



To: Development Permit Panel

Date: June 1, 2015

From: Wayne Craig
Director of Development

File: DV15-694988

Re: **Application by Maybog Farms Ltd. for a Development Variance Permit at
2620 No. 6 Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provision of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the "Agriculture (AG1)" from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house at 2620 No. 6 Road.


Wayne Craig
Director of Development

WC: mp
Att.

Staff Report

Origin

Maybog Farms Ltd. has applied to the City of Richmond for permission to vary the maximum setback from a constructed public road abutting the property (i.e., No. 6 Road) to the rear of a single detached housing building in the “Agriculture (AG1)” zone from 50 m (164 ft.) to 130 m (426.5 ft.) to construct a new house at 2620 No. 6 Road (Attachment 1). The new house will be occupied by the farm owner Mr. May and his family.

Development Information

The subject site is approximately 15.4 ha (38.2 acres) in area and is currently used as a cranberry farm. The site is split-zoned: approximately 15 ha is zoned “Agriculture (AG1)”, and 0.4 ha is zoned “Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)” to allow truck delivery and staging area (rezoned in 2001). The site is located within the Agricultural Land Reserve (ALR).

Currently, 86% of the subject site (eastern portion) is covered by a cranberry field, and the remaining portion of the site is used for the older residence and supporting uses including storage of materials (e.g., gravel, sand, drain tile, general supplies) required for the maintenance of the cranberry farm; the farm operation consists of the subject site and two adjacent properties to the north and southeast, which is a total of approximately 70 acres under cranberry production.

The new house is proposed to be located to the east of the truck parking area. The proposed residential building envelope, which is 30 m (98 ft) by 30 m (98 ft), is shown on the attached the site plan (Attachment 2).

The subject site currently contains an older two-storey single family house at the northwest corner of the property. The owner would like retain the house to be used by a full-time farm employee and family to ensure that year-round assistance is provided for the cranberry farm operation. The subject site meets the criteria outlined in the Zoning Bylaw to have one additional residence for full-time farm workers. Details of the Zoning Bylaw regulations related to additional residences for farm use are provided in the “Analysis” section of the report.

Please refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies

2041 Official Community Plan (OCP) Designation

The land use designation of the site in the 2041 OCP is “Agriculture”. The development proposal is consistent with the existing land use designation.

Flood Plain Designation and Protection Bylaw

The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw 8204. Registration of a Flood Plain Covenant on title is required prior to forwarding the Development Variance Permit application to Council.

Background

Development surrounding the subject site is as follows:

To the north is a cranberry field which is part of the Maybog Farm's farming operation. The property is zoned "Agriculture (AG1)" and located within the ALR.

To the east is also a cranberry field on a property zoned "Agriculture (AG1)" and located within the ALR.

To the southwest are two single family lots zoned "Single-Detached (RS1/F)". Both sites are contained in the ALR. Directly to the south across Brideport Road is a large agricultural property zoned "Agriculture (AG1)" and located within the ALR.

To the west across No. 6 Road are industrial buildings on a site zoned "Light Industrial Limited Office (Z18) – Bridgeport Road Area". The site is designated "Industrial" in the 2041 OCP and located outside of the ALR.

Consultation

Richmond Agricultural Advisory Committee (AAC) Review

The AAC reviewed the proposal at its meeting held on May 21, 2015, and passed the following motion (Attachment 4).

That the Development Variance Permit application for 2620 No. 6 Road be supported as presented.

Carried (Five (5) members in favour; one (1) member, Colin Dring, abstained)

Analysis

Requested Variance

The applicant requests to vary Section 14.1.6.1 of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building in the "Agriculture (AG1)" zone from 50 m (164 ft.) to 130 m (426.5 ft.). The intent of the maximum road setback regulation is to encourage houses to be located near the road frontage in order to minimize the impacts of the residential uses on farming operation and loss of farmland.

In support of the requested variance, the applicant has provided written rationales (Attachment 5) and an agrologist report that examines the agricultural capability of the proposed residential site and its impact on the current and future farm operations (Attachment 6).

Staff support the proposed variance as the proposed house location has been carefully chosen considering the following:

- ***The proposed area for the new house has been previously used to store materials required for maintenance of the cranberry field, dyke system and farm access road. As noted in the agrologist report, the soil condition of the area has been negatively impacted by these on-going storage activities, so it is not suitable for field crop production.***

- *The agrologist report notes that the location and configuration of the proposed area for the new house makes it difficult to bring this small area into field crop production as part of the large cranberry field to the east.*
- *The front portion of the subject site is currently zoned “Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)” to allow for truck parking as an accessory use to the cranberry farm. This truck parking area, which is approximately 82m deep and 57 m wide, further restricts the potential location for the new house in relation to the fronting road.*
- *The supporting uses (i.e., storage activities) for approximately 110 acres of cranberry production are currently conducted within 50m from No. 6 Road on the subject site. If the new house needs to be located within 50m from the road, the existing supporting uses will need to be relocated somewhere else on the site or the adjacent properties and it may negatively impact the productive crop land.*

Staff recommend a Section 219 covenant be registered on title to ensure that the maximum footprint of the proposed new house is limited within the area shown on the attached site plan.

Additional Residence

The applicant would like to retain the existing house to be occupied by a key farm employee to monitor and maintain important farm functions in order to prevent significant crop losses. The agrologist report indicates that provision of on-farm housing could be the key element in attracting skilled farm employees, especially in the Lower Mainland due to the high cost of housing.

The City’s Zoning Bylaw permits additional residences for farm use in the “Agriculture (AG1)” zone and sets out specific criteria to be met. The criteria have been established to ensure dwellings are limited to the minimum needed to support a viable agricultural operation. The Zoning Bylaw permits additional residences to be used for full-time farm workers for a farm operation employed on the lot in question, and the number of additional residences is determined by the lot area (e.g., one additional residence on a lot between 8.0 ha and 25.0 ha). In the case of the subject lot, the 15.4 ha size permits one additional residence. Also, the need for additional residences must be justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag).

Staff have consulted with the Agricultural Land Commission (ALC) regarding the proposed additional residence for farm use, and have received written confirmation that additional residences for farm use are permitted in the ALR under the ALC Act and consultation with the ALC is not necessary, if the local government is convinced there is a need for additional residences.

As the proposal meets the criteria set out in the Zoning Bylaw, the proposed retention of the existing house for full-time farm workers is permitted on the subject site under the current “Agriculture (AG1)” zoning.

Building Permit Stage

At the Building Permit stage, the applicant must complete the following service connection works:

- Water connection to be a minimum of 150 mm diameter to provide adequate fire protection
- Storm sewer to be tied into existing storm drainage along No. 6 Rd
- Applicant to contact Vancouver Coastal Health for septic system

The applicant is proposing to utilize the existing driveway crossing. Should the applicant wish to construct a second driveway crossing in the future, it must be reviewed and approved by the Transportation Staff.

Conclusions

The proposed siting of the new house would not negatively impact the current and future farm operations of the subject property, and adequate justifications have been provided by a professional agrologist to support the requested variance.

Staff recommend that the application be supported and forwarded to Council for consideration of issuance of the Development Variance Permit.



Minhee Park
Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Site Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Agricultural Advisory Committee Minutes (May 21, 2015)

Attachment 5: Written Submission from the Applicant

Attachment 6: Agrologist Report

Attachment 7: Development Variance Permit Considerations

The following are to be met prior to forwarding this application to Council for approval:

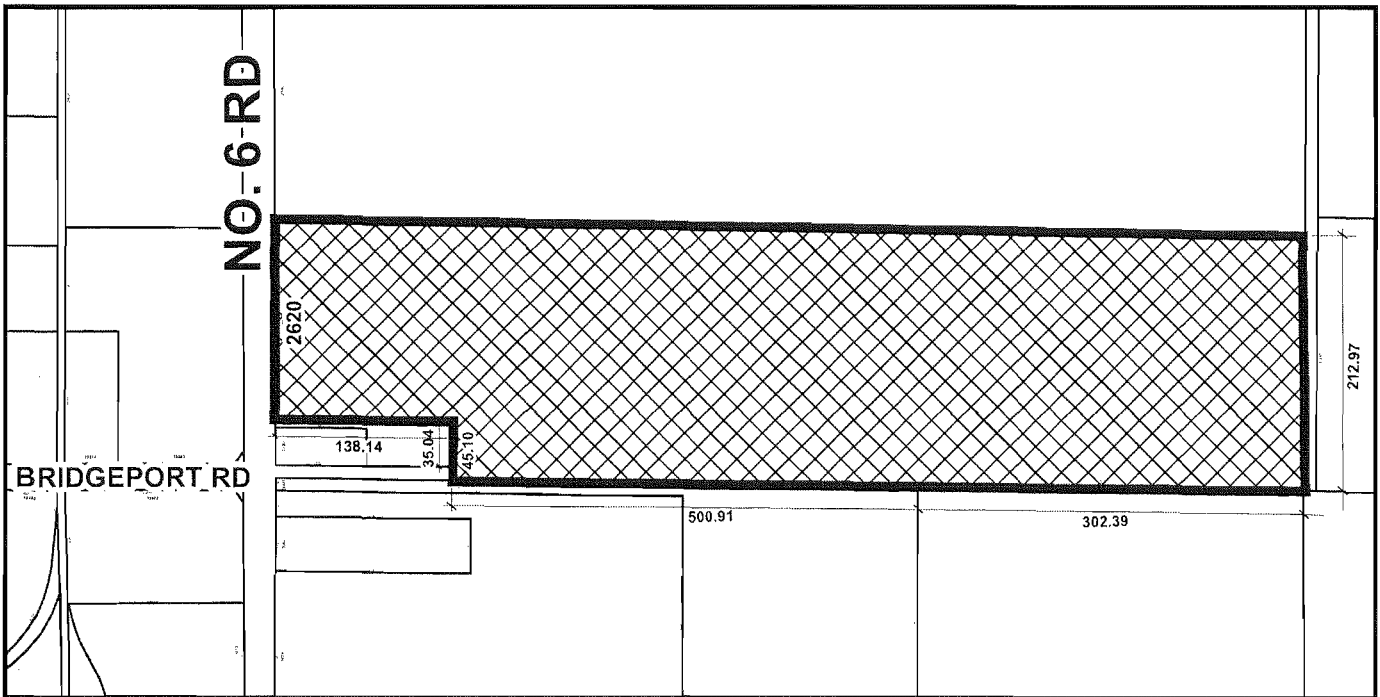
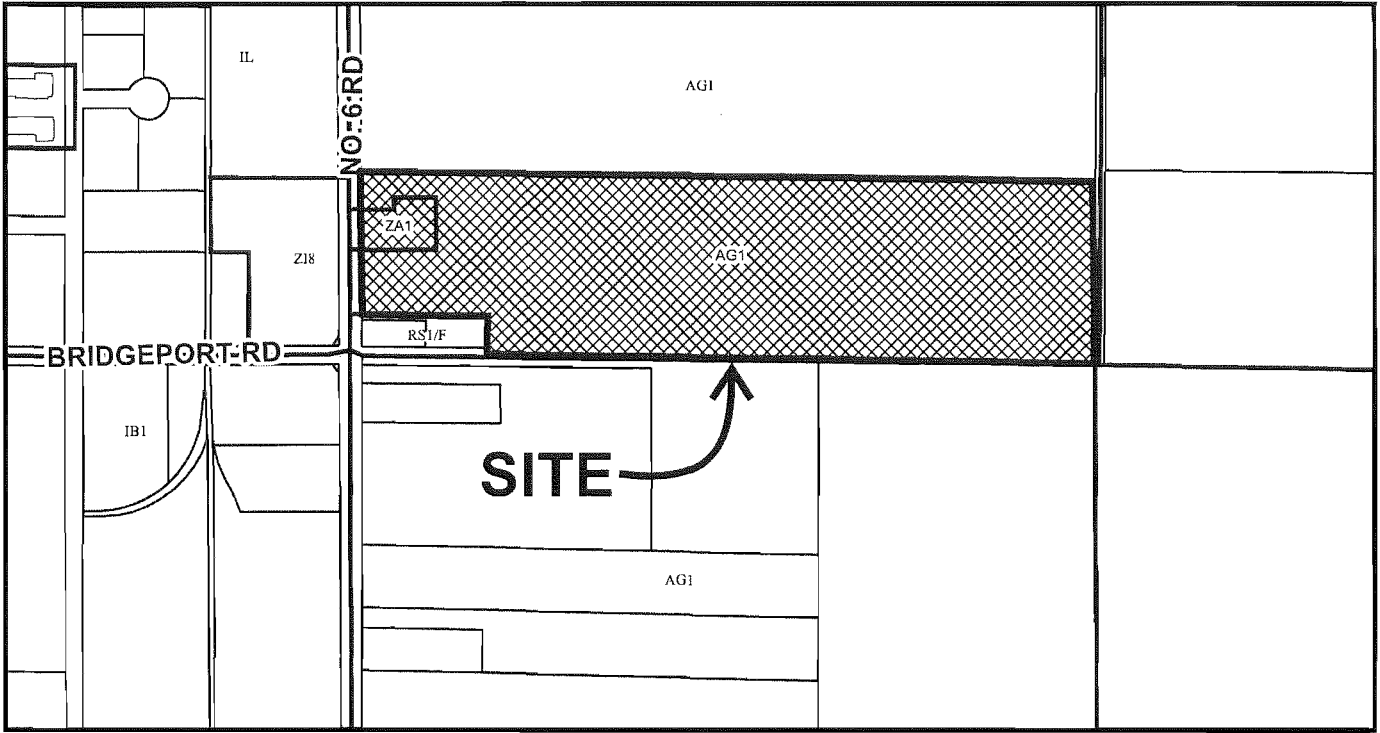
- Registration of a covenant on title limiting the maximum footprint of the proposed new house to the area shown on the sketch prepared by Matson Peck and Topliss, dated May 15, 2015.
- Registration of a flood plain covenant on title identifying a minimum Flood Construction Level of 3.0m GSC

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of an acceptable Service Connection Design
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



DV 15-694988

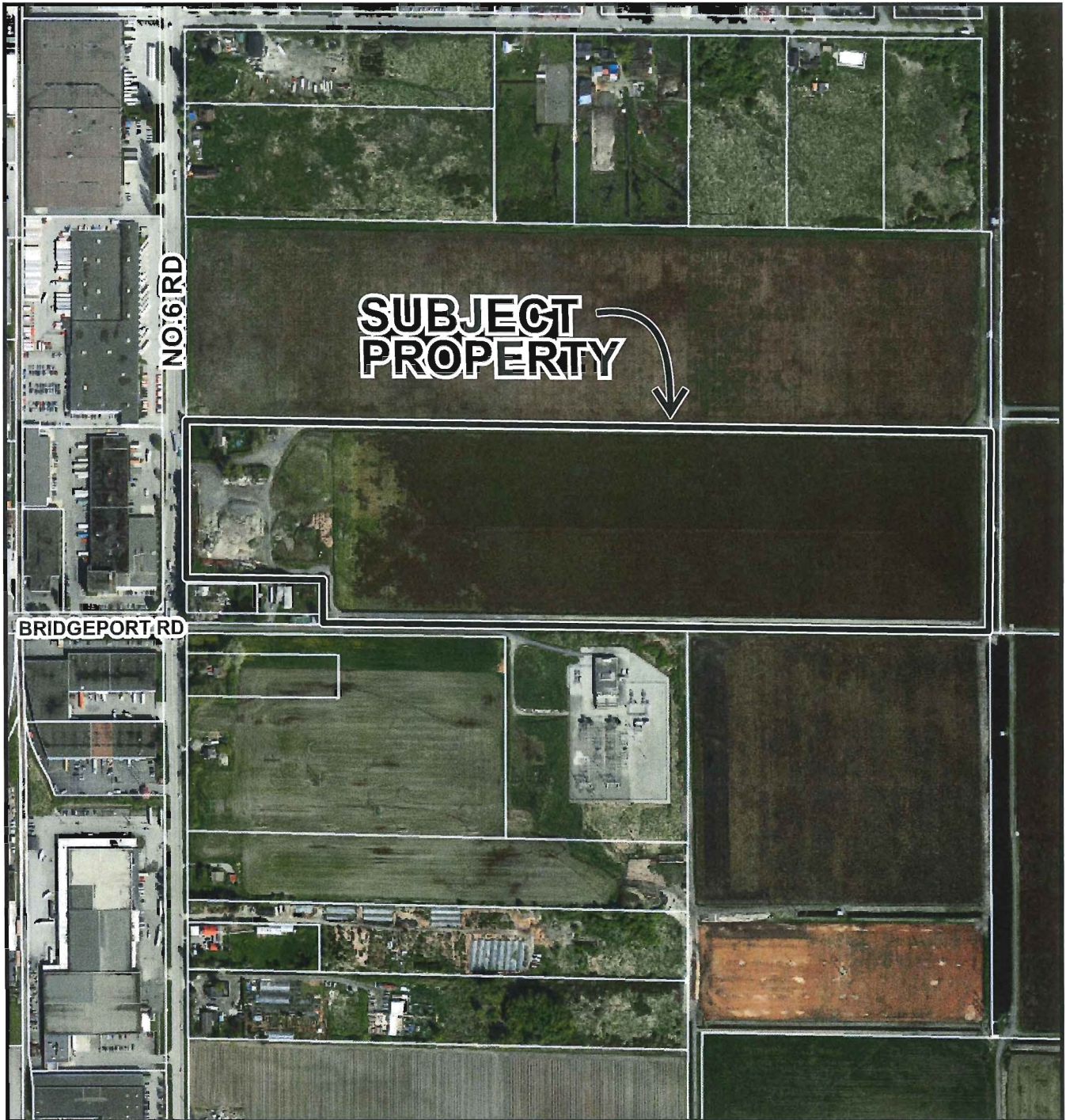
Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



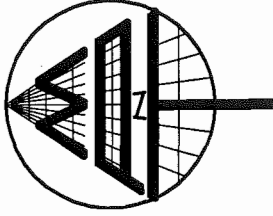
DV 15-694988

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES

SKETCH SHOWING PROPOSED RESIDENTIAL BUILDING SITE
 SOUTH HALF OF THE SOUTH HALF SECTION 21
 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: PART ON PLAN 13169
 NEW WESTMINSTER DISTRICT

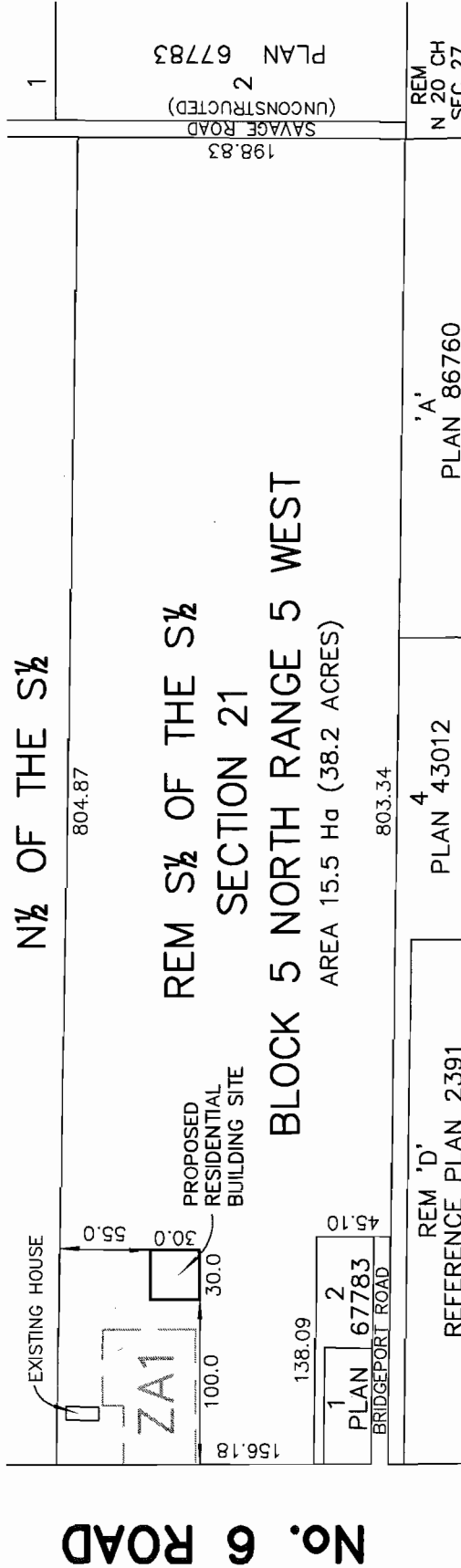


PARCEL IDENTIFIER (PID): 011-874-872

CIVIC ADDRESS
 2620 No. 6 ROAD
 RICHMOND, B.C.

NOTES:

- 1) PROPERTY BOUNDARIES ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY RECORDS.
- 2) EXISTING BUILDING LOCATION IS APPROXIMATE.
- 3) ZONING BOUNDARY IS APPROXIMATE.



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 CADFILE: 17873-001-SKT-000.DWG

LEGEND

SCALE 1:4000



ALL DISTANCES ARE IN METRES

ZA1 INDICATES ZONED FOR AGRICULTURE AND TRUCK PARKING

R-15-17873-001

CLIENT REF: MAYBOG FARMS LTD

DATE: 15 MAY 2015



DV DV15-694988

Attachment 3

Address: 2620 No. 6 Road

Applicant: Maybog Farms Ltd.

Owner: Maybog Farms Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	38.26 acres (15.48 hectares)	No Change
Land Uses:	Agriculture	No Change
OCP Designation:	Agriculture	No Change
Zoning:	"Agriculture (AG1)" & "Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)"	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.6	Max 0.6	none permitted
Setback – Maximum Front Yard	Max 50 m	Max 130 m	Variance
Setback – Minimum Front Yard	Min. 6 m	Min. 6 m	None
Setback – Side Yard:	Min. 6 m	Min. 6 m	None
Setback – Rear Yard:	Min. 6 m	Min. 6 m	None
Height (m):	Max. 2 ½ storeys and 10.5 m	Max. 2 ½ storeys and 10.5 m	None

**Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting**

**Thursday, May 21, 2015 – 7:00 p.m.
Anderson Room,
Richmond City Hall**

3. Development Proposal – Development Variance Permit Application (2620 No. 6 Road)

Staff provided a summary of the Development Variance Permit application to increase the maximum setback of 50 m from a road abutting the property for a single detached house in the AG1 zone. The proponent wishes to develop a new single family house on the property.

Staff noted that the intent of the maximum road setback regulation is to minimize the impact of residential developments on farmland, and the proponent had submitted an agrologist report to demonstrate that there would be no negative impact on the current and future farm operations and the agricultural capability of the site.

The proponent, Mr. May, explained the location had been carefully selected based on the current farm operation and land uses.

Committee had the following questions and comments on the proposal:

- The Ministry of Agriculture representative noted that other types (not soil-based) of agricultural production may be possible on the proposed residential site, and shared the ALC policy regarding additional residences for farm use.
- Staff clarified that additional residences for full-time farm workers is a permitted use under the current AG1 zone subject to meeting certain criteria specified in the Zoning Bylaw. As the subject site meets the criteria, one additional residence is permitted on the site. The need for the additional residence is supported by the agrologist.
- General comments were made about the additional residence and it was noted that more details should be provided in the agrologist report in support of the request to retain the existing house. It was asked if an application to the ALC would be required. Staff noted that additional residences for farm use are permitted under the ALC Act; however, staff will consult with the ALC to ensure the interpretation of the ALC Act is consistent.
- The proponent explained that a 24-hour watch was necessary for a cranberry farming operation of this size. He also noted that it might be difficult to find qualified workers without on-site farm housing due to the high housing cost in the region.
- Committee members noted that it is important that employees reside on the farm to monitor the farm operation in order to prevent significant crop loss.

The proponent, Mr. Todd May, recused himself from voting and left the room.

The AAC tabled the following motion:

That the Development Variance Permit application for 2620 No. 6 Road be supported as presented.

Carried (Five (5) members in favour; one (1) member, Colin Dring, abstained)



City Of Richmond
Development Applications Division
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Sirs,

We are writing to request a variance to the 50m maximum housing set back distance on the property at 2620 No. 6 Road. We wish to build a new residence for our family on our multi generational farm at a location which will not negatively impact current and future farming operations.

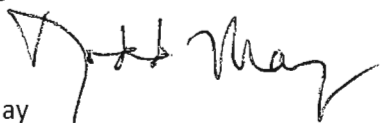
The proposed site is outlined in the attached Agrologist Report provided by Mr. Dave Melnychuk P. Ag. The house site was chosen to least impact the farming operations of this property and contiguous properties to the North and to the South East also involved in the farming operations. It is not suitable to agricultural production and is currently an area of ancillary use to the cranberry farm.

Farming operations on the property have guided the selection of the proposed house location. To the North is a harvesting pad. It is used to place and operate harvesting and support equipment. This area is particularly efficient as only one pad is necessary for two fields. To the West there is a cranberry truck staging area. It is denoted as Zoning ZA1 and is used to stage trucks prior to transport to offsite receiving and conversion facilities. The South is limited by soil and field input storage. Equipment, supplies and soil amendments are placed and then applied to the farm on an ongoing basis. East of the proposed house site is a cranberry field.

Recent expansion of our farm requires additional support in the form of dedicated employees. Often these critical employees are required to work long hours and be available at all times of the day or night. Maintaining the existing residence would provide the opportunity to attract experienced employees to our farm while addressing the challenges of housing and farming in close proximity to urban centers.

Please do not hesitate to contact us should you have any questions or concerns. Thanking you in advance for your consideration and support of our farm.

Kind regards,



Todd May
Maybog Farms Ltd.
604-290-3338

Agrologist Report

**Todd May
2620 No.6 Road
Richmond, BC
V6V 1P4**

Prepared by:
Dave Melnychuk, P.Ag
19915 – 37 A Avenue
Langley, B.C.
V3A 2S8
Ph: 604 812-3276
January 26, 2015

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Agrologist Report

1. **Landowner:** – Todd May
2. **Location** – 2620 No.6 Road, Richmond, V6V 1P4
3. **Background-**

- Mr. May is proposing to construct a residence at 2620-No.6 Road, Richmond, a property which has been utilized for cranberry production since 1986.. The proposed location for the residence is a site which is not part of the cranberry field but has been used for material, sand and aggregate storage. These materials are required for maintenance of the cranberry fields (i.e.,top dressing with sand), the dyke system and farm access roadways. The location for the proposed residence is approximately 110 to 148 meters from the front property line. The proposed residential location does not conform to Richmond’s bylaw requirements which state that the maximum setback of a proposed residence must not exceed 50 meters from the front property line.
- Mr. May is requesting consideration by the City of Richmond for a variance (development variance permit) to the set back distance from the front property line to allow for utilization of the proposed site for construction of an additional residence.

4. **Purpose of Agrologist report**

The objectives of the Agrologist report include: comment on the existing uses of the property, with focus on the front 150 meter portion of the property; agricultural potential of the front 150 meter portion of the property; and the implications to the overall potential and functional utility of the property for agricultural purposes by a relaxation of the bylaw setback provisions.

5. **Property features:**

- **Location:** 2620 No. 6 Road, Richmond
- **Size:** 15.48 hectares (38.26 acres)
- **Zoning:** ZA1 and AG-1 –in the Agriculture Land Reserve
- **Soils description:** According to the soils information as outlined in the “*Soils of the Langley – Vancouver Map Area – RAB Bulletin 18*” published by the Province of British Columbia, the property contains complexes of 4 different soil types, including;
 - i. Delta – Blundell (DT-BU) soil type;
 - ii. Annis – Richmond (AN-RC) soil type

The Delta soil is formed from medium to moderately fine textured deltaic deposits and is typically poorly drained and has a high ground water table. As indicated on the attached soils map, this soil is more prevalent in the westerly

portion of the property where the present residence and support services are located.

The Blundell and Annis soils are developed from shallow (15 to 40 cm) organic deposits over moderately fine textured floodplain deposits.

The Richmond soils are developed from deeper well decomposed organic deposit (40 to 160 cm) over moderately fine textured deltaic deposits.

The depth of organic matter and suitability for cranberry production increases as you move from west to east on the subject property.

Cranberry production on fine textured soils is typically less successful as is evident in the relatively poor condition of cranberry plants located just east of the front building site.

- **Agricultural capability rating:** Land capability rating for land in British Columbia is a systematic grouping of lands that have the same relative degree of limitation for agricultural use. The intensity of limitations becomes progressively greater from Class 1 land to Class 7 land. Class 1 to 3 are considered prime agricultural soils, while class 4 lands have progressively more limitations for crop production. Class 5 lands is typically suitable for production of perennial forage grass and other specially adapted crops and class 6 land is non-arable but is suitable for livestock grazing. Class 7 is not suitable for agricultural production.

- **Agricultural capability sub-Classes:** The next level of classification is the capability sub-class which identifies the type of limitation inherent to soils. The sub-classes for mineral soils include the following categories: A (soil moisture deficiency); C (adverse climate); D (undesirable soil structure and/or low perviousness); E (erosion); F (fertility); I (inundation); N (salinity); P (stoniness); R (depth to bedrock); T (topography); W (excess water); Z (permafrost). Some of these limitations, such as moisture deficiency, stoniness and fertility, can be addressed with appropriate land improvements and cultural practices while some limitations are very difficult to address such as climate and depth to bedrock. According to the provincial maps, which illustrate agricultural capability ratings, the following ratings are indicated on the subject property. The property has 3 separate agricultural capability ratings (outside of the building and service area) as follows:
 - 60% Class 4W and 40% Class 2W – covers approximately 1 hectare located in the north west corner and adjacent to No.6 road
 - Class-4W – covers approximately 2 hectares located in the south west corner and No.6 road.
 - 70% Class 4W and 30% Class O4W - covers approximately 12.48 hectares located in the easterly portion of the property. This is the most productive area for cranberry production.

- The main limitation to crop production, in an unimproved state, is poor drainage. With drainage improvements, which have been implemented on this farm, the organic soils are well suited to cranberry production.

6. **Bylaw provisions:**

The existing bylaw provisions which are applicable to the proposed residential development indicate that, *“no portion of a single detached housing building, including any additional dwelling units, shall be located further than 50 meters from a constructed public road abutting the property”*. Many local governments, particularly in the Lower mainland, have enacted similar bylaws in an effort to be proactive and supportive of agriculture. The primary agricultural considerations for this bylaw is focused on:

- Limiting the impact of residential building on productive farmland
- Facilitating greater flexibility in the placement of farm buildings and farming operations on the remainder of the property
- Minimizing the potential for farm practices complaints, from neighbouring properties, related to normal farm practices which may generate noise, odour or other disturbances.

Farmers have an opportunity of requesting a variance to the setback provisions of the bylaw, if they can demonstrate that the proposed residential development is an important component of the farming operation and has been proposed in a manner which has minimal impact on the farming.

7. **Present land use of property:**

The 15.48 hectares (38.26 acre) property is divided into 2 major components as outlined below:

- The back or easterly portion of the property is in cranberry production (planted in 1987) and covers approximately 13.23 hectares (33 acres) or about 86% of the property.
- The front or westerly portion of the property abutting No. 6 Road is used for an older residence plus storage of material (gravel, sand, drain tile, concrete and general supplies) required for the maintenance of the cranberry production on this property as well as on 2 adjacent cranberry properties. The 2 adjacent properties add about another 70 acres of cranberry production. In total, the front service/storage area serves the needs of approximately 110 acres of cranberry production. In addition, a small area of 0.34 hectares (0.84 acres) within this portion of the property has been rezoned for use as a seasonal staging area for cranberry trucks destined for the Ocean Spray receiving station.. These farm ancillary uses cover an area of approximately 2.25 hectares (5.3 acres) and is measured by approximately 150 meters by 150 meters. The attached map outlines all of these uses.



Existing residential site adjacent to No.6 Road



Portion of the property (adjacent to No.6 Road) which is used for storage of material required for maintenance of the cranberry operation. In addition, this area is also used for facilitating the truck delivery of harvested cranberries destined for Ocean Spray's processing facilities.



Multi purpose service area used for: storage of road mulch for farm access roadways; work area for farm employees to prepare water supply lines for irrigation and storage site for Big O field drain tiles.



Proposed new residential location with sand and gravel storage in the foreground and cranberry fields in the background

8. Agricultural capability of the proposed residential site.

The proposed residential site would cover an area of approximately 100 feet by 100 feet or approximately 0.23 acres (0.1 hectare). The ground on which the residence would be constructed has already been impacted by storage of granular material (gravel and sands) used for maintenance of the dyke and road access system for the 110 acres of cranberry production.

Because of the former and existing storage activities, the proposed residential site is not suitable for field crop production. In addition to the physical condition of the site, the location and configuration makes it impractical to bring this small site into crop production as part of the large cranberry field located immediately to the east.

9. Growth of the farm and rationale for a second residence:

The cranberry farm at 2620 No.6 Rd has grown over the last several years from one 38.26 acre parcel (planted in 1987) to over 110 acres of cranberry production. This expansion occurred with the purchase of the 40 acre adjacent property to the north which was planted in 2010 and the addition of another 30 acre parcel in 2011. The overall cranberry production area, served by the buildings and storage facilities located at 2620 No.6 Rd, amounts to approximately 110 acres. An operation of this size requires year round assistance of several employees and having critical farm employees living on the farm is a definite asset to the farm. Mr. May would prefer to maintain the old house, after the new residence is constructed, for use by key farm employees. One of the challenges facing many farm operations in British Columbia is the recruitment and maintenance of skilled and experienced farm employees. Provision of on-farm housing is an attractive component in the overall remuneration package for employees and may be the critical element between keeping and losing a valued farm employee.

10. Discussion and summary:

Based upon an inspection of the property and discussions with the owner/operator, the following findings are provided in support of the proposed residential development:

- The construction of a new residence on the proposed location will not alienate any productive crop land, as the proposed site contains the lowest quality agricultural land on the property and has been used for a loading area.
- The location of the new residence will not negatively impact the agricultural operation on the subject property, nor on the adjacent property to the north (owned and operated by the proponent) nor on the property to the south. A large well established vegetative buffer is located along the south property boundary of the subject property.
- It is not feasible to locate the proposed new residence within 50 meters of No. 6 Road, as specified by the existing bylaw provisions, because the land adjacent to No.6 road is required for support services of the cranberry farm operation as well as providing a staging area for truck delivery of cranberries to Ocean Spray.

The findings demonstrate that the proposal justifies consideration of a variance to the setback provisions of the bylaw.

11. Conclusion and summary comments:

In summary, the proposed construction of an additional residence at 2620 No.6 road property, as proposed by Mr. May, will not adversely affect the cranberry farm operation at this location nor the neighbouring farm operations. In addition, the proposed new residence will provide an opportunity for the farm to use the existing older residence as housing for essential farm labour component on this large cranberry operation.

OUTLINE OF FARM BOUNDARY

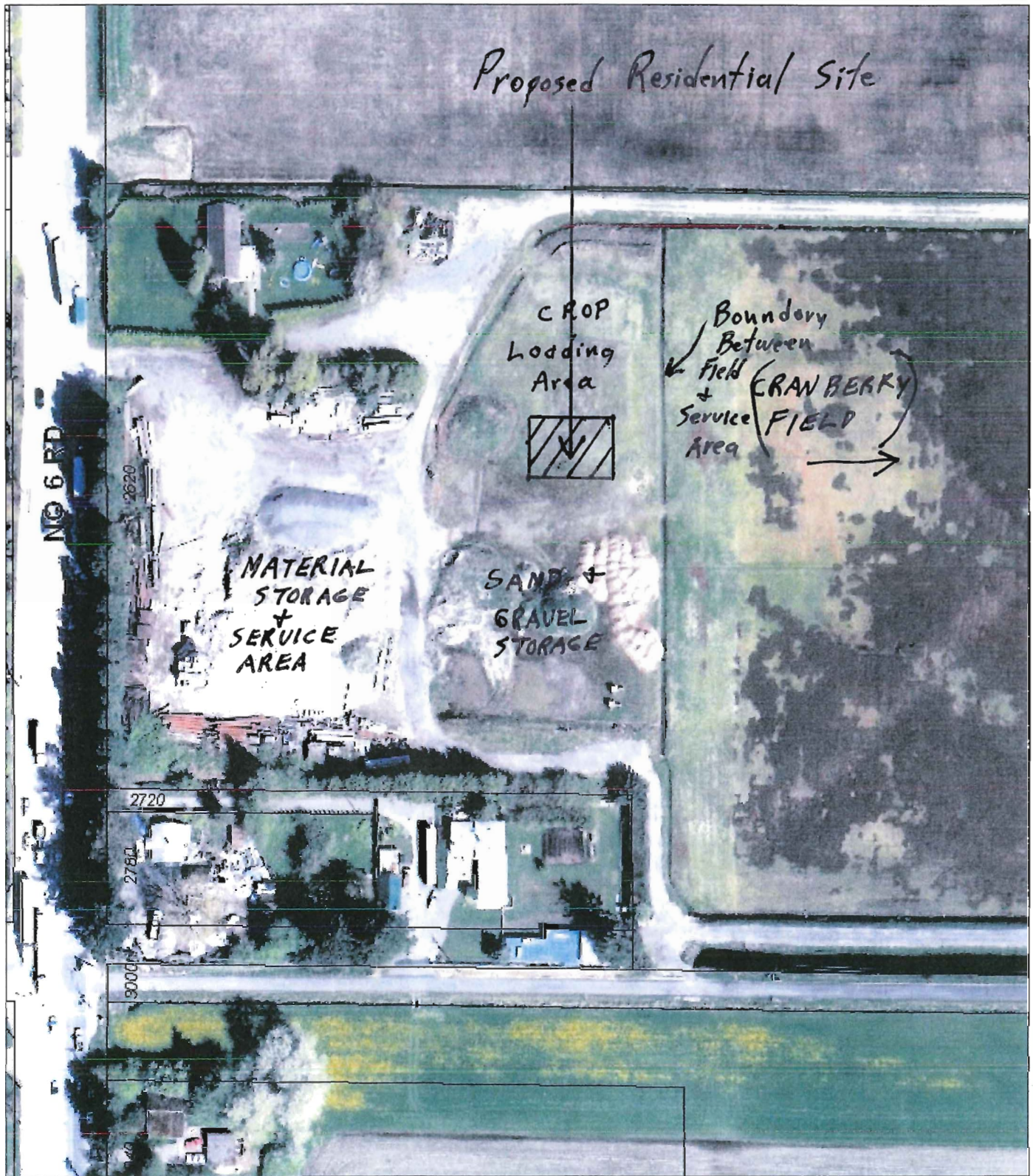
City of Richmond Interactive Map



220.6 0 110.30 220.6Meters

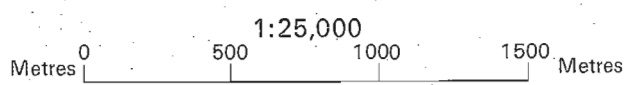
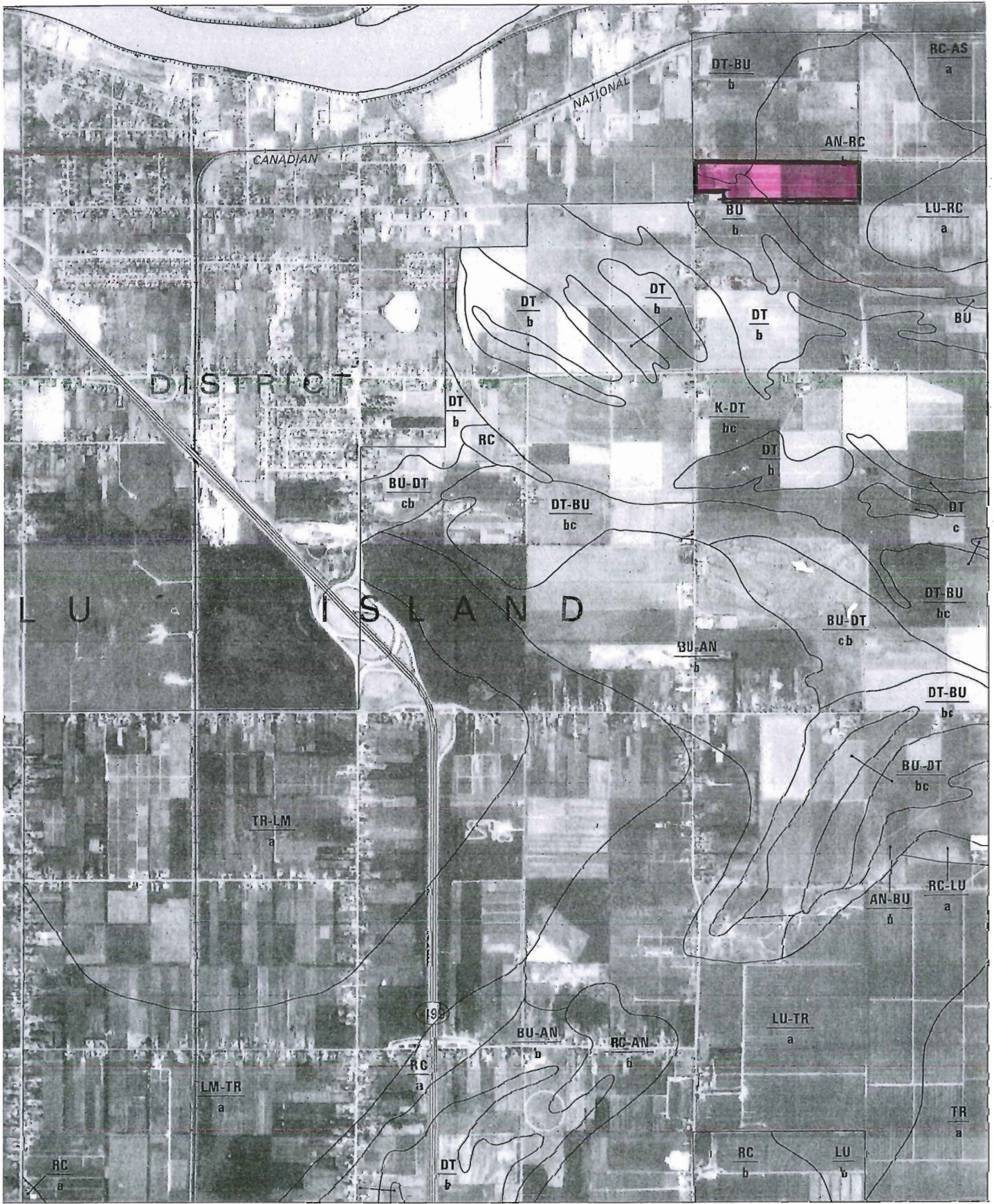
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City of Richmond Interactive Map



67.7 0 33.85 67.7 Meters

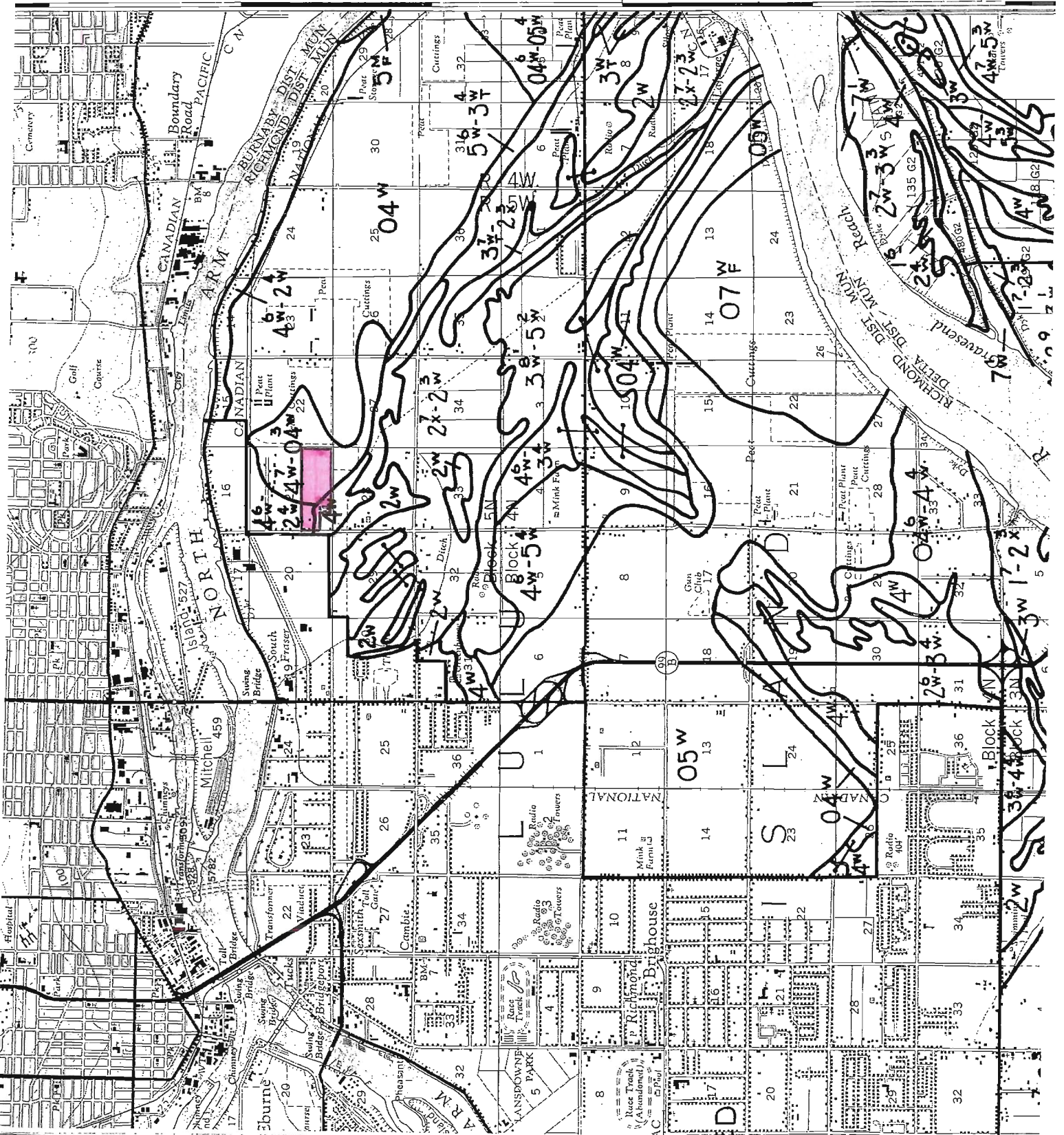
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



To New Westminster

New Westminster 2m

New Westminster 8m



Addendum to the May Agrologist Report

This addendum has been prepared in response to the City of Richmond's Agriculture Advisory Committee's request for additional information regarding the importance of maintaining the original residence at 2620 No. 6 Road, after the new house is constructed

As indicated in the Agrologist report dated, January 26, 2015, the cranberry farm at 2620 No.6 Rd has grown over the last several years into a large cranberry operation. An operation of this size requires year round assistance of several employees and having key farm employees living on the farm is a definite asset to the farm.

For a large cranberry farm, it is important to have employees present on the farm, to monitor and maintain several important farm functions, such as the unique water management requirements of a cranberry farm. Water management is required at three critical stages. In the early part of the season, frost protection by surface irrigation is important to protect the plants from frost damage. The irrigation mode runs throughout the night and must be monitored several times during the night, because a mal function (i.e., pump failure, electrical problem, plugging of sprinklers and lines, pipe breaks, etc) for just a couple of hours can lead to significant plant damage and subsequent significant crop losses. Very often it takes the efforts of more than one employee to quickly resolve the problem.

The second phase of the irrigation season is during the growing season which is required for plant growth and berry production. Cranberry plants are shallow rooted and very sensitive to moisture conditions in the upper portion of the soil profile, therefore water application must be closely monitored and adjusted accordingly.

The third phase of water management is during the fall period when cranberry fields are flooded to facilitate harvest. Water transfer from reservoirs to cranberry fields and between cranberry fields is continuous and must be closely monitored in case of failures (i.e., pump failures, dyke breaches , etc). This is a very busy time of the year with many activities on-going and employees must be available at all hours of the day to meet the needs of the fall harvest and quickly respond to problems which can occur at any time of the day.

In summary the water management requirements on a cranberry farm are much greater than on any other type of farm in British Columbia. A malfunction of the irrigation system during any one of three critical periods can have disastrous consequences for crop production. Therefore it is essential to have qualified employees present on the farm at all times to insure that the various components of the water management system are functioning properly.

An employee who lives on the farm can respond more effectively to his duties and responsibilities compared to an employee who has to commute on a daily basis and fight through the ever increasing traffic congestion in the Lower Mainland.

The other important factor to consider is the challenge facing many farm operations in regard to recruitment and maintaining skilled and experienced farm employees. Provision of on-farm housing is a positive consideration for employees and their families, and may be the key element between keeping and losing a valued farm employee. This situation is particularly acute in Metro Vancouver area where housing affordability may have a somber effect on economic sustainability of the agriculture sector.

Prepared by:

Dave Melnychuk, P.Ag, May 25, 2015



City of
Richmond

Development Variance Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 2620 No. 6 Road

File No.: DV15-694988

Prior to DV15-694988 being forwarded to Council for issuance, the developer is required to complete the following:

1. Registration of a covenant on title limiting the maximum footprint of the proposed new house to the area shown on the sketch prepared by Matson Peck and Topliss, dated May 15, 2015.
2. Registration of a flood plain covenant on title identifying a minimum Flood Construction Level of 3.0m GSC.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of an acceptable Service Connection Design.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DV15-694988

To the Holder: MAYBOG FARMS LTD.
 Property Address: 2620 NO. 6 ROAD
 Address: 15411 Cambie Road, Richmond BC V6V 1T3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building in the "Agriculture (AG1)" zoning district from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow the construction of a new house.

The siting of the new house shall be as shown on Schedule "B" attached hereto.

4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

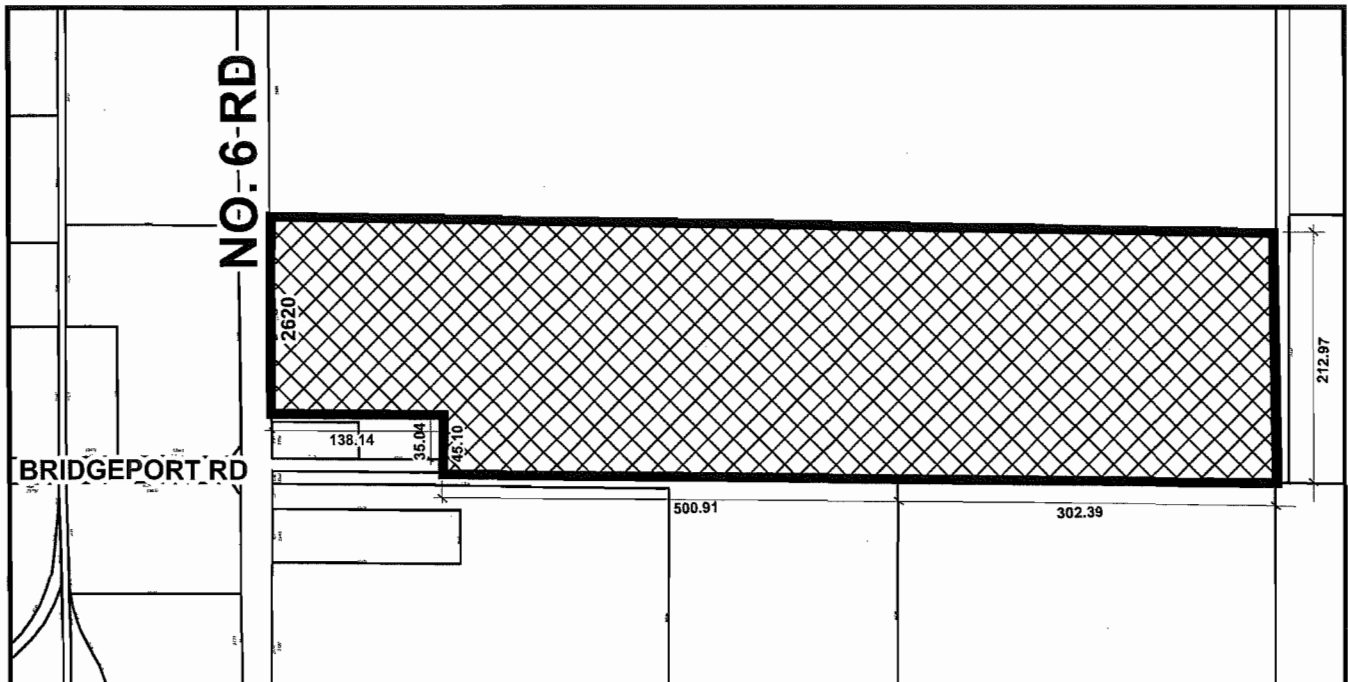
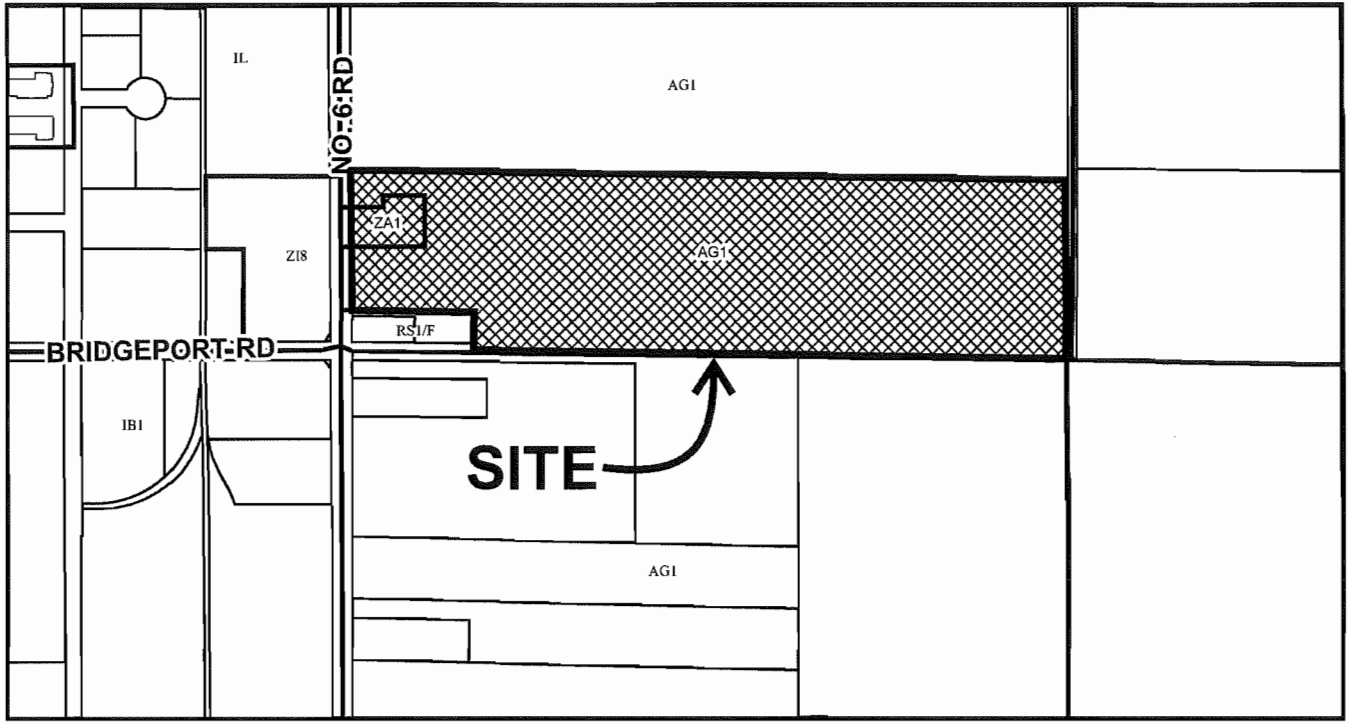
AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF



City of Richmond



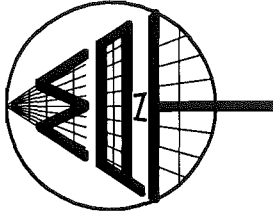
DV 15-694988
SCHEDULE "A"

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES

SKETCH SHOWING PROPOSED RESIDENTIAL BUILDING SITE
 SOUTH HALF OF THE SOUTH HALF SECTION 21
 BLOCK 5 NORTH RANGE 5 WEST EXCEPT: PART ON PLAN 13169
 NEW WESTMINSTER DISTRICT

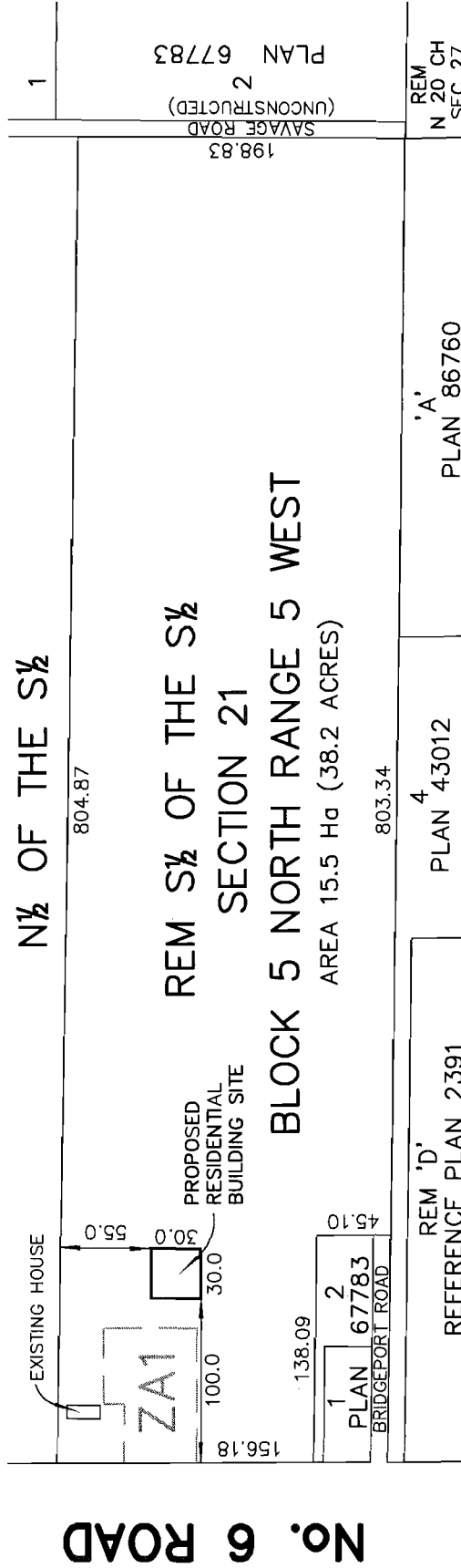


PARCEL IDENTIFIER (PID): 011-874-872

CIVIC ADDRESS
 2620 No. 6 ROAD
 RICHMOND, B.C.

NOTES:

- 1) PROPERTY BOUNDARIES ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY RECORDS.
- 2) EXISTING BUILDING LOCATION IS APPROXIMATE.
- 3) ZONING BOUNDARY IS APPROXIMATE.



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MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
 RICHMOND, B.C.
 V7A 5H7
 PH: 604.270.9331
 FAX: 604.270.4137
 CADFILE: 17873-001-SKT-000.DWG

LEGEND

SCALE 1:4000



ALL DISTANCES ARE IN METRES

Z1 INDICATES ZONED FOR AGRICULTURE AND TRUCK PARKING

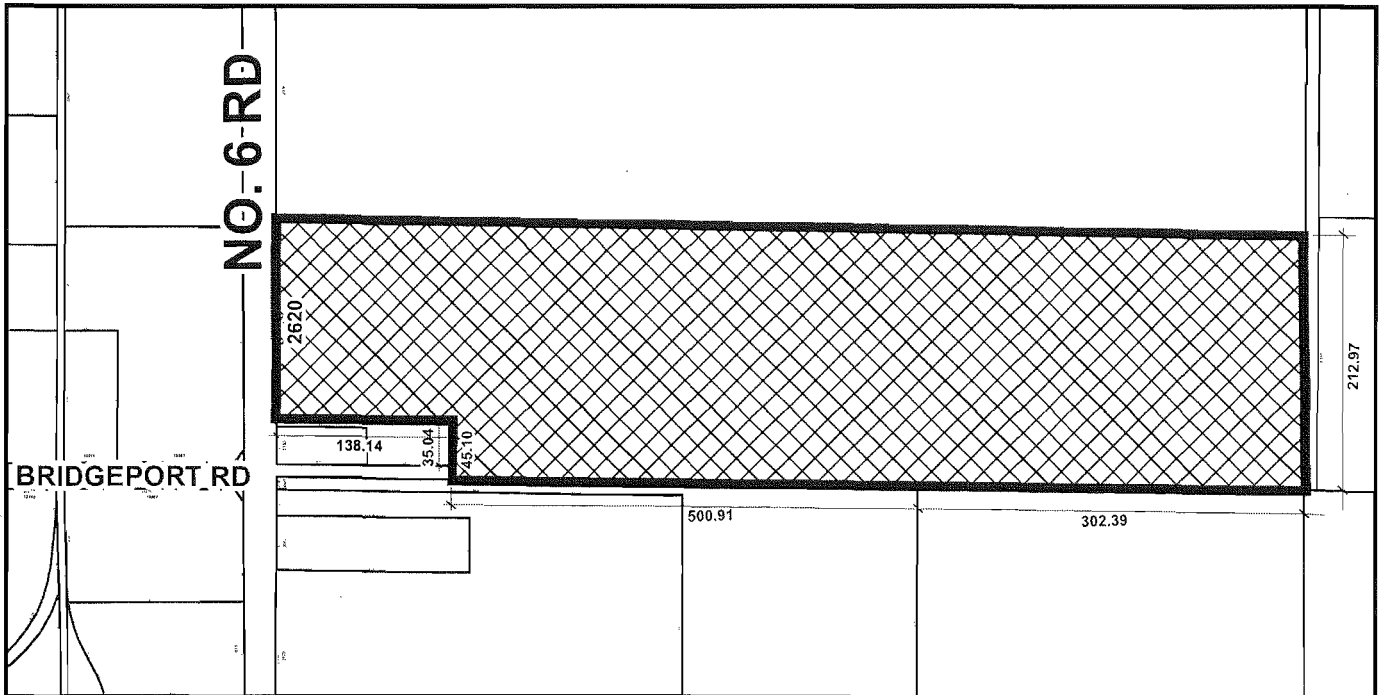
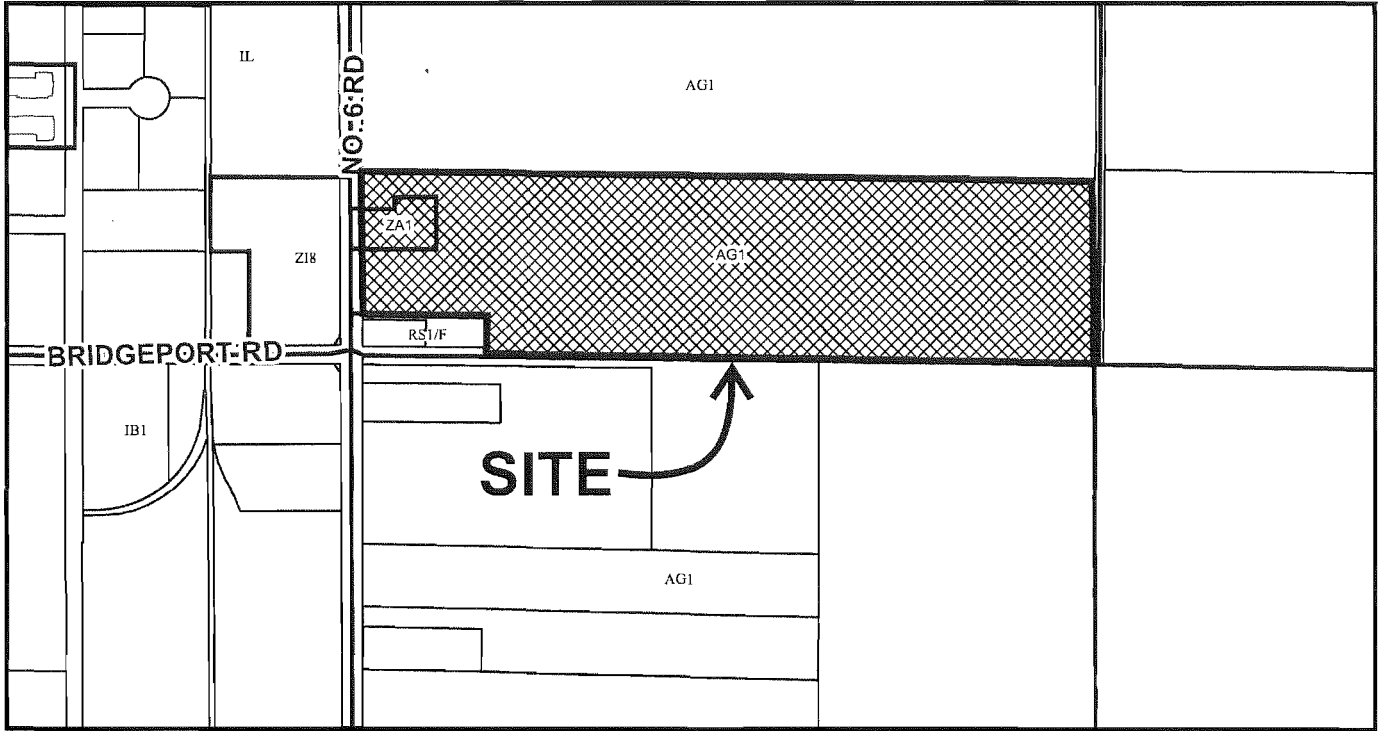
R-15-17873-001

CLIENT REF: MAYBOG FARMS LTD

DATE: 15 MAY 2015



City of Richmond



DV 15-694988

Original Date: 03/23/15

Revision Date:

Note: Dimensions are in METRES