



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** February 29, 2016

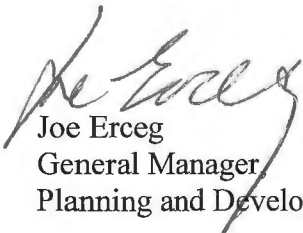
**From:** Joe Erceg  
General Manager, Planning and Development

**File:** 01-0100-30-AADV1-  
02/2016-Vol 01

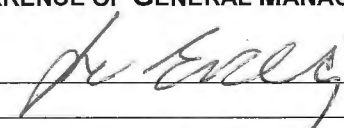

**Re:** **Agricultural Advisory Committee 2015 Annual Report and 2016 Work Program**

### Staff Recommendation

That the 2016 Agricultural Advisory Committee Work Program be approved.

  
 Joe Erceg  
 General Manager  
 Planning and Development

Att. 2

|  |                            |
|--|----------------------------|
| <b>REPORT CONCURRENCE</b>  |                            |
| <b>CONCURRENCE OF GENERAL MANAGER</b>  |                            |
|  |                            |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b>                     | <b>INITIALS:</b><br><br>DW |
| <b>APPROVED BY CAO</b>   |                            |
|  |                            |

## Staff Report

### Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the Terms of Reference for the AAC, this report summarizes the activities of the Committee in 2015 and recommends a 2016 Work Program for consideration and approval by Council. The AAC reviewed and endorsed the proposed work program at its meeting held on February 4, 2016.

### Summary of 2015 Annual Report

The detailed 2015 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on a total of 11 development proposals related to or affecting agricultural activities.
- Received regular updates and provided comments on various City policies and initiatives (e.g., Sustainability Progress Report, fees and enforcement options for soil removal and deposit activities).
- Received regular updates on the George Massey Tunnel Replacement project.
- Received information and commented on local food awareness events and initiatives (e.g., 2016 Richmond Farm Tour).
- Received information on initiatives, funding programs and farming advisory information sheets from the Ministry of Agriculture staff.

### Summary of Proposed 2016 Work Program

The detailed 2016 Work Program is contained in Attachment 2. The following is a summary of highlights for the proposed 2016 work program.

- Review and provide feedback on development proposals forwarded to the AAC by staff and Council.
- Review and provide feedback on the No. 5 Road Backlands Policy and its implementation.
- Continue to receive updates on major transportation works including George Massey Tunnel Replacement project and upcoming consultations.
- Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
- Examine options to help promote local agricultural and food awareness.
- Continue to monitor and implement the RAVS and recommend improvements as necessary.

**Financial Impact**

None.

**Conclusion**

The 2015 Annual Report for the AAC is submitted for information and the 2016 Work Program is recommended for Council approval.



Terry Crowe  
Manager, Policy Planning  
(604) 276-4139



Minhee Park  
Planner 1  
(604) 276-4188

MP:cas

Attachment 1: Agricultural Advisory Committee 2015 Annual Report

Attachment 2: Draft Agricultural Advisory Committee 2016 Work Program

**2015 ANNUAL REPORT  
AGRICULTURAL ADVISORY COMMITTEE**

| Agricultural Advisory Committee 2015 Accomplishments     |  |   |
|--|--|---|
| Projects   | Results Expected   | Accomplishments and Comments  |
| Development Proposals                                    | Agricultural perspective and advice to Council   | <ul style="list-style-type: none"> <li>Reviewed and provided comments on a total of 11 development proposals forwarded by staff.</li> <li>Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; a non-farm use proposal to place fill, non-farm use applications within the No. 5 Road Backlands Policy area; ALR applications for subdivision; a Development Variance Permit application to increase the maximum setback for a single family house (see the Development Proposal List below).</li> </ul>   |
| Richmond Policy Initiatives                              | Agricultural perspective and advice to Council   | <ul style="list-style-type: none"> <li>Received information on the sustainability Progress Report and provided feedback.</li> <li>Received information on the proposed changes to the fees and enforcement options for soil removal and deposit activities and provided feedback.</li> </ul>  |
| External Agency Policy Initiatives Requests for Feedback | Receive information and updates and provide agricultural comments and perspectives to the agency (through council) when requested. | <ul style="list-style-type: none"> <li>Received information on initiatives, funding programs and farming advisory information sheets (e.g., manure spreading advisories) from Ministry of Agriculture staff.</li> <li>Received information on the Ministry of Agriculture's consultations on proposed changes to the ALR Regulation and proposed set of criteria for developing local government bylaws regarding agri-tourism.</li> <li>Received information on the Metro Vancouver Regional Food System Action Plan and provided feedback.</li> <li>Received information on the Southwest BC Bioregional Food System study by Kwantlen Polytechnic University and provided feedback.</li> </ul> |
| Major Transportation Projects                            | Provide comments and feedback from an agricultural perspective   | <ul style="list-style-type: none"> <li>Received regular updates regarding the George Massey Tunnel Replacement project.</li> </ul>  |
| Public Awareness and Local Food Initiatives              | Improved awareness and understanding of agriculture and its role in the community  | <ul style="list-style-type: none"> <li>Received information on the proposed Richmond Farm Tour and brainstormed and shared ideas.</li> </ul>  |
| General Agricultural Related Issues                      | Identify specific projects and initiatives that impact agriculture   | <ul style="list-style-type: none"> <li>Reviewed and provided comments on issues related to the AG1 zoning regulations.</li> <li>Reviewed development application referral criteria and determined types of applications to be forwarded to the AAC for review.</li> </ul>   |

| List of Development Proposals Reviewed in 2015 |  |   |
|--|--|---|
| Application No.                                | Address of property                            | Proposed use  |
| RZ 14-669571                                   | 9751 Steveston Highway / 10831 Southridge Road | To rezone the site to "Compact Single Detached (RC2)" for a 5-lot single family subdivision adjacent to the ALR. Review of the proposed ALR landscape buffer. |
| AG 14-657892                                   | 8100 No. 5 Road                                | Non-farm use application to develop a new Hindhu Temple within the westerly 110m of the site.   |
| RZ 14-662478                                   | 8760/8780 Rosemary                             | Two-lot single family subdivision proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.  |
| DP14-677130                                    | 20599 Westminster Highway                      | Industrial development adjacent to the ALR. Review of the proposed ALR landscape buffer.  |
| AG 13-646237                                   | 9500 No. 5 Road                                | Non-farm use application to subdivide the existing lot into five institutional lots along No. 5 Road and one 20-acre lots in the backlands.                   |
| DV 15-694988                                   | 2620 No. 6 Road                                | To vary the maximum 50m setback from a constructed public road abutting the property in the AG1 zone in order to construct a new house.                       |
| NF 15-690592                                   | 14791 Westminster Highway                      | Non-farm use application to place 176,520 m <sup>3</sup> of fill to improve drainage conditions and improve agricultural capability.                          |
| RZ 11-578758                                   | 6571/6573 No. 4 Road                           | Six townhouse unit proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.   |
| AG 14-676391                                   | 5800 No. 7 Road                                | Proposal to subdivide the 73-acre parcel into two parcels (40 acres and 33 acres) to pursue other agricultural opportunities.                                 |
| AG 15-713643                                   | 2600 No. 7 Road                                | Proposal to align the legal boundaries with the existing field patterns and create residential sites along No. 7 Road.  |
| RZ 13-641554                                   | 10060 No. 5 Road (Lingyen Mountain Temple)     | To develop a temple that is approximately the same size as the existing temple at the southern end of the site.   |

**2016 DRAFT WORK PROGRAM  
AGRICULTURAL ADVISORY COMMITTEE**

**AAC Role in the Work Program**

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGOs). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Invite City Divisions to liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can provide advice. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable the AAC to appropriately comment and give feedback.

| AAC Proposed 2016 Work Program                          |  |   |
|---|--|---|
| Projects  | Results Expected                               | Objectives and Deliverables   |
| Development Projects                                    | Agricultural perspective and advice to Council | <ul style="list-style-type: none"> <li>• Review development proposals forwarded to the AAC from staff or Council.</li> <li>• Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments when needed.</li> </ul>   |
| Richmond Policy Initiatives                             | Agricultural perspective and advice to Council | <ul style="list-style-type: none"> <li>• Provide feedback on the proposed changes to the No. 5 Road Backlands Policy, and monitor and assist in implementing the Policy</li> </ul>  |
| Transportation Works and Projects                       | Agricultural perspective and input             | <ul style="list-style-type: none"> <li>• Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture.</li> <li>• George Massey Tunnel Replacement (GMTR) project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the GMTR project team.</li> </ul> |
| Richmond Agricultural Viability Strategy Policy Updates | Agricultural perspective and input             | <ul style="list-style-type: none"> <li>• Monitor and update the recommendations of the RAVS based on the progress and work completed.</li> </ul>  |
| Soil Removal and Deposit Activities in the ALR          | Agricultural perspective and input             | <ul style="list-style-type: none"> <li>• Continue to work with Community Bylaw staff to explore to establish a policy that requires a non-farm use application for soil fill to match the existing capability of the soil.</li> <li>• Receive updates on the Metro Vancouver's Illegal Fill Pilot Project and provide comments when requested.</li> </ul>                           |

| AAC Proposed 2016 Work Program                    |   |  |
|---|---|--|
| Projects  | Results Expected  | Objectives and Deliverables  |
| Metro Vancouver's Farm Property Tax Investigation | Agricultural perspective and input  | <ul style="list-style-type: none"> <li>Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.</li> </ul>                                  |
| Drainage and Irrigation                           | Agricultural perspective and input  | <ul style="list-style-type: none"> <li>Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.</li> </ul> |
| Public Awareness and Local Food Initiatives       | Improved awareness and understanding of agriculture and its role in the community   | <ul style="list-style-type: none"> <li>AAC to examine options to look at promoting local agricultural and food awareness.</li> <li>Assist staff in organizing 2016 Farm Tour</li> </ul>          |
| Agricultural Data System                          | <ul style="list-style-type: none"> <li>Update agriculture related statistics based on current data figures.</li> <li>Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy.</li> </ul> | <ul style="list-style-type: none"> <li>Receive updated statistics and data on agriculture and comment on findings and trends.</li> <li>Update the City's website as appropriate.</li> </ul>      |
| AAC Action Items Table                            | <ul style="list-style-type: none"> <li>Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC.</li> </ul>   | <ul style="list-style-type: none"> <li>Continue to utilize the AAC Action Items Table to manage and report progress on initiatives and projects.</li> </ul>                                      |