



City of Richmond

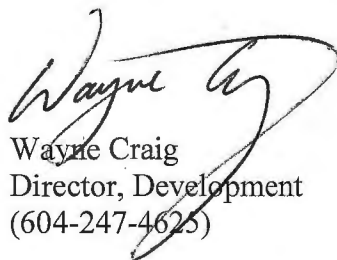
Report to Committee

To: Planning Committee **Date:** January 10, 2017
From: Wayne Craig **File:** 08-4057-10/2016-Vol
 Director, Development 01
 Terry Crowe
 Manager, Policy Planning

Re: **Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve**

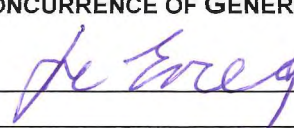
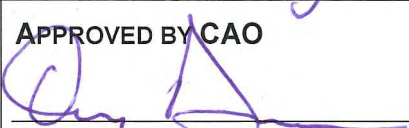
Staff Recommendation

1. That the staff report titled, "Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve", dated January 10, 2017, from the Director of Development and the Manager of Policy Planning, be received for information; and
2. That staff be directed to conduct public consultations regarding the bylaw options presented in this report ("Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve") regarding house size, farm home plate and setbacks, including residential accessory buildings.


 Wayne Craig
 Director, Development
 (604-247-4625)


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

Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO 

Staff Report

Origin

This report is in response to a referral from the November 22, 2016 Planning Committee Meeting, which requested staff:

To examine and prepare a report on limiting the size of homes in agricultural areas based on:

(1) The BC Ministry of Agriculture's report "Bylaw Standard for Residential Uses in the Agricultural Land Reserve" (currently entitled "Guide for Bylaw Development in Farming Areas," 2015); and

(2) The Corporation of Delta's Zoning Bylaw, Part V, A1 Zone Agriculture; and

report back by the end of January 2017.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Findings of Fact

Since 1994, Richmond has been progressive in managing dwelling units in the provincial Agricultural Land Reserve (ALR) when it established a 50 m (164 ft) maximum setback for dwelling units in its Agriculture (AG1) zone. This City Zoning Bylaw requirement has been effective in ensuring that dwelling units do not encroach onto viable agricultural land beyond this setback. Since Richmond established this 50 m (164 ft) setback, it has been used by the BC Ministry of Agriculture (Ministry) in their "Guide for Bylaw Development in Farming Areas", and is incorporated in the Corporation of Delta's Zoning Bylaw for the Agriculture (A1) zone.

In 2009, the City of Richmond began re-evaluating the issue of house size and footprint in agricultural areas. During the City's Zoning Bylaw review in 2009-2010, the City's Agricultural Advisory Committee (AAC) reviewed the issue with no consensus to pursue regulating agricultural house size limits and it was determined that accessory structures should not be included within the 50 m maximum setback. Further, the farming community and others expressed that no further house size limitations should be imposed in agricultural areas.

During this time, the BC Ministry of Agriculture & Lands had a number of discussions and workshops with municipal officials about the Provincial trend towards larger homes in the ALR. A number of other municipalities such as Mission, Surrey, and Pitt Meadows attempted to introduce bylaws that would limit the size of homes on agricultural land, but were met with significant opposition. As the issue of limiting house sizes is difficult to implement at the local level, and the trend for larger homes is commonplace across the Province, on several occasions, Council lobbied the Province to establish ALR house size maximum regulations as the issue has

Provincial implications, and the establishment of consistent regulation is within the Ministry's mandate of preserving agricultural lands for agricultural production.

In 2011, the Ministry of Agriculture released a discussion paper entitled "Regulating the Siting and Size of Residential Uses in the ALR" and requested feedback from local governments. Richmond City Council and staff provided feedback and requested that the Province establish regulations in the Agricultural Land Commission Act rather than establish guidelines as guidelines are unenforceable and may be inconsistently applied.

In 2013, despite this request, the Ministry released a set of Guidelines entitled "Guide for Bylaw Development in Farming Areas". The Guide provided guidelines for municipalities to consider amending their zoning bylaws to manage farm areas in the ALR, including maximum dwelling unit setbacks from the road, farm home plate size, and house size. In 2015, the Guide was updated to include changes to the appendix and setbacks for farm buildings.

In July 2016, with no Ministry ALR house size and farm home plate regulations, the issue of managing houses in the ALR in Richmond was brought to the attention of Planning Committee when Building Approvals staff advised that they had cancelled a Building Permit application for a house in the ALR, which proposed a floor area of 3,809 m² (41,000 ft²) and 21 bedrooms. The Building Permit cancellation prompted Council to send letters to both the ALC and the Ministry, to again request the Ministry to establish provincial regulations to control the maximum house size and location of houses in the ALR. Throughout the Province, the Ministry is responsible for establishing ALR regulations and the Agricultural Land Commission (ALC) is responsible for enforcing them. The Ministry responded by indicating that they would not establish ALR house size regulations. The ALC indicated that they would only assist municipalities in interpreting the Guidelines. Staff's assessment is that the Provincial government and agencies are highly unlikely to move ahead with the necessary province-wide regulations at this time.

On November 22, 2016, Planning Committee requested staff to examine the issue further and prepare a report on options to limit the size of homes in agricultural areas based on the Ministry's Guidelines and the Corporation of Delta's Agriculture (A1) zone.

On December 1, 2016, at the City's request, City staff met with ALC and Ministry senior staff to again request them to establish province-wide regulations, to manage house size and location in the provincial ALR as:

- a) Limiting ALR large house size is not unique to Richmond, the trend is increasing and will not go away, and many municipalities are facing the same problem in the Province;
- b) The Province has an ongoing and long term responsibility to protect and enhance agricultural viability in the ALR, and by establishing such consistent regulations, not Guidelines, would greatly assist in achieving these objectives;
- c) Varied local government regulations would not promote consistency across the Province;
and

- d) Uniform provincial regulations would discourage ALR land speculation and speculators from leapfrogging their large house size proposals to municipalities, which, either do not limit house size and location in the ALR, or allow larger houses with fewer restrictions.

Despite these reasons that this issue be addressed by the Province by establishing province-wide regulations, which could be consistently applied and enforced across the ALR, both the ALC and Ministry senior staff indicated that the Ministry Guidelines are sufficient and they are unwilling to establish province-wide regulations at this time.

Analysis

House Size Trends in the ALR

In 2010, the average total floor area of houses in the ALR within Richmond was 681 m² (7,329 ft²) and by 2015, it increased to 1,123 m² (12,087 ft²). The trend is for increasingly large house construction in the ALR.

Without Provincial regulations to uniformly control the ALR maximum house size and location, house size trends in the ALR may increase.

Summary of the Ministry's Guidelines, Delta's Regulations and Richmond's Regulations

Attachment 1 provides a summary of house size regulations from the Ministry of Agriculture's guidelines, the Corporation of Delta's A1 zone, and the City of Richmond's AG1 zone. The residential uses described below include: (1) the principal dwelling unit, (2) additional dwelling units (for full-time farm workers), and (3) seasonal farm labour accommodation, as well as their accessory buildings (e.g., garage, shed) and accessory structures (e.g., swimming pools, tennis courts). As non-residential and farm-related buildings (e.g., barns, greenhouses) are beyond the scope of this report; the regulations remain the same in the attached draft bylaws.

1. Ministry of Agriculture Guidelines

The Ministry of Agriculture's "Guide for Bylaw Development in Farming Areas" (2015) outlines three options for addressing the impacts of residential development on ALR land. These are:

1. restricting the size of dwelling units on a farm;
2. regulating the siting of residential uses; and
3. restricting the size of the farm home plate.

The three can work together to minimize residential development on agricultural lands and increase farm viability.

Maximum Farm Home Plate: The Guide defines the term 'farm home plate' as that portion of a lot that consists of a principal dwelling unit, any additional dwelling units, any residential accessory buildings (e.g., garage, shed) or accessory structures (e.g., artificial ponds, tennis courts, swimming pools). The farm home plate also includes driveways and landscaping.

The Guide suggests that the maximum size of the farm home plate should be 2,000 m² (21,528 ft²) for the principal dwelling unit, plus 1,000 m² (10,764 ft²) for each additional dwelling unit where permitted, plus another 35 m² (376.7 ft²) for each occupant of a seasonal farm labour accommodation where permitted. All residential accessory buildings and accessory structures, including seasonal farm labour accommodation must be located on a farm home plate and cannot be split into multiple farm home plates. Figures 1 and 2 illustrate how a farm home plate works. For a corner lot, the location of the farm home plate would be determined by the location of the permitted road access.

Maximum Setbacks (Siting): The Guide suggests that residential building setbacks should be as close as possible to the road. On lots that are 33 m (108 ft) or wider, the maximum depth of the farm home plate is suggested to be 60 m (197 ft) as depicted in Figure 1. On lots that are narrower than 33 m (108 ft), the Guide suggests that the maximum depth of a farm home plate may exceed 60 m (197 ft), up to the maximum farm home plate area as illustrated in Figure 2. The Guide suggests that all dwelling units must remain within the 50 m (164 ft) maximum setback regardless of lot width, which is consistent with Richmond’s current zoning regulations.

Figure 1: Ministry of Agriculture’s Farm Home Plate on a lot 33 m or wider

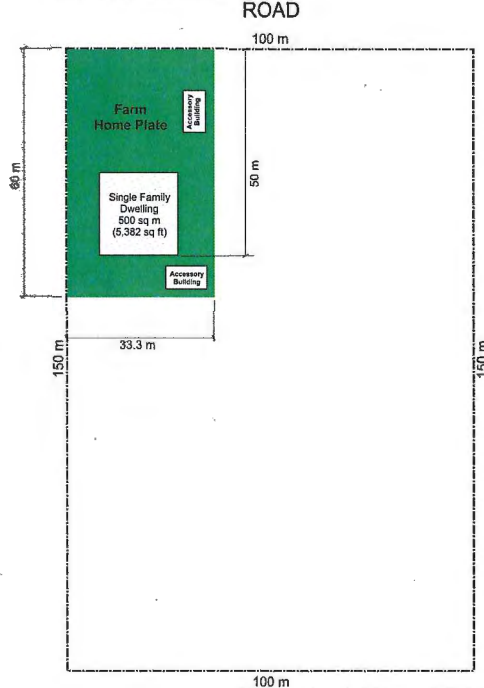
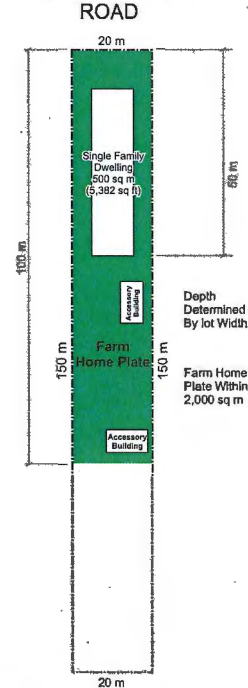


Figure 2: Ministry of Agriculture’s Farm Home Plate on a lot narrower than 33 m



Note: Farm Home Plate concept illustrated in green.
Overall farm home plate to not exceed 2000 m² regardless of lot width.

Maximum Floor Area: The Guide suggests that the maximum floor area for a dwelling unit be the lesser of a floor area commensurate with urban areas or 500 m² (5,382 ft²) for a principal dwelling unit, up to 300 m² (3,229 ft²) for each additional dwelling unit where permitted, and up to 15 m² (161.5 ft²) for each occupant of a seasonal farm labour accommodation where permitted as shown in Table 1. For a floor area to be commensurate with urban areas, the Guide suggests using the density calculations commonly found in urban residential zones. For Richmond, this would be the RS1 zone. If the floor area ratio from the RS1 zone were used, a property in the

ALR would require a lot size of 1,279.6 m² (13,767 ft²) in order to achieve the suggested maximum principal residential floor area of 500 m² (5,382 ft²).

Table 1: Ministry of Agriculture's Maximum Floor Area Guidelines

Type of Dwelling	Maximum Floor Area
Principal Dwelling Unit (one per lot)	Lesser of floor area: <ul style="list-style-type: none"> • commensurate with urban areas or • a maximum of 500 m² (5,382 ft²)
Additional Dwelling Unit (for full time workers on the farm where permitted by the local government)	300 m ² (3,229 ft ²) (Guidelines do not specify the maximum number of additional dwelling units; this would be up to the local government)
Seasonal Farm Labour Accommodation (one building is permitted when the farmer has justified to the local government that seasonal workers are needed)	15 m ² (161.5 ft ²) for each occupant up to a maximum building size of 400 m ² (4,305 ft ²)
Residential Accessory Buildings (e.g., garage, shed, covered pool)	Not regulated for size

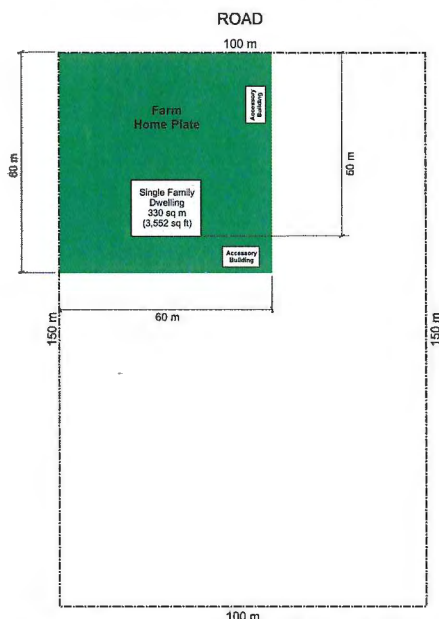
2. Corporation of Delta's A1 Zone

The Corporation of Delta updated their Agriculture (A1) zone in 2007, prior to the publication of the Ministry's Guidelines noted above. The regulations in the Delta Zoning Bylaw use the recommended three approaches to limiting house sizes.

Maximum Farm Home Plate: The term farm home plate in Delta's bylaw is very similar to the Ministry's definition of farm home plate, but indicates that the septic tank for a dwelling unit is included in the farm home plate. The maximum farm home plate area is 3,600 m² (38,750 ft²) for the principal dwelling unit. As Delta allows one additional dwelling unit for a full-time farm worker regardless of the size of the lot, the maximum farm home plate area for two dwelling units is 5,000 m² (53,819.5 ft²). An additional farm home plate of up to 1,400 m² (15,069 ft²) is permitted for a seasonal farm labour accommodation where permitted. This would allow an absolute maximum farm home plate of 6,400 m² (68,889 ft²).

Maximum Setbacks (Siting): Delta's A1 zone has a maximum buildable setback of 50 m (164 ft) for all dwelling units from the road. A maximum farm home plate depth of 60 m (197ft) is permitted for all accessory structures and buildings to allow for a 10 m (32.8 ft) backyard as shown in Figure 3. A maximum farm home plate depth of 100 m (326 ft) is allowed if the farm home plate is located on the same parcel as a contiguous seasonal farm labour accommodation.

Figure 3: Corporation of Delta's Farm Home Plate and Floor Area on a lot less than 8 ha



Note: A maximum floor area of 465 m² (5,005 ft²) is allowed for a single family dwelling on lots 8 ha (20 acres) or greater

Maximum Floor Area: The following maximum residential floor areas outlined in Table 2 are allowed in Delta's A1 zone.

Table 2: Corporation of Delta's Maximum Floor Area Regulations

Type of Dwelling	Lots < 8 ha (20 acres) in area	Lots 8 ha or greater in area
Single Family Dwelling (one per lot)	330 m ² (3,552 ft ²)	465 m ² (5,005 ft ²)
Additional Single Family Dwelling (for full time workers on the farm where permitted; no more than one is permitted per lot)	180 m ² (1,937.5ft ²)	233 m ² (2,508 ft ²)
Seasonal Farm Labour Accommodation (one building permitted where approved)	10 m ² (107.6 ft ²) regardless of lot size for each occupant up to a maximum of 420 m ² for 42 workers	
Residential Accessory Buildings	Not regulated for size	

3. City of Richmond's AG1 Zone

Maximum Setbacks (Siting): Implemented prior to the Ministry's Guidelines, a maximum buildable setback of 50 m (164 ft) from the road is permitted for a dwelling unit as illustrated in Figure 4. The distance between the dwelling unit and any residential accessory building or accessory structure must be between 1.2 m–50 m (4 ft–164 ft), which may extend the depth of residential development to more than 100 m (328 m). Additional seasonal farm labour accommodation must be within the 50 m (164 ft) buildable setback from the road.

Maximum Floor Area: The City imposes a maximum floor area ratio in the AG1 zone of 0.6 for both residential and farm buildings (0.75 floor area ratio if this includes greenhouses provided that 0.7 is used for greenhouses) for the entire farm parcel as shown in Table 3. The maximum house size would increase with the lot area. With respect to seasonal farm labour accommodation, a minimum floor area for each occupant is 10 m² (107.6 ft²) up to a maximum building size of 400 m² (4,305.5 ft²) where permitted.

Figure 4: City of Richmond's Buildable Setback on Farm Parcel

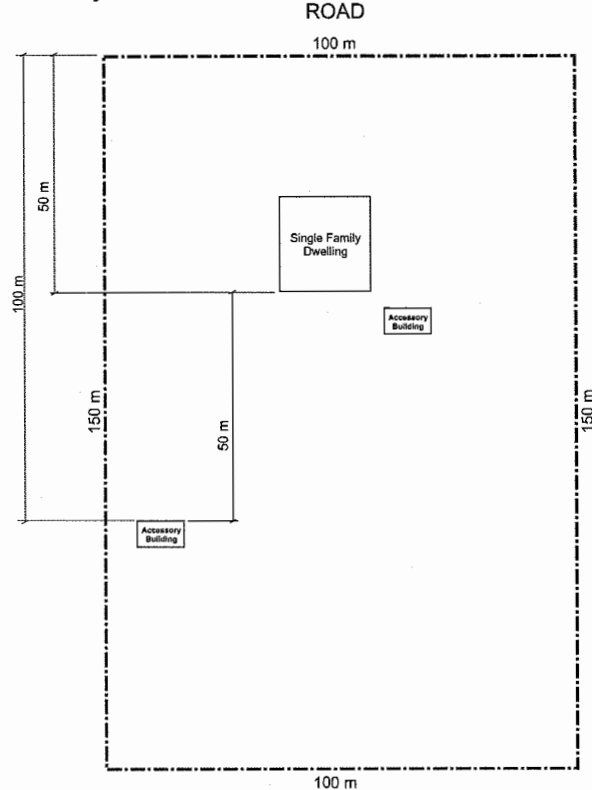


Table 3: City of Richmond's maximum floor area

Type of Dwelling	Maximum Floor Area
All principal and accessory residential and farm buildings on the parcel	0.60 FAR
All residential and farm buildings on the parcel (with greenhouses)	0.75 FAR, of which at least 0.70 FAR must be used for greenhouses
Seasonal Farm Labour Accommodation	Minimum floor area for each occupant is 10 m ² (107.6 ft ²) up to a maximum building size of 400 m ² (4,305.5 ft ²) where permitted

Additional Dwelling Units: Richmond's AG1 zone allows for additional dwelling units for full-time farm workers for a farm operation provided that the need is justified by a professional agrologist. One additional dwelling unit may be considered on a lot between 8 ha - 25 ha (20 acres - 61.7 acres), two additional dwelling units may be considered on a lot between 25 ha - 30 ha (61.7 acres - 74 acres) and three additional dwelling units may be considered on a lot over 30 ha (74 acres).

Seasonal Farm Labour Accommodation: Seasonal farm labour accommodation is only permitted in Richmond's AG3 zone within the ALR. The property must be designated as Agriculture in the Official Community Plan (OCP), and classified as farm under the BC Assessment Act. Only one seasonal farm labour accommodation is permitted per farm operation which must be located on the same lot as an existing dwelling unit. The property must have a minimum farm operation size of 8.09 ha (20 acres), the building used for seasonal farm labour accommodation cannot exceed 400 m² (4,305.5 ft²), and a maximum of 40 occupants is permitted. To date, there are no properties zoned as AG3.

4. Options and Draft Bylaws

To address the referral, staff have prepared four draft bylaw options for consideration, as follows:

- **Option 1 - Bylaw 9665 (Attachment 2) is based on the Ministry of Agriculture Guidelines to control house size, farm home plate and setbacks and would:**
 - i. maintain a maximum buildable setback for a dwelling unit at 50 m (164 ft);
 - ii. establish a maximum buildable setback for all residential accessory buildings and structures for lots 33 m (108 ft) or wider at 60 m (197 ft);
 - iii. allow the maximum buildable setback for all residential accessory buildings and structures for lots less than 33 m (108 ft) wide to exceed 60 m (197 ft), up to the maximum farm home plate area;
 - iv. limit the farm home plate for a principal dwelling unit to 2,000 m² (21,527 ft²), plus 1000 m² (10,764 ft²) for each additional dwelling unit, plus 35 m² (376.7 ft²) for each occupant of a seasonal farm labour accommodation where permitted; and
 - v. limit the floor area for:
 - a principal dwelling unit to 500 m² (5,382 ft²),
 - 300 m² (3,229 ft²) for each additional dwelling unit,
 - 15m² (1,236 ft²) for each occupant of a seasonal farm labour accommodation where permitted.
- **Option 2 - Bylaw 9666 (Attachment 3) is based on the Ministry of Agriculture Guidelines to control only house size and would:**
 - i. limit the floor area for a principal dwelling unit to 500 m² (5,382 ft²);
 - ii. allow 300 m² (3,229 ft²) for each additional dwelling unit; and
 - iii. allow 15m² (1,236 ft²) for each occupant of a seasonal farm labour accommodation where permitted.

- **Option 3 - Draft Bylaw 9678 (Attachment 4) is based on the Corporation of Delta's A1 zoning regulations to manage house size, farm home plate and setbacks) and would:**
 - i. maintain a maximum buildable setback for a dwelling unit at 50m (164 ft), and 100m (328 ft) for a seasonal farm labour accommodation;
 - ii. establish a maximum buildable setback for all residential accessory buildings and structures at 60 m (197 ft);
 - iii. limit the farm home plate for a principal dwelling unit to 3,500 m² (38,750 ft²), 5,000m² (58,819 ft²) for any additional dwelling units, and an additional 1,400 m² (15,069 ft²) for a seasonal farm labour accommodation where permitted;
 - iv. on lots less than 8 ha (20 ac.) limit the floor area of a principal dwelling unit to 330m² (3,552 ft²); and
 - v. on lots 8 ha (20 ac.) or greater:
 - limit the floor area of a principal dwelling unit to 465 m² (5,005 ft²);
 - allow 233 m² (2,508 ft²) for each additional dwelling unit; and
 - allow 10 m² (107 ft²) for each occupant of a seasonal farm labour accommodation where permitted.

- **Option 4 - Bylaw 9679 (Attachment 5) is based on the Corporation of Delta's A1 zoning regulations to control only house size and would:**
 - i. on lots less than 8 ha (20 ac.) limit the floor area of a principal dwelling unit to 330m² (3,552 ft²);
 - ii. on lots 8 ha (20 ac.) or greater:
 - limit the floor area of a principal dwelling unit to 465 m² (5,005 ft²);
 - allow 233 m² (2,508 ft²) for each additional dwelling unit; and
 - allow 10 m² (107 ft²) for each occupant of a seasonal farm labour accommodation where permitted.

Each draft Bylaw incorporates the respective regulations from the Ministry's Guidelines and the Corporation of Delta's A1 zone, and complements Richmond's Zoning Bylaw (e.g., definitions, floor area exemptions).

All four draft Bylaws use terminology that is consistent with the City's Zoning Bylaw. Further, the draft Bylaws do not establish a size limit for residential accessory buildings and structures, as neither the Ministry Guidelines or Delta's A1 zone address the matter. See the Public Consultation Section below regarding how this matter may be addressed.

For clarification, the two draft Bylaws (i.e., Bylaw 9665 – Attachment 2, and Bylaw 9678 – Attachment 4) that address farm home plate would include the following in the farm home plate area:

- principal dwelling unit, additional dwelling unit(s) and any accessory buildings or accessory structures,
- driveways, decorative landscaping, artificial ponds not serving drainage, irrigation needs or aquaculture use, and
- sewerage septic tanks and field.

Non-Conforming Uses

If any bylaw is adopted that limits the size and footprint of residential buildings, legal non-conforming status would apply to all existing buildings and structures as per the *Local Government Act*. This means that any new development will need to conform to the adopted bylaw, but existing development is acknowledged to be lawfully in existence before a new zoning bylaw comes into effect.

Public Consultation

As the issue of regulating house size, farm home plate and setbacks, as well as the size of residential accessory buildings in the ALR, is anticipated to be controversial, staff recommend holding one public consultation open house at City Hall and seeking comments from the Agricultural Advisory Committee (AAC) in March 2017, and reporting back to Planning Committee afterwards. The March meetings are proposed to avoid any conflicts with other public consultations scheduled in February (e.g., House Massing Review, Tree Protection Bylaw Information Sessions). Staff also recommend consulting regarding the size of residential accessory buildings, as none of the proposed bylaws address the matter and clarity is needed. Staff will prepare appropriate residential accessory building size options for public comment during the consultation.

Financial Impact

None.

Conclusion

The report responds to the referral made by Planning Committee to examine house size limitations as recommended by the Ministry of Agriculture's "Guide for Bylaw Development in Farming Area", and the Corporation of Delta's regulations under the Agriculture (A1) zone. Draft bylaws reflecting the Ministry's suggested guidelines and Delta's A1 zone are attached for information.


John Hopkins
Senior Planner
(604-276-4279)

JH:cas

- Att. 1: Comparison of Buildable Setback, Home Plate and House Size Limitations
- 2: Draft Bylaw 9665 based on the Ministry of Agriculture's Guidelines - to manage house size, farm home plate and setbacks
- 3: Draft Bylaw 9666 based on the Ministry of Agriculture's Guidelines - to manage house size only
- 4: Draft Bylaw 9678 based on the Corporation of Delta's A1 Zone - to manage house size, farm home plate and setbacks
- 5: Draft Bylaw 9679 based on the Corporation of Delta's A1 Zone - to manage house size only

Comparison of Buildable Setback, Home Plate and House Size

Item to Regulate	Type of Structures	Ministry of Agriculture	Corporation of Delta	City of Richmond
Buildable Setback (Maximum)	All dwelling units including seasonal farm labour accommodation	50 m (164 ft)	50 m (164 ft) for a dwelling unit, and 100m (328 ft) if a dwelling unit with seasonal farm labour accommodation	50 m (164 ft)
	Accessory residential buildings and structures	60 m (197 ft)	60 m (197 ft)	Distance between dwelling unit and accessory building from 1.2m- 50 m (4ft -164 ft).
Farm Home Plate (Maximum)	Principal Dwelling Unit (one per lot)	The lesser of a footprint commensurate with urban areas or 2000 m ² (21,528 ft ²)	3,500 m ² (38,750 ft ²)	The Farm Home Plate is not currently regulated in the Richmond Zoning Bylaw.
	Additional Dwelling Unit(s)	Plus 1000 m ² (10,764 ft ²) for each additional dwelling unit (where permitted by the local government)	Plus 1,500 m ² (16,145 ft ²) if there are two dwelling units (only one additional dwelling unit permitted for a full-time farm worker)	
	Seasonal Farm Labour Accommodation	Plus 35 m ² (376.7 ft ²) for each temporary worker's residence up to 1,400 m ² (15,069 ft ²) (where permitted by the local government)	Plus 1,400 m ² (15,069 ft ²) (only one building permitted on a lot size greater than 8 ha)	
House Size (Maximum Floor Area)	Principal Dwelling Unit (one per lot)	Lesser of a floor area commensurate with urban areas or 500 m ² (5,382 ft ²)	330 m ² (3,552ft ²) on lots less than 8ha (20 acres)	A maximum 0.60 floor area ratio (FAR) for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses.
	Additional Dwelling Unit(s)	300 m ² (3,229 ft ²) for each additional dwelling unit (where permitted by the local government)	465 m ² (5,005ft ²) on lots 8 ha or greater	
	Seasonal Farm Labour Accommodation	15 m ² (161 ft ²) for each occupant of a seasonal farm labour accommodation up to 400 m ² (4,305ft ²) (where permitted by the local government)	233 m ² (2,508ft ²) on lots 8ha or greater	
Farm-Related Buildings (e.g. barns, stables)		Permitted subject to local government setback regulations	Permitted subject to setback and site coverage regulations	Permitted subject to 0.6 FAR and setback regulations



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9665
(House Size, Farm Home Plate and Setback Regulations in the
Agricultural Land Reserve)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definition of “**farm home plate**”, in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4. (Permitted Density) and replacing it with the following:

“14.1.4 Permitted Density

1. The maximum **floor area** is:
 - a) the lesser of
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m², or
 - ii. 500 m²,
 for a **principal dwelling unit**;
 - b) 300 m² for each additional **dwelling unit**, where permitted as per Section 14.1.4.5; and
 - c) 15 m² for each occupant of a **seasonal farm labour accommodation**.

2. The maximum **floor area ratio** is 0.60, except where greenhouses are located on the lot, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
 3. The maximum area of the **farm home plate** is:
 - a) 2,000 m² for a **principal dwelling unit**; and
 - b) 1000 m² for each **dwelling unit** where permitted as per Section 14.1.4.5; and
 - c) 35 m² for each occupant of a **seasonal farm labour accommodation** where permitted.
 4. The maximum **density** is one **principal dwelling unit** per lot.
 5. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the lot in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the BC Institute of Agrologists (P.Ag) and that the lot has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a lot between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a lot between 25.0 ha and 30.0 ha; or
 - c) 3 additional **dwelling units** on a lot over 30.0 ha.
 6. For lots zoned AG4, the maximum **floor area ratio** is 0.11.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m. A property with a **lot width** less than 33 m are exempted from the 60 m **farm home plate setback** for the **farm home plate** from the **front lot line**; however, the **farm home plate** must be located at the front of the lot to a maximum of 2,000 m².
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:

- a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 3.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 3.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
- a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:
- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**.”

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9665”**.

FIRST READING

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SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9666
(House Size Regulations in the Agricultural Land Reserve)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4. (Permitted Density) and replacing it with the following:

“14.1.4 Permitted Density

1. The maximum **floor area** is:
 - a) the lesser of
 - i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m², or
 - ii. 500 m²,
 for a **principal dwelling unit**;
 - b) 300 m² for each additional **dwelling unit**, where permitted as per Section 14.1.4.4; and
 - c) 15 m² for each occupant of a **seasonal farm labour accommodation**.
2. The maximum **floor area ratio** is 0.60, except where greenhouses are located on the lot, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
3. The maximum **density** is one **principal dwelling unit** per **lot**.
4. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the BC Institute of Agrologists (P.Ag) and that the **lot** has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a lot between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a lot between 25.0 ha and 30.0 ha; or

c) 3 additional **dwelling units** on a lot over 30.0 ha.

5. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9666**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>alw</i>
APPROVED by Director or Solicitor
<i>JA</i>

MAYOR

CORPORATE OFFICER



City of
Richmond

House Size Regulations in the Agricultural Land Reserve –
Based on Delta's Zoning Bylaw

Bylaw 9678

**Richmond Zoning Bylaw 8500
Amendment Bylaw 9678
(House Size, Farm Home Plate and Setback Regulations in the
Agricultural Land Reserve)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definition of “**farm home plate**”, in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4. (Permitted Density) and replacing it with the following:

“14.1.4 Permitted Density

1. The maximum **floor area** is:
 - a) 330m² for a **principal dwelling unit** on a **lot** less than 8 ha in area;
 - b) 465m² for a **principal dwelling unit** on a **lot** 8 ha or greater in area;
 - c) 233 m² for each additional **dwelling unit**, where permitted as per Section 14.1.4.5; and
 - d) 10 m² for each occupant of a **seasonal farm labour accommodation**.
2. The maximum **floor area ratio** is 0.60, except where greenhouses are located on the lot, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.

3. The maximum area of a **farm home plate** is:
 - a) 3,600 m² for a **principal dwelling unit**; or
 - b) 5,000 m² if there is a **principal dwelling unit** and any additional **dwelling unit(s)** where permitted as per Section 14.1.4.5; and
 - c) 1,400 m² for a **seasonal farm labour accommodation** where permitted.
 4. The maximum **density** is one **principal dwelling unit** per lot.
 5. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the BC Institute of Agrologists (P.Ag) and that the **lot** has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a **lot** between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a **lot** between 25.0 ha and 30.0 ha; or
 - c) 3 additional **dwelling units** on a **lot** over 30.0 ha.
 6. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m. Where a **farm home plate** accommodates a **dwelling unit** and **seasonal farm labour accommodation**, the maximum combined **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 100 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;

- b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 3.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 3.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
- a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:
- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**.”

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9678”**.

FIRST READING

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SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9679
(House Size Regulations in the Agricultural Land Reserve)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4. (Permitted Density) and replacing it with the following:

“14.1.4 Permitted Density

1. The maximum **floor area** is:
 - a) 330 m² for a **principal dwelling unit** on a **lot** less than 8 ha in area;
 - b) 465 m² for a **principal dwelling unit** on a **lot** 8 ha or greater in area;
 - c) 233 m² for each additional **dwelling unit**, where permitted as per Section 14.1.4.4; and
 - d) 10 m² for each occupant of a **seasonal farm labour accommodation**.
2. The maximum **floor area ratio** is 0.60, except where greenhouses are located on the lot, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
3. The maximum **density** is one **principal dwelling unit** per **lot**.
4. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the BC Institute of Agrologists (P.Ag) and that the **lot** has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a **lot** between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a **lot** between 25.0 ha and 30.0 ha; or
 - c) 3 additional **dwelling units** on a **lot** over 30.0 ha.
5. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9679**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Terry Crowe
Manager, Policy Planning
Date: January 20, 2017
File: 08-4057-10/2017-Vol 01

Re: **Additional Information to the “Referral Response: Regulating the Size of Large Houses in the Agricultural Reserve” Report**

Purpose

This memorandum responds to Planning Committee’s request for additional information following their consideration of the report titled “Referral Response: Regulating the Size of Large Houses in the Agricultural Reserve”.

The following resolution was passed by Planning Committee on January 17, 2017:

- (1) That the staff report titled, “Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve”, dated January 10, 2017, from the Director of Development and the Manager of Policy Planning, be received for information; and*
- (2) That staff be directed to conduct public consultations regarding the bylaw options presented in this report (“Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve”) regarding house size, farm home plate and setbacks, including residential accessory buildings.*

The question on the motion was not introduced as discussion ensued with regard to the timeline of the public consultation process. It was suggested that the public consultation process be advanced to commence at an earlier date.

As a result of the discussion, staff were directed to provide information on:

- the number of narrow agricultural lots in city;*
- the feasibility of placing a moratorium on the development of new large homes in the ALR;*
- taxes related to farm classified sites;*
- recently issued building permits for single family dwellings in the ALR;*
- aerial photograph examples of large homes on agricultural land in the city, including the Global BC news story regarding large homes on agricultural properties in the city; and*
- the Corporation of Delta’s dwelling size regulations on agricultural land less than and greater than eight hectares;*

and report back prior to the January 23, 2017 Regular Council meeting.

CNCL - 456 A

Additional Information

1. The Number of Narrow Agricultural Lots in City

There are a total of 1,369 parcels in the ALR that have residential development potential as these properties have frontage on an improved road allowance. 530 (39%) of these parcels have a lot width less than 33 m (108 ft).

2. Feasibility of Placing a Moratorium on the Development of New Large Homes in the ALR

While staff do not have the authority to place a moratorium on withholding new building permits that conform to existing municipal bylaws, Section 463 of the *Local Government Act* (LGA) allows Council to withhold a building permit if the permit is in conflict with a bylaw under preparation.

To temporarily withhold a building permit in accordance with this section of the LGA, Council would need to pass a resolution with specific direction to prepare a zoning amendment bylaw to establish new limitations on single family dwelling building size in the Agriculture (AG1) zone.

If Council passes such a resolution to prepare a bylaw limiting house size in the AG1 zone, all in stream building permit applications, and building permit applications received within 7 days following the Council resolution would need to be reviewed in accordance with the existing zoning bylaw provisions.

If a building permit application for a single family dwelling is submitted following the 7 day period, Council would, within 30 days of the permit application being received, need to consider a staff report on the proposed building permit application, resolve that the application is in conflict with a bylaw under preparation and pass a resolution to withhold the permit.

During the same 30 day period, a second staff report would need to be received by Council and Council would need to pass a resolution to either:

1. Grant a building permit, but impose conditions on it that would be in the public interest, having regard to the bylaw that is under preparation; or
2. Withhold the application for a further 60 days through a Council resolution.

If at the conclusion of the 60 day period, a bylaw has been adopted by Council, then the building permit must comply with the new bylaw.

If at the conclusion of the 60 day period, a bylaw has not been adopted by Council, the building permit must be issued in accordance with the zoning regulations in place and the owner is entitled to compensation for damages arising from the withholding of the building permit. The owner would be responsible for demonstrating those losses.

3. Taxes Related to Farm Classified Sites

The City's role is to apply taxes based on the assessment value and classification provided by BC Assessment. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements.

The minimum farm income requirements as determined by BC Assessment to classify as a farm are:

- a. \$10,000 on land less than 0.8 hectares (1.98 acres) in area;
- b. \$2,500 on land between 0.8 hectares (1.98 acres) and 4 hectares (10 acres); and
- c. on land larger than 4 hectares (10 acres), earnings must be \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares.

For all parcels in the ALR, property owners receive a 50% school tax exemption from the Province. For property owners in the ALR that do not farm or lease the parcel for farming purposes, they will be taxed as Class 01-residential. If owners lease to a farmer, the farmed portion of the property will be assessed as farmland, which will yield significant tax savings. If the property owner lives on the property and farms it, the property can get full farm valuation for the land and building. In this case, the land will be assessed as Class 09-farm and the building will be Class 01-residential but with a significant reduction in assessed value.

The Foreign Home Buyer’s Tax does not apply to any property with a farm classification. If a foreign home buyer purchases a property with 100% farm classification, no foreign home buyer tax applies. If the purchaser buys a property with 50% farm classification and 50% residential classification, the Foreign Home Buyer tax applies to the 50% residential classification.

4. Recently Issued Building Permits for Single Family Dwellings in the ALR

Staff were asked to provide information about building permits applications for single family dwellings in Richmond’s ALR. Table 1 provides this information between 2010-2016 which indicates a trend towards increasing house sizes in the ALR.

Table 1 – Single Family Dwellings Building Permit Information in the ALR (2010-2016)				
Year	Number of Building Permit Applications Received	Average House Size of Received Building Permit Applications	Building Permit Applications Received over 10,000 ft ² (929 m ²)	Building Permit Applications with the Largest Floor Area
2010	9	795 m ² (8,557 ft ²)	5 (56%)	1,444 m ² (15,544 ft ²)
2011	21	872 m ² (9,383 ft ²)	7 (33%)	1,662 m ² (17,892 ft ²)
2012	12	932 m ² (10,035 ft ²)	6 (50%)	1,851 m ² (19,923 ft ²)
2013	15	1,094 m ² (11,775 ft ²)	8 (53%)	2,122 m ² (22,846 ft ²)
2014	10	878 m ² (9,455 ft ²)	5 (50%)	1,319 m ² (14,197 ft ²)
2015	16	1,169 m ² (12,583 ft ²)	11 (65%)	2,233 m ² (24,032 ft ²)
2016	19	1,028 m ² (11,070 ft ²)	6 (32%)	3,809 m ² (41,000 ft ²)

The information in the table includes building permit applications that were cancelled including the building permit application received in 2016 which proposed a floor area of 3,809 m² (41,000 ft²).

5. Aerial Photograph Examples of Large Homes on Agricultural Land in the City

Attachment 1 contains additional air photos of ALR properties with recently constructed large houses on lot sizes ranging from 0.6 ha (1.46 acres) to 5.68 ha (14 acres). An approximate farm home plate has been added to these images to illustrate the extent of land used for residential

purposes. In some cases, the dwelling occupies a significant portion of the approximated farm home plate, whereas in other examples, the home, accessory buildings and other residential improvements occupy a significantly larger area as illustrated by the approximated farm home plate.

The Global News BC's January 15, 2017 video regarding large homes in the ALR can be accessed at: <http://globalnews.ca/video/3183130/richmond-looks-to-address-megahomes-built-on-farmland>.

6. Delta's Dwelling Size Regulations on Agricultural land less than and greater than 8 hectares

Attachment 2 illustrates the maximum farm home plate and house size under Delta's existing regulations for lots less than and greater than 8 ha (20 ac) in area. It should be noted that the farm home plate area is the same regardless of the lot area.

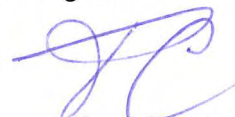
Next Steps

Staff have recommended that a consultation process be undertaken before considering any new regulations related to better managing residential development on agricultural properties. The staff report outlined potential measures in keeping with the BC Ministry of Agriculture's Guidelines and the Corporation of Delta's regulations. The proposed public consultation would provide a public opportunity to review these possible regulatory schemes, as well as identifying any other approaches, to better manage residential development on Richmond's agricultural land. The consultation would also facilitate discussion on potential approaches for regulating accessory residential building size and ensuring that farm vehicle access is accommodated on agricultural residential properties.

If Planning Committee's recommendation is endorsed by Council, staff will begin consulting with the Richmond Agricultural Advisory Committee (AAC), Richmond Farmers Institute and other agricultural industry organizations in February 2017. Staff intend to begin the public consultation, including one open house at City Hall, on February 28 or March 1, 2017, after the final Building Massing consultation meeting is held on February 23, 2017. Public consultation details and materials will be provided to Council, prior to initiating the consultation process. Staff suggest that proposed consultation is essential before preparing any agricultural regulatory changes.

For clarification, please contact either of the undersigned.


Wayne Craig
Director, Development
(604-247-4625)


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

WC:acr

Att 1: Air photo of ALR properties with larger houses
Att 2: Figures for the Corporation of Delta's regulations on Farm Home Plate and House Size

CNCL - 456 D

January 20, 2017

- 5 -

cc. Joe Erceg, General Manager, Planning and Development
Gavin Woo, Senior Manager, Building Approvals
Terry Crowe, Manager, Policy Planning
John Hopkins, Senior Planner
Ada Chan Russell, Planner 1

CNCL - 456 E

Air Photos of ALR Properties with Larger Homes

12160 No. 2 Road

Lot Size:

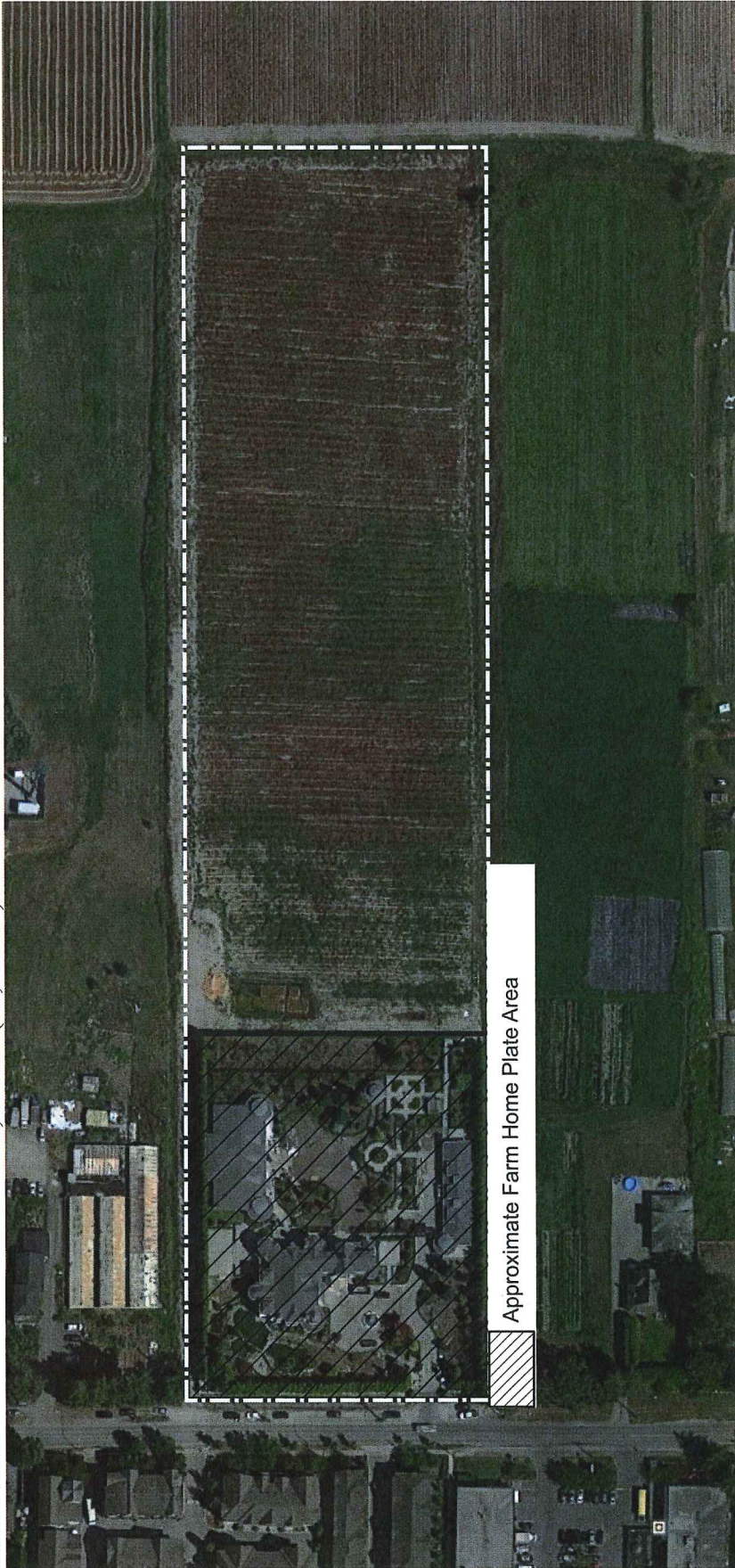
4.04 ha (10 acres)

Farm Home Plate (approximate):

9,500 m² (102,257 ft²)

House Size:

1,254 m² (13,500 ft²)



Approximate Farm Home Plate Area

CNCL - 456 F

8731 Finn Road

Lot Size:

Farm Home Plate (approximate):

House Size:

5.68 ha (14 acres)

11,040 m² (118,833 ft²)

1,672 m² (18,000 ft²)



CNCL - 456 G

11266 No. 2 Road

Lot Size:

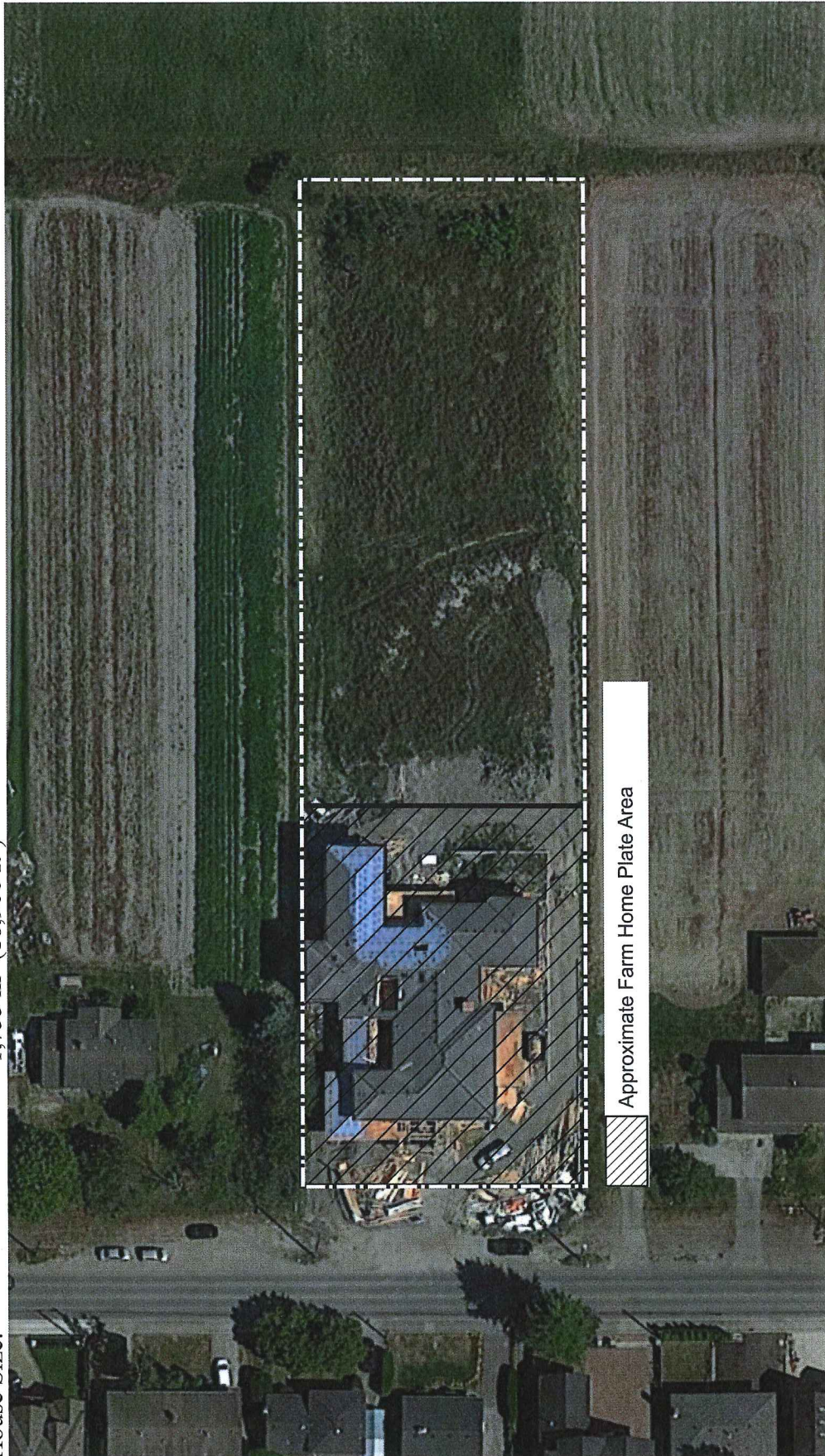
0.6 ha (1.46 acres)

Farm Home Plate (approximate):

2,400 m² (25,833 ft²)

House Size:

1,755 m² (18,900 ft²)



CNCL - 456 H

13220 Westminster Highway

Lot Size:

2 ha (5 acres)

Farm Home Plate (approximate):

3,000 m² (32,291 ft²)

House Size:

2,118 m² (21,800ft²)



CNCL - 456 I

9431 No. 6 Road

Lot Size:

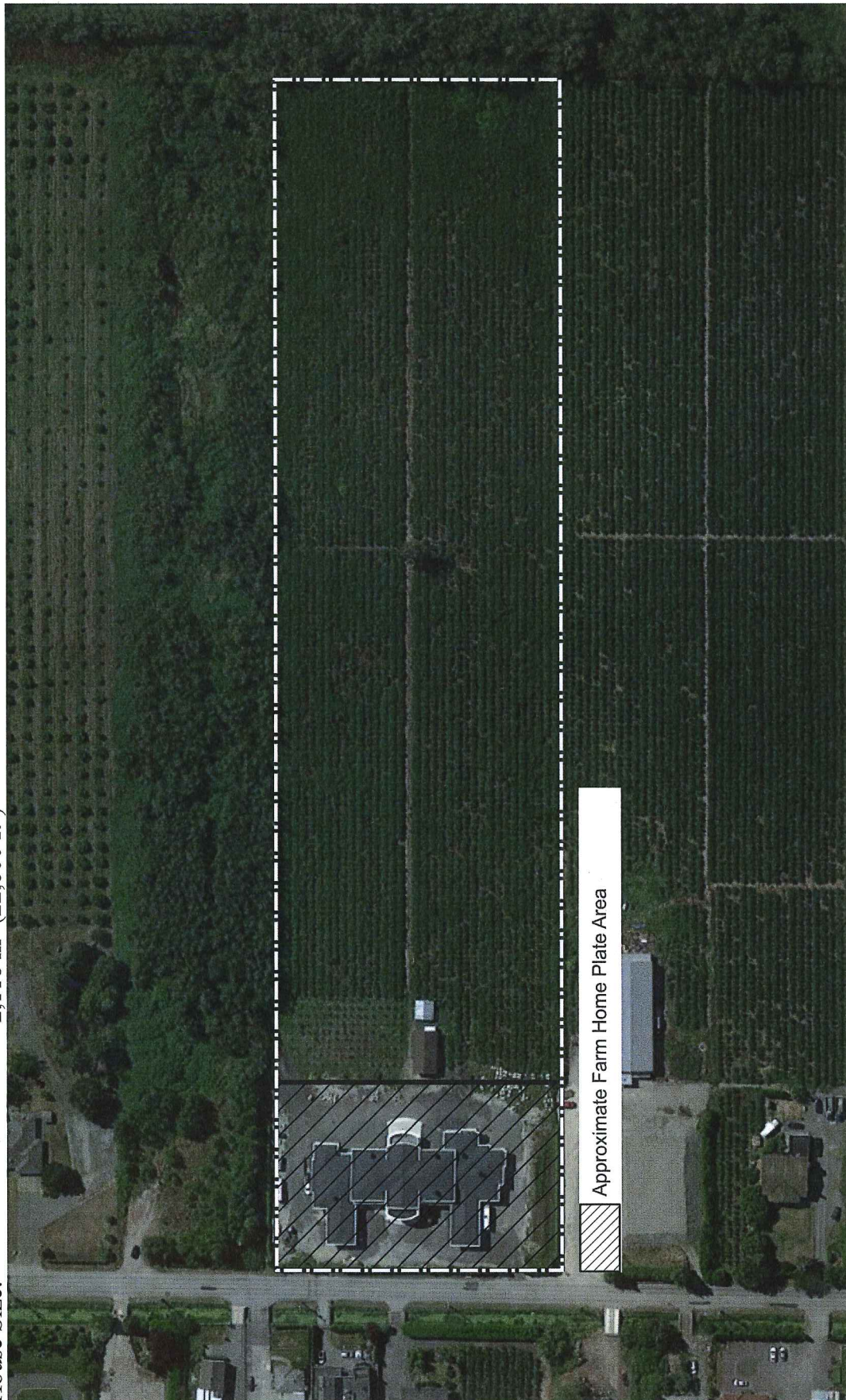
4 ha (9.9 acres)

Farm Home Plate (approximate):

6,000 m² (64,583 ft²)

House Size:

2,118 m² (22,800 ft²)



CNCL - 456 J

Agricultural Housing Regulations—Corporation of Delta (Existing)

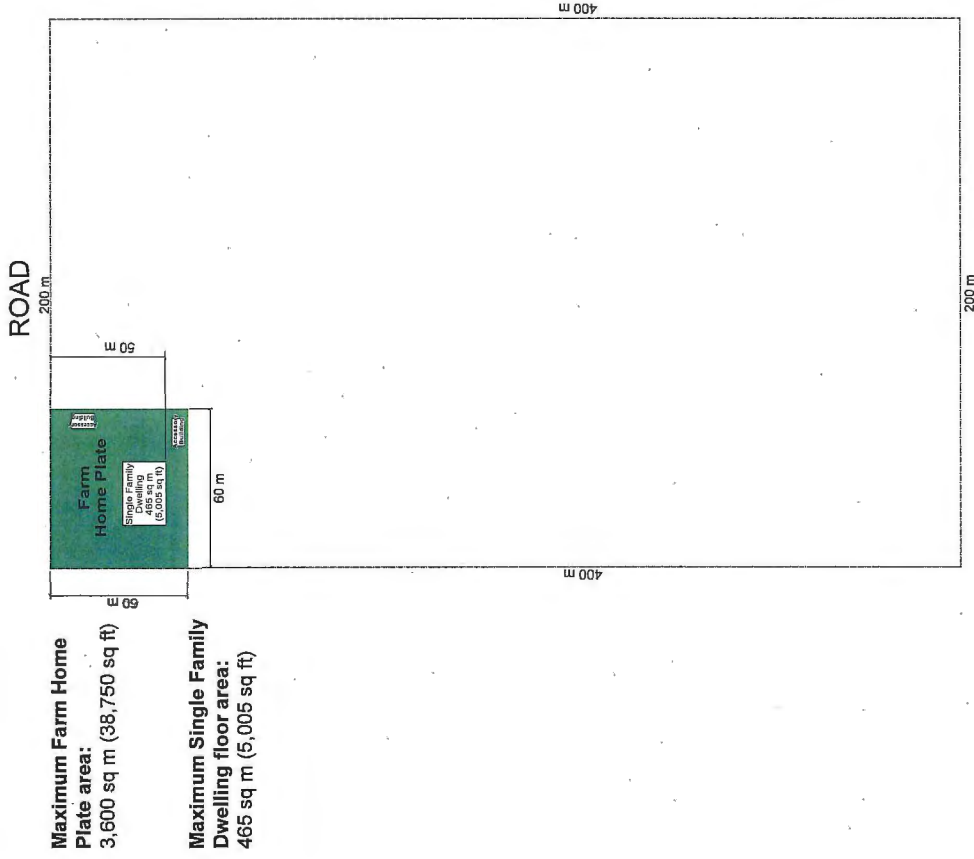
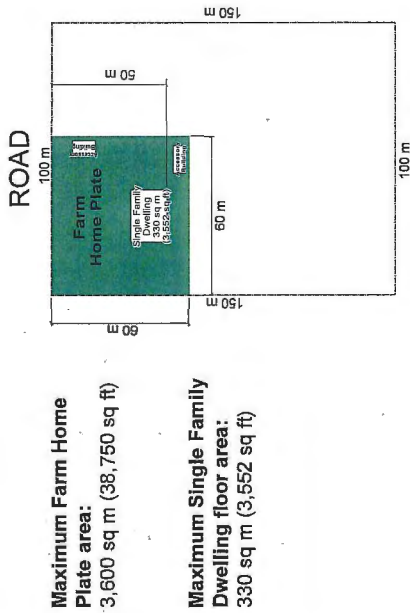


Figure 3
Corporation of Delta's Farm Home Plate and Floor Area on a lot less than 8 ha

Figure 4
Corporation of Delta's Farm Home Plate and Floor Area on a lot 8 ha or greater