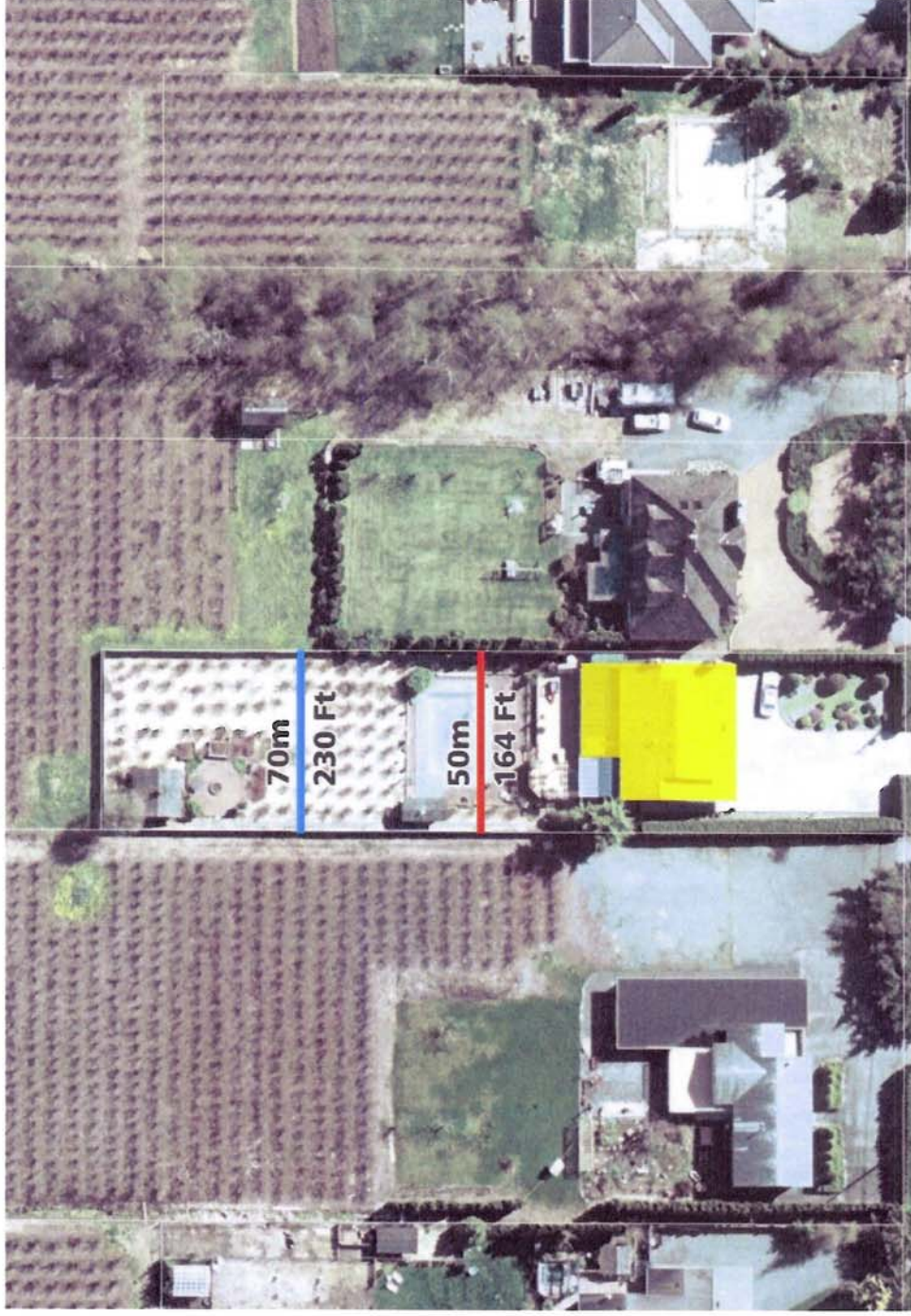
Option 2: Retain Zoning Bylaw 8500 Setback Not Septic Field



Option 3: Amend Zoning Bylaw 8500 Setback Certain Lots



Option 3: Examine Establishing A Maximum House Size Limit



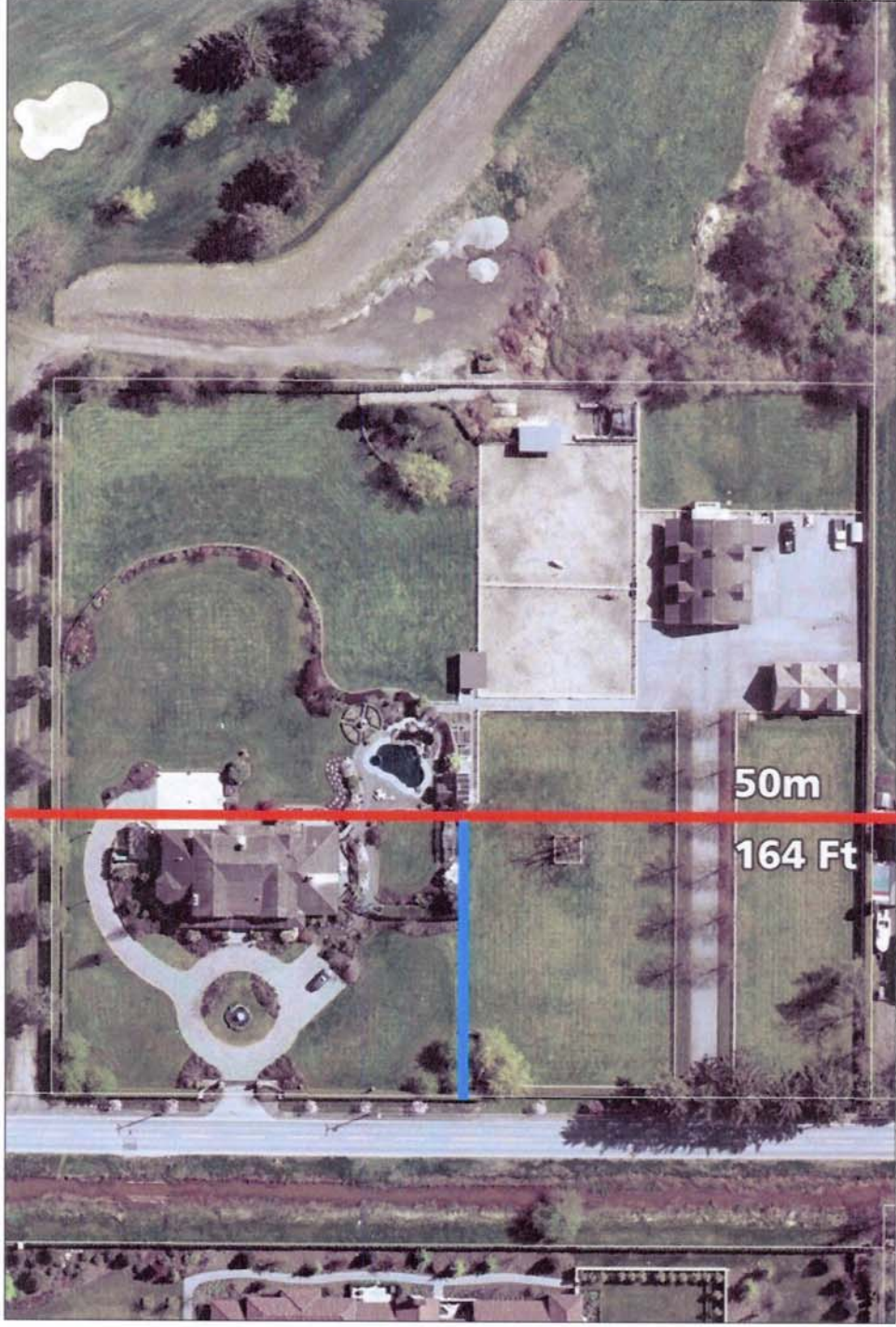
Option 1: Return To Previous Zoning Bylaw 5300 Setback



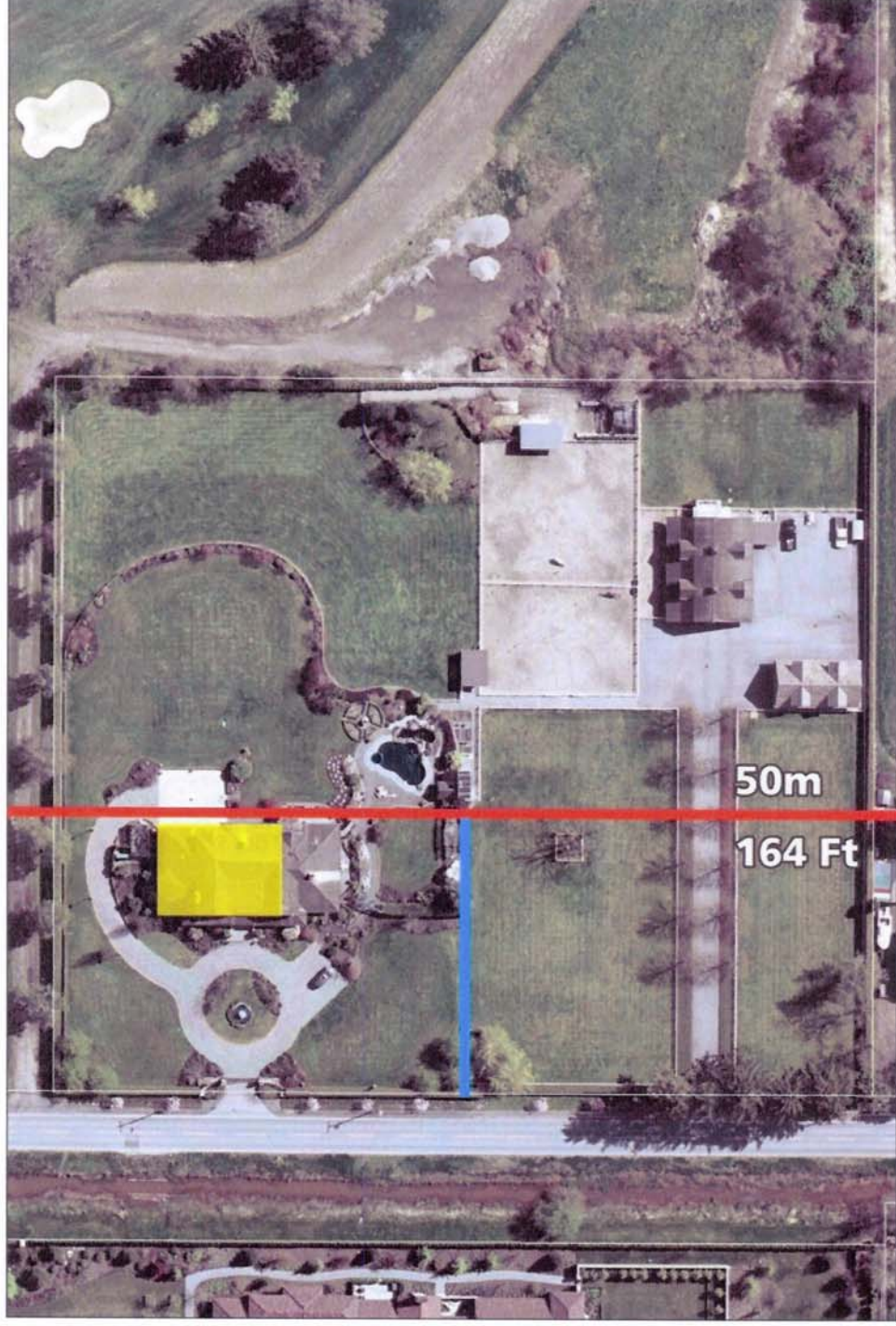
Option 2: Retain Zoning Bylaw 8500 Setback Not Septic Field



Option 2: Examine Establishing A Farm Home Plate



Option 3: Examine Establishing A Maximum House Size Limit



Process – 50 Meter (164 Ft) Setback Referral

- Planning Committee chooses a setback option (May 18)
- Council gives 1st reading to setback option (May 25)
- City Staff hold Public Open House (June 7-10)
 - Letter all AG owners, tenants & leaseholders
 - Advertise in Richmond newspapers
- City Staff consult with Agricultural Advisory Committee
- Council Public Hearing (June 21) – setback option adopted