



To: Planning Committee

Date: March 6, 2023

From: Wayne Craig
Director, Development

File: ZT 23-009334

Re: **Application by Grootendorst's Flowerland Nursery Ltd. for a Zoning Text Amendment to the "Agriculture (AG1)" Zone to Permit an Addition to a Single-Family Dwelling at 15140 Westminster Highway**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to permit an addition to an existing single-family dwelling at 15140 Westminster Highway for the purposes of accommodating accessibility features, be introduced and given first reading.

Wayne Craig
Director, Development

WC:sds
Att. 7

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Grootendorst's Flowerland Nursery Ltd. has submitted a Zoning Text Amendment application to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features. The application is consistent with the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) approved by Council and the Agricultural Land Commission (ALC). A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by a principal single-family dwelling, an additional single-family dwelling (the subject of the application), and an active farming operation.

Background

On September 12, 2022, Council authorized the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) to be forwarded to the Agricultural Land Commission (ALC). As per the ALC's decision letter dated January 10, 2023 (Attachment 2), the ALC approved the proposal for a 64 m² (689 ft²) addition to the existing additional single-family dwelling at 15140 Westminster Highway (Resolution #14/2023). The subject Zoning Text Amendment application is required to amend the "Agriculture (AG1)" zone in order to allow the addition at the subject site only. The proposed amendments are consistent with the ALR NARU application approved by Council and the ALC. More information regarding the proposed amendments is provided in the "Analysis" section of this report.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

- To the North: Across Westminster Highway, an active farming operation on a property zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve (ALR).
- To the South: Across the Granville Avenue unopened road allowance, an active landfill operation on a property zoned "Agriculture (AG1)" and located in the ALR, operating under previous ALR non-farm use approvals from Council and the ALC (AG 14-654361 / AG 19-863866)
- To the East & West: Single-family dwellings and active farming operations on properties zoned "Agriculture (AG1)" and located in the ALR.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Agriculture (AGR)", which comprises of those areas of the City where the principal use is agriculture and

food production, but may also include other uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with this designation.

OCP policy includes limiting the number of dwelling units to one on lots within the ALR and any proposal for additional dwelling units require approval from both Council and the ALC. The proposal has received Council and ALC approval.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The proposed addition complies with the exemption provisions in the Bylaw, as the addition would increase the size of the existing additional dwelling by less than 25%.

Riparian Management Area & Environmentally Sensitive Area Designation

The property contains a small portion of Riparian Management Area (RMA) and Environmentally Sensitive Area (ESA) designation at the rear of the property. No impact to the RMA or ESA is proposed as part of this application.

Food Security and Agricultural Advisory Committee

The associated ALR NARU application (AG 22-007162) was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on July 7, 2022. An excerpt from the July 7, 2022 FSAAC meeting minutes is provided in Attachment 4.

Public Consultation

In accordance with the City's Early Public Notification Policy, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Proposal

The purpose of the subject Zoning Text Amendment application is to allow a 64 m² (689 ft²) addition to the existing 256.9 m² (2,765 ft²) additional dwelling for the purposes of

accommodating accessibility features. The additional dwelling is occupied by the head grower of the farm operation and son of the property owner. Responsibilities include ordering cuttings, seeds, pots, containers, overseeing watering, fertilizing, time schedules, writing invoices, and general assistance for customers. The occupant of the additional dwelling was involved in an accident in 2020 and now requires a wheelchair. The purpose of the proposed addition is to incorporate accessibility features into the existing additional dwelling in order for the occupant to continue living in the dwelling and supporting the farm's operations. The applicant's statement is provided in Attachment 5.

The applicant has provided plans demonstrating that the intent of the proposed addition is solely to accommodate a variety of accessibility features, including wheelchair maneuverability (clearances and turning radiuses), space for physical therapy equipment, and storage for different types of wheelchairs. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on current established accessibility standards. The proposed plans are provided in Attachment 6. Prior to final adoption of the rezoning bylaw, a legal agreement registered on title is required to ensure the ensuing development of the addition is generally consistent with the submitted conceptual plans. The plans are consistent with the associated Council and the ALC approval of the Non-Adhering Residential Use (NARU) application.

To ensure that the residential buildings remain under the single ownership of the property, prior to final adoption of the rezoning bylaw, a legal agreement registered on title is required to ensure non-stratification and limiting the occupancy of the additional dwelling to farm labour or immediate family only.

Farm Operation

The subject site is approximately 40 acres (16 hectares), has farm status as per BC Assessment, and is actively farmed (nursery, including shrubs, trees, plants, vegetables, and ornamental flowers). The applicant has indicated that the associated farm operation has operated in Richmond since 1953 and was incorporated in 1970. In addition to the subject site, the farm operation also farms 6360 No. 7 Road, an additional 9.1 acres (3.7 hectares). The farm operation currently includes 18 full-time farm workers and 5 seasonal farm workers. The proposed addition would not impact the current farm operation as it would be located on the existing sundeck and within the existing farm home plate. In addition, no changes are required to the existing septic system.

The ALC decision letter noted that the intensity of the agricultural activity currently undertaken on the property warrants the necessity of having a second permanent residence and an on-site employee.

Proposed Zoning Text Amendment

As per the "Agriculture (AG1)" zone, a maximum one dwelling is permitted per lot. The existing additional dwelling on the site is approximately 256.9 m² (2,765 ft²) and the proposed addition is 64.0 m² (689 ft²), for a total of 320.9 m² (3,454 ft²). The existing principal dwelling is 304.1 m² (3,273 ft²) and is occupied by the property owner. The existing principal dwelling and additional dwelling on the subject site were constructed in the 1980s when the City's Zoning

Bylaw allowed additional dwellings on agriculturally zoned lots based on lot size, and is considered non-conforming.

In addition, the existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing maximum setback from a public road, and farm house footprint requirements contained in the current “Agriculture (AG1)” zone. The table below provides an analysis comparing current bylaw requirements and the proposed site-specific amendments:

	Bylaw Requirement (AG1)	Proposed Site-Specific Amendments
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and additional dwelling (existing)
Farm Home Plate Area:	Max. 1,000 m ²	Approx. 3,500 m ² (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)
Setback – Single-Detached Housing Building:	Max. 50 m	62 m (existing) / 68 m (proposed)
Farm House Footprint	Max. 60%	100% (existing)

The proposed Zoning Text Amendment to the “Agriculture (AG1)” zone would allow the proposal to proceed on the subject site only and limited to the proposed plans attached to this report (Attachment 6), consistent with the associated Council and ALC approval. A new additional dwelling or further expansion of the existing additional dwelling would require both Council and ALC approval.

Transportation and Site Access

The additional dwelling at 15140 Westminster Highway is currently accessed by a driveway along Westminster Highway. No changes are proposed to the existing site access.

Tree Retention and Replacement

No trees are proposed to be removed or impacted by the proposed addition to the existing single-family dwelling at 15140 Westminster Highway.

Site Servicing and Frontage Improvements

Due to the relatively small scale of the proposed addition, site servicing requirements are minor and will be addressed at the time of Building Permit application. No frontage improvements are required.

Financial Impact

None.

Conclusion

The purpose of the Zoning Text Amendment application is to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating

accessibility features, in order for the occupant to continue living in the dwelling and supporting the farm's operations.

The application is consistent with the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) approved by Council and the Agricultural Land Commission (ALC).

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10448 be introduced and given first reading.



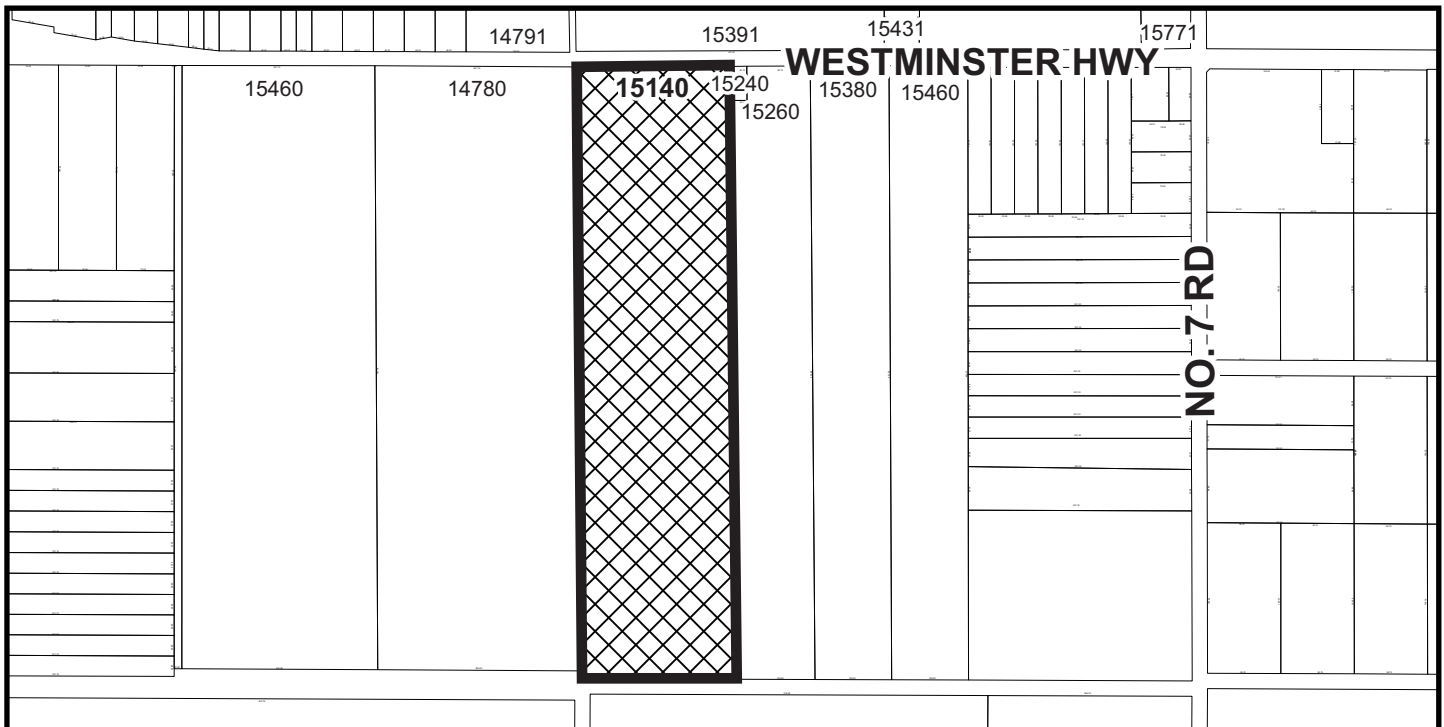
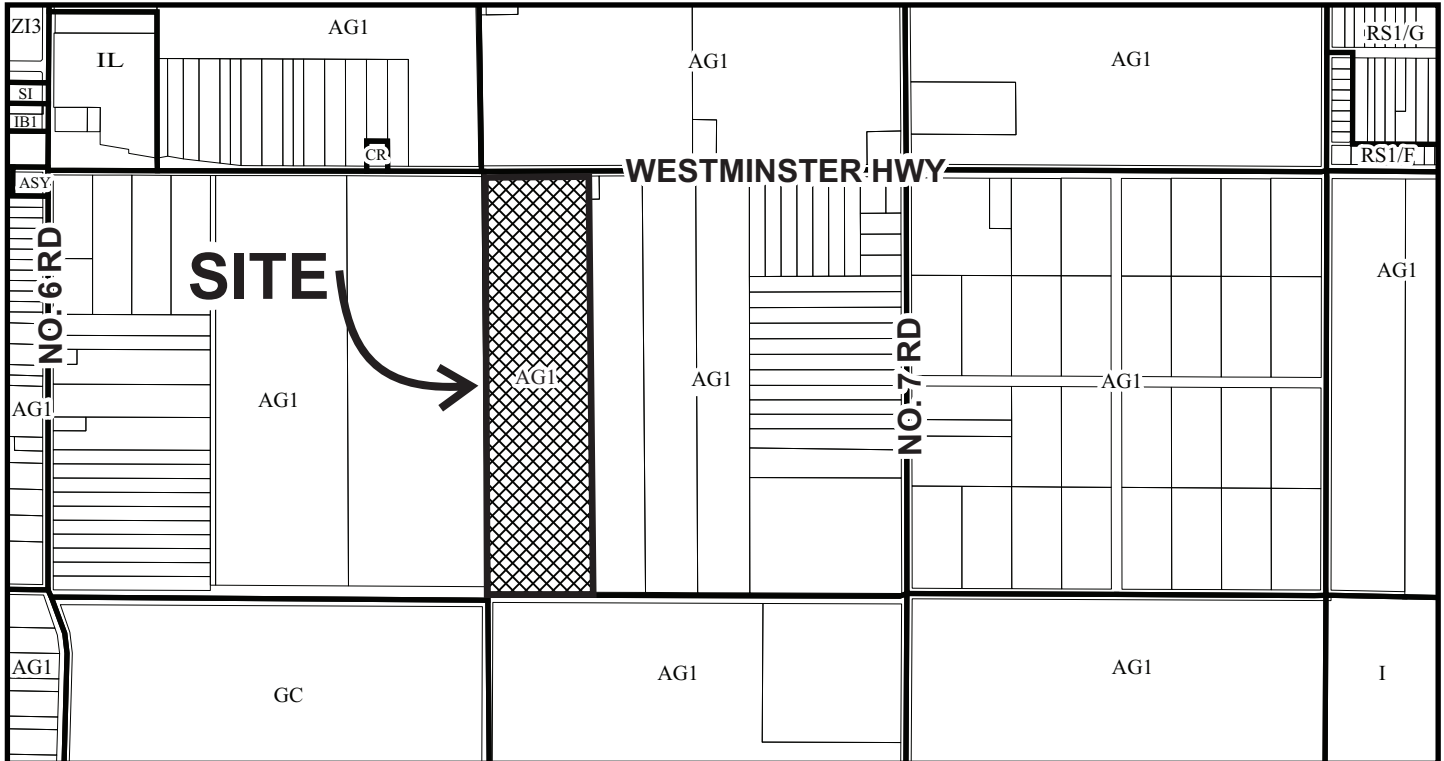
Steven De Sousa
Planner 2

SDS:cas

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: ALC decision letter dated January 10, 2023
- Attachment 3: Development Application Data Sheet
- Attachment 4: Excerpt from the July 7, 2022 FSAAC Meeting Minutes
- Attachment 5: Applicant's Statement
- Attachment 6: Conceptual Development Plans
- Attachment 7: Rezoning Considerations



City of Richmond



	<h2>ZT 23-009334</h2>	Original Date: 01/23/23
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTY**

15140

WESTMINSTER HWY

NO. 7 RD



ZT 23-009334

Original Date: 01/23/23

Revision Date:

Note: Dimensions are in METRES



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

January 10, 2023

ALC File: 64458

Grootendorsts' Flowerland Nursery Ltd.
15140 Westminster Highway
Richmond, BC

gflowerland@hotmail.com

DELIVERED ELECTRONICALLY

Dear Sir:

Re: Reasons for Decision - ALC Application 64458

Please find attached the Reasons for Decision for the above noted application (Resolution #14/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Yours truly,

Martin Collins

Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #14/2023)
 Schedule A: Decision Map
 Schedule B: Site diagram

cc: City of Richmond

64458d1



**AGRICULTURAL LAND COMMISSION FILE 64458
REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER**

Non-Adhering Residential Use Application Submitted Under s.20.1(2) of the Agricultural Land
Commission Act

Applicant: Grootendorst's Flowerland Nursery Ltd.

Agent: Andrew Grootendorst

Property: Parcel Identifier: 003-749-291
Legal Description: Parcel "B" (Reference Plan 1036)
Section 10, Block 4 North Range 5 West New
Westminster District

Area: 16.1 ha
ALR Area: 16.1 ha

Chief Executive Officer: Kim Grout
(the "CEO")

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act (ALCA)*.

[2] Pursuant to s. 20.1(2) of the ALCA, the PRT, the Applicant is applying to the Agricultural Land Commission (the "Commission") to add 64 m² to an existing 257 m² single story home (constructed in 1980) occupied by a disabled co-owner/farm worker for wheelchair access. The addition would be located on the existing sundeck. The resident of the home, Andre Grootendorst, was the head grower of the nursery before his accident, and is resuming his role with the nursery as he recuperates.

The residence proposed for the 64 m² expansion is the second residence on the Property. The principal residence (constructed in 1984) is 304 m² (the "Proposal").

[3] The Proposal along with related documentation from the Applicant, Agent, local government, and Commission, is collectively referred to as the "Application". All documentation in the Application was available on the ALC Application Portal to the Agent in advance of this decision.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

3. Non-farm use and non-adhering residential use applications made necessary by minor deviations from the permitted uses identified in the ALR Use Regulation

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
 - (b) the use of the agricultural land reserve for farm use.

BACKGROUND

[6] The Application indicates that the nursery operation requires the additional residence for farm help given the nursery employs between 20 and 25 farm workers. The residential expansion would increase the size of the existing secondary residence to ~321 m².

[7] The 16 ha Property has BC assessment “farm” status and is used entirely as a nursery. The current homes are set back 85 meters from Westminster Highway and occupy approximately 3,500 m² footprint. No additional fill is required.

[8] The City of Richmond notes that the second dwelling is legal, but non-conforming to the zoning bylaw, both in the number of permitted dwellings and their permitted overall maximum footprint (currently set at 1,000 m² in the Bylaw). If the application is permitted re-zoning would be required. Agricultural Advisory Committee recommended support for the application.

[9] The City of Richmond *Food Security and Agricultural Advisory Committee* passed a motion to support the Application.

[10] The City of Richmond Council forwarded the application to the ALC with no specific comment.

FINDINGS

[11] The Commission finds that the application is consistent with Criterion 3 of the ALC CEO Delegation Authority as the 64 m² addition represents a minor expansion to a non-conforming second dwelling and occupies an area that already forms part of the residential structure.

[12] The Commission finds that the proposed 64 m² house expansion is necessary for accommodating the disability of the farm employee. Furthermore, the intensity of the agricultural activity currently undertaken on the property warrants the necessity of having a second permanent residence and an on-site employee.

DECISION

[13] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #3 and approve the Proposal subject to the following conditions:

- a. The addition of 64 m² expansion to the existing secondary dwelling is located on the existing sundeck in accordance with Schedules A and B of this decision;

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

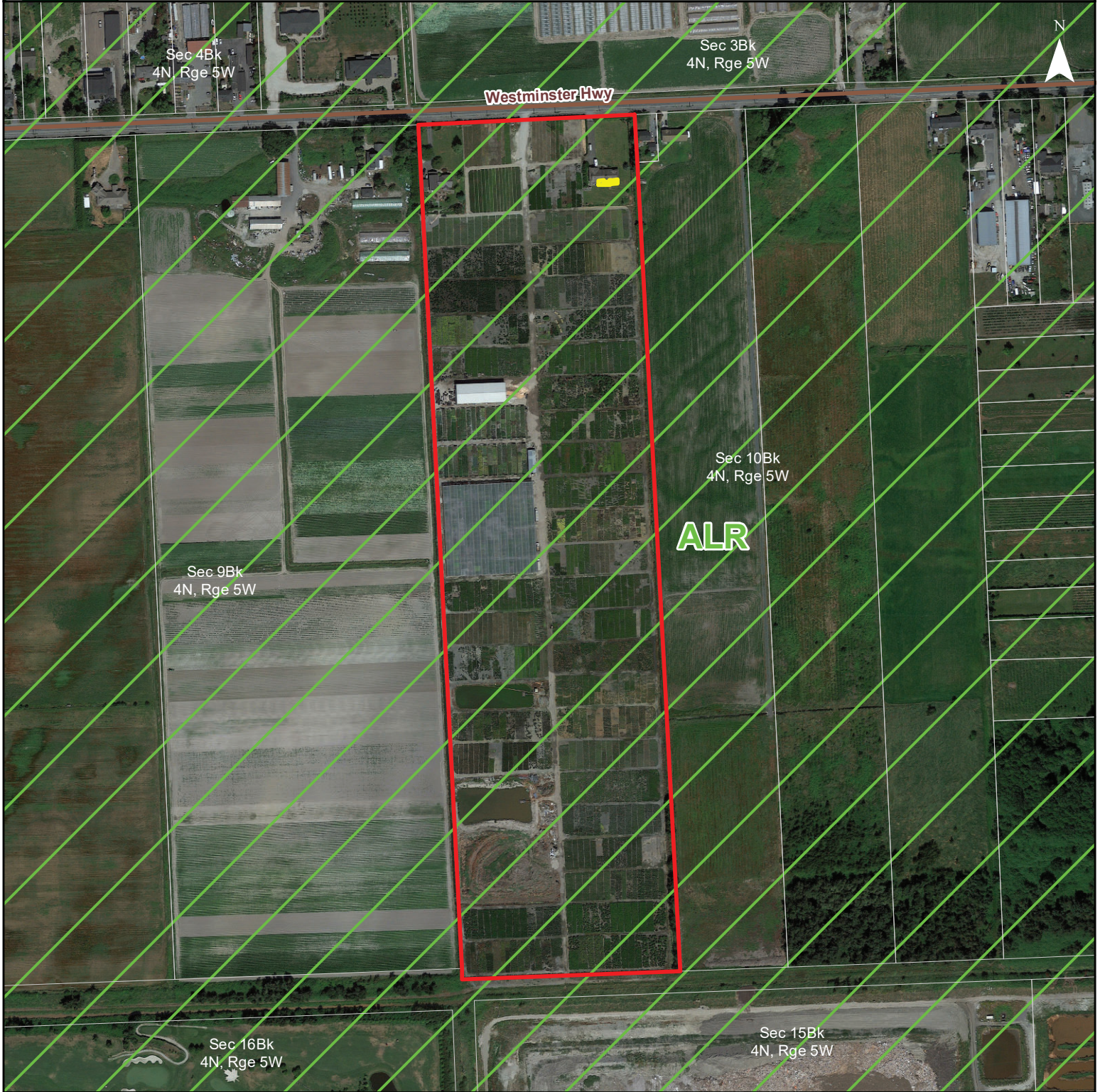


[16] Resolution #14/2023

Released on January 10, 2023

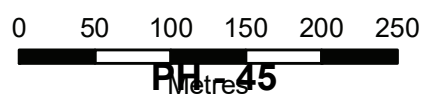
A handwritten signature in black ink, appearing to read "Kim Grout", written in a cursive style.

Kim Grout, Chief Executive Officer

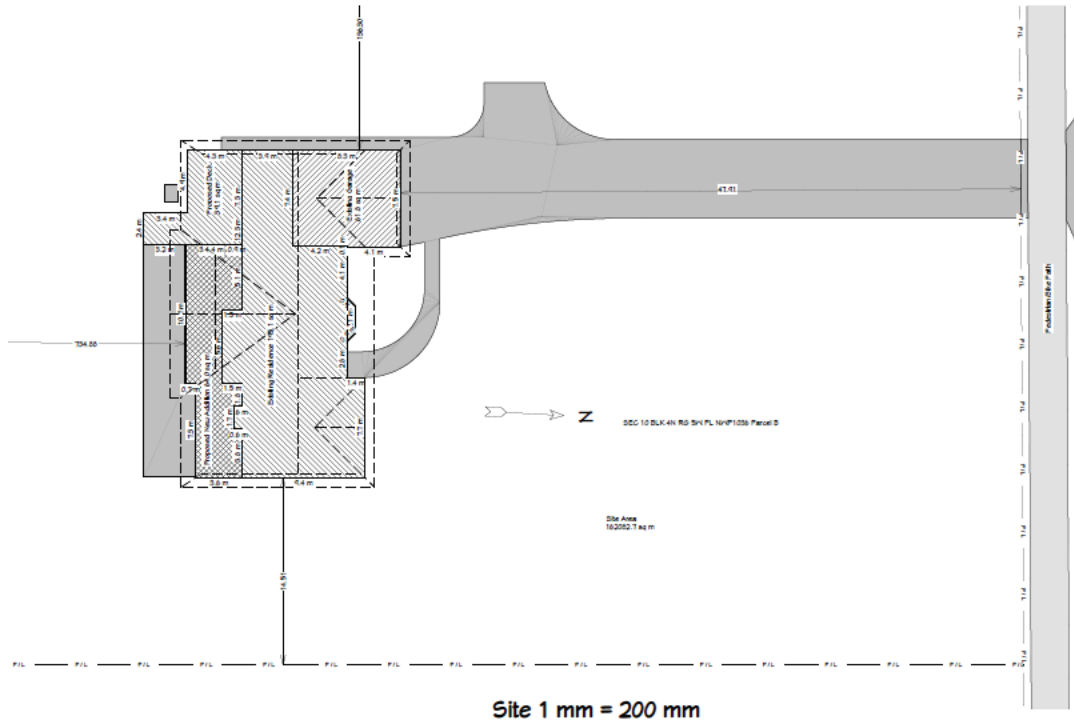


ALC FILE NO: 64458	RESOLUTION NO: 14/2023
MAP PRODUCED: January 10, 2023	
MAP SCALE: 1:5,000	
DATA SOURCES & NOTES: ALC, BCGW & Google Earth / Maxar. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	

- Approved Non-Adhering Residential Use (~0.0064 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre



Site 1 mm



Approved residence expansion of 64 m²





ZT 23-009334

Attachment 3

Address: 15140 Westminster Highway

Applicant: Grootendorst's Flowerland Nursery Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Grootendorst's Flowerland Nursery Ltd.	No change
Site Size:	40 acres (16 hectares)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Zoning Text Amendment to allow an addition to an existing secondary dwelling
Number of Units:	2	No change

	Bylaw Requirement	Proposed
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and secondary dwelling (existing)
Floor Area Ratio:	Max. 400 m ² (4,350 ft ²)	Principal dwelling (existing): 304.1 m ² (3,273 ft ²) Secondary dwelling (existing): 256.9 m ² (2,765 ft ²) Addition to secondary dwelling (proposed): 64.0 m ² (689 ft ²)
Farm Home Plate Area:	Max. 1,000 m ² (10,763 ft ²)	Approx. 3,500 m ² (37,674 ft ²) (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)
Setback – Single Detached Housing Building:	Max. 50 m	Secondary dwelling (existing): 62 m Addition to secondary dwelling (proposed): 68 m
Setback – Front Yard:	Min. 6.0 m	Complies
Setback – Side Yard:	One side: Min. 6.0 m Other side: Min. 1.2 m	Complies
Setback – Rear Yard:	Min. 10.0 m	Complies
Farm House Footprint:	Max. 60%	Secondary dwelling (existing): 100%
Height:	Max. 9.0 m (2 storeys)	Secondary dwelling (existing): 1 storey

**Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)**

**Thursday, July 7, 2022 – 7:00 p.m.
Webex**

ALR Non-Adhering Residential Use Application – 15140 Westminster Highway

Steven De Sousa, Planner 2, introduced the ALR Non-Adhering Residential Use Application and provided the following comments:

- ALR Non-Adhering Residential Use applications are required for residential uses in excess of those residential uses permitted by the ALR Regulations, including alterations to existing residences that exceed the current requirements;
- The subject property contains an existing principal dwelling and additional dwelling, both built when the Zoning Bylaw and ALR Regulations allowed additional dwellings based on lot size;
- In order to allow the proposed addition to the existing additional dwelling, an ALR Non-Adhering Residential Use Application is required to be approved by Council and the ALC. Should Council and the ALC approve the application, a subsequent rezoning application would be also be required;
- The occupant of the additional dwelling is the head grower of the farm operation and now requires a wheelchair due to an accident in 2020. The applicant has provided plans demonstrating the intent to accommodate accessibility features into the existing additional dwelling. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on established accessibility standards; and
- The existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing setback, and farm house footprint requirements. The existing additional dwelling is considered non-conforming based on these current requirements.

The applicant provided the following additional information:

- Due to an accident in 2020, the occupant of the additional dwelling now requires a wheelchair;
- The proposed addition to the additional dwelling is required in order for the space to be accessible, including wheelchair maneuverability, space for physical therapy equipment, and storage for different types of wheelchairs; and
- The occupant of the additional dwelling is taking over the farm operation and requires a place to live on the farm.

The Committee expressed support for the proposal and acknowledged the applicant's needs to accommodate the proposed accessibility features.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the ALR Non-Adhering Residential Use Application at 15140 Westminster Highway (AG 22-007162).

Carried Unanimously

Applicant's Statement

Proposal

What is the purpose of the proposal?

The purpose of the proposal is to add several feet to an existing farm house in order to make it handicap accessible so that Andre Grootendorst , who, is the primary resident of this house, able to move back home.

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Andre Grootendorst (the person who lives in this home) was in a bus which crashed at the Columbia icefields by Jasper July 18, 2020. He suffered multiple injuries which left him paralyzed. A T7 complete spinal injury. He spent 3 months in hospitals and more than a year recuperating at his parents home.. Andre would now like to be able to move back into his house , however he is confined to a wheelchair. Our goal in this application is to be able to make Andre's house wheelchair accessible and make it possible for him to live. This would include making handicap washrooms including showers, making his kitchen larger and replacing the cabinets for wheelchair accessibility and extending his family room several feet in order to accommodate his exercise equipment and for wheelchair maneuverability. Before his accident Andre was fully engaged in the operation of Grootendorst's Flowerland Nursery as head grower. He already is resuming part of his work and as he gets stronger would like to work full time at what he would be able to. He cannot do the same physical work, but will be able to do much needed leadership in planning, ordering, office, and customer service. Grootendorst' Flowerland Nursery has been a family run business in Richmond since 1953, Incorporated 1970. We operate on 50 acers of land, employ between 20 to 25 people. We fully appreciate the agricultural land reserve. We are only asking to add a few feet to a house so that Andre can continue to live in his house. We will not be using any more of the home plate that is already being used.

Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

Residence no. 1 (Andre's house) A 1 story rancher, 3 bedrooms. 194.9 sq. m living space with a 61.9 sq. m garage. Built in 1980
Residence no. 2 Split level , 278.7 sq. m with a 25.36 sq m. garage built in 1984

What is the total floor area of the proposed additional residence in square metres?

64.0 m²

Describe the rationale for the proposed location of the additional residence.

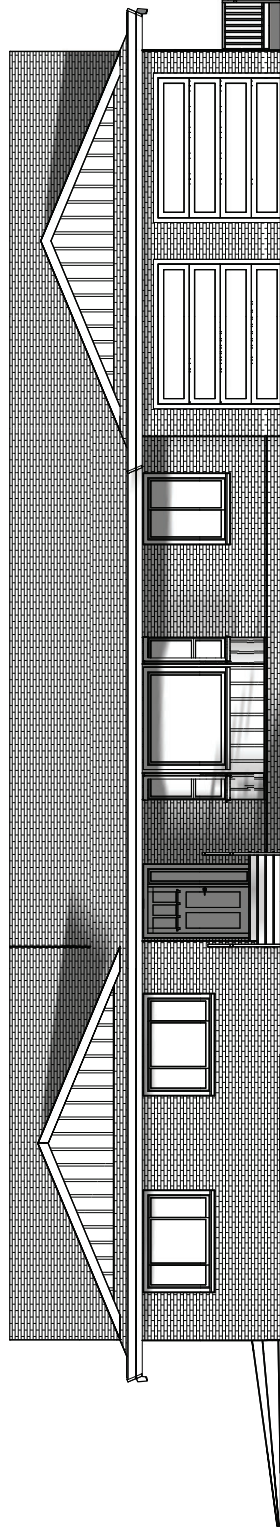
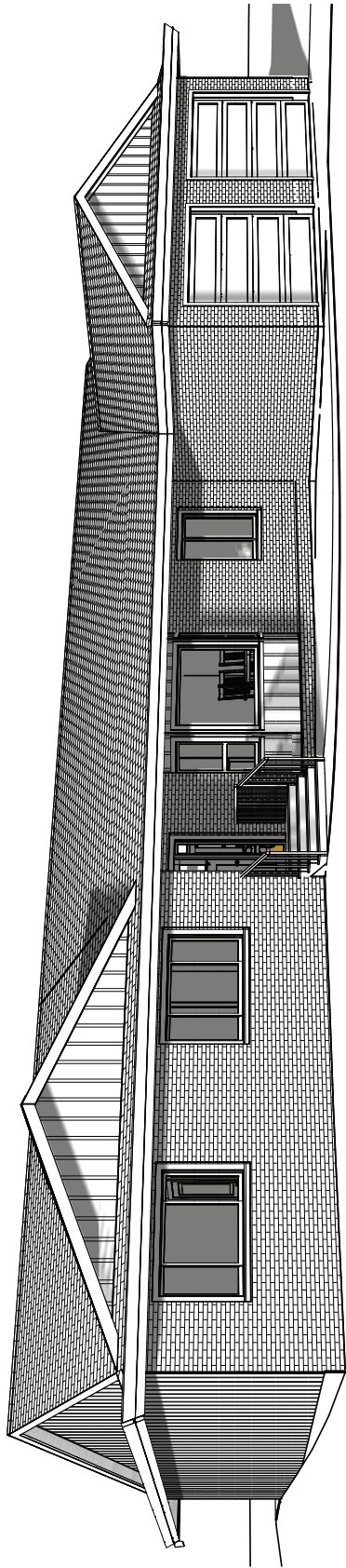
Would like to use the existing sundeck for the addition so we will not be using any agricultural land

What is the total area of infrastructure necessary to support the additional residence?

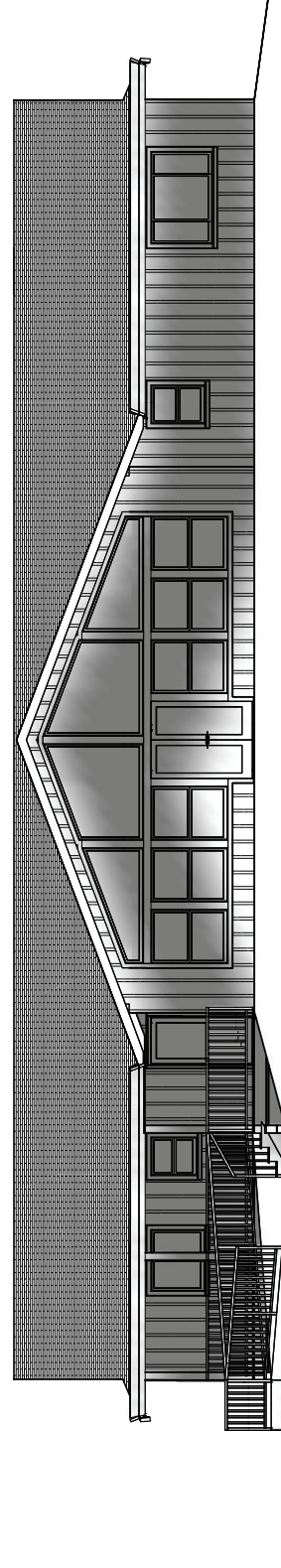
There will not be any extra infrastructure necessary except for a wheelchair ramp.

Do you need to import any fill to construct the additional residence or infrastructure?

No



Presentation Exterior Elevation Front 1/8 in = 1 ft



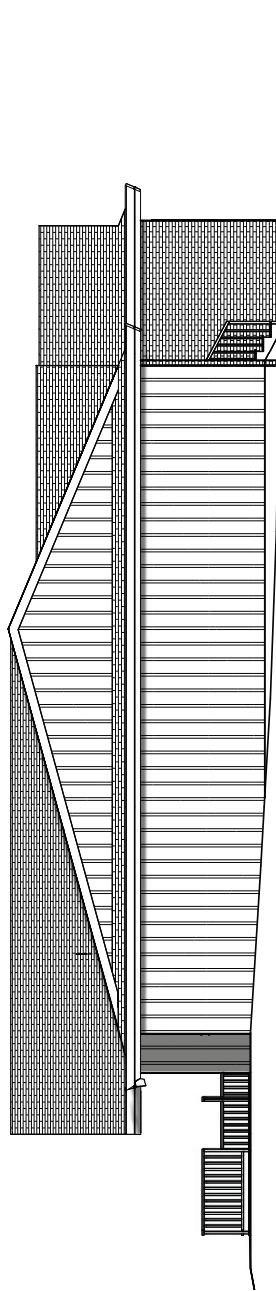
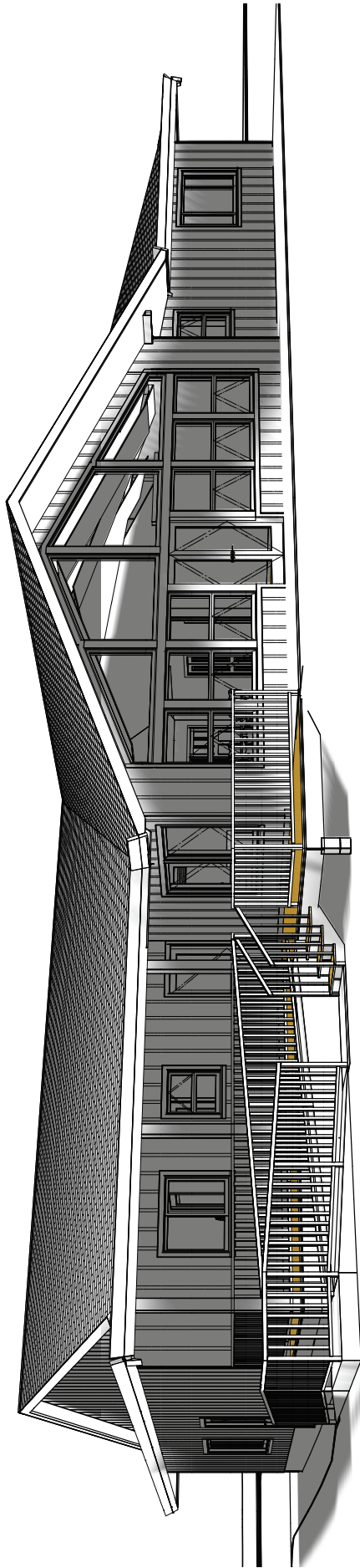
Presentation Exterior Elevation Back 1/8 in = 1 ft

PROPOSED

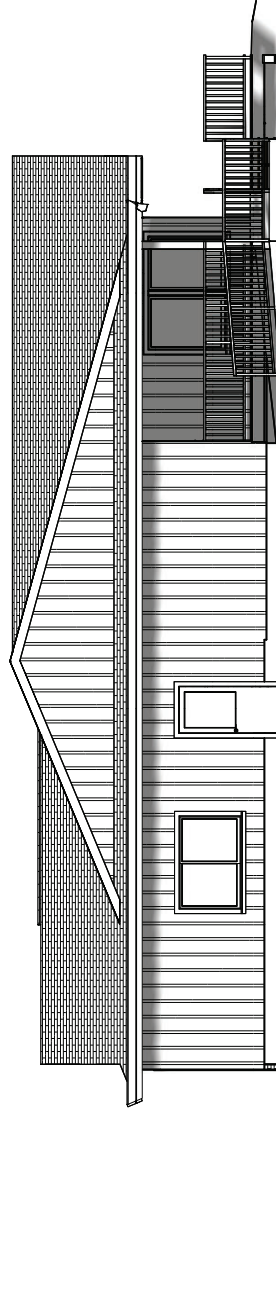
Number	Date	Revisions	
		Description	By

DRAWN FOR: **A1**

DATE: 06-21-2022
 FILE: P:\administer\May 15'16\14 11x17
 PAGE: 1 of 4



Presentation Exterior Elevation Left 1/8 in = 1 ft



Presentation Exterior Elevation Right 1/8 in = 1 ft

PROPOSED

Revisions Number	Date	Description

A2

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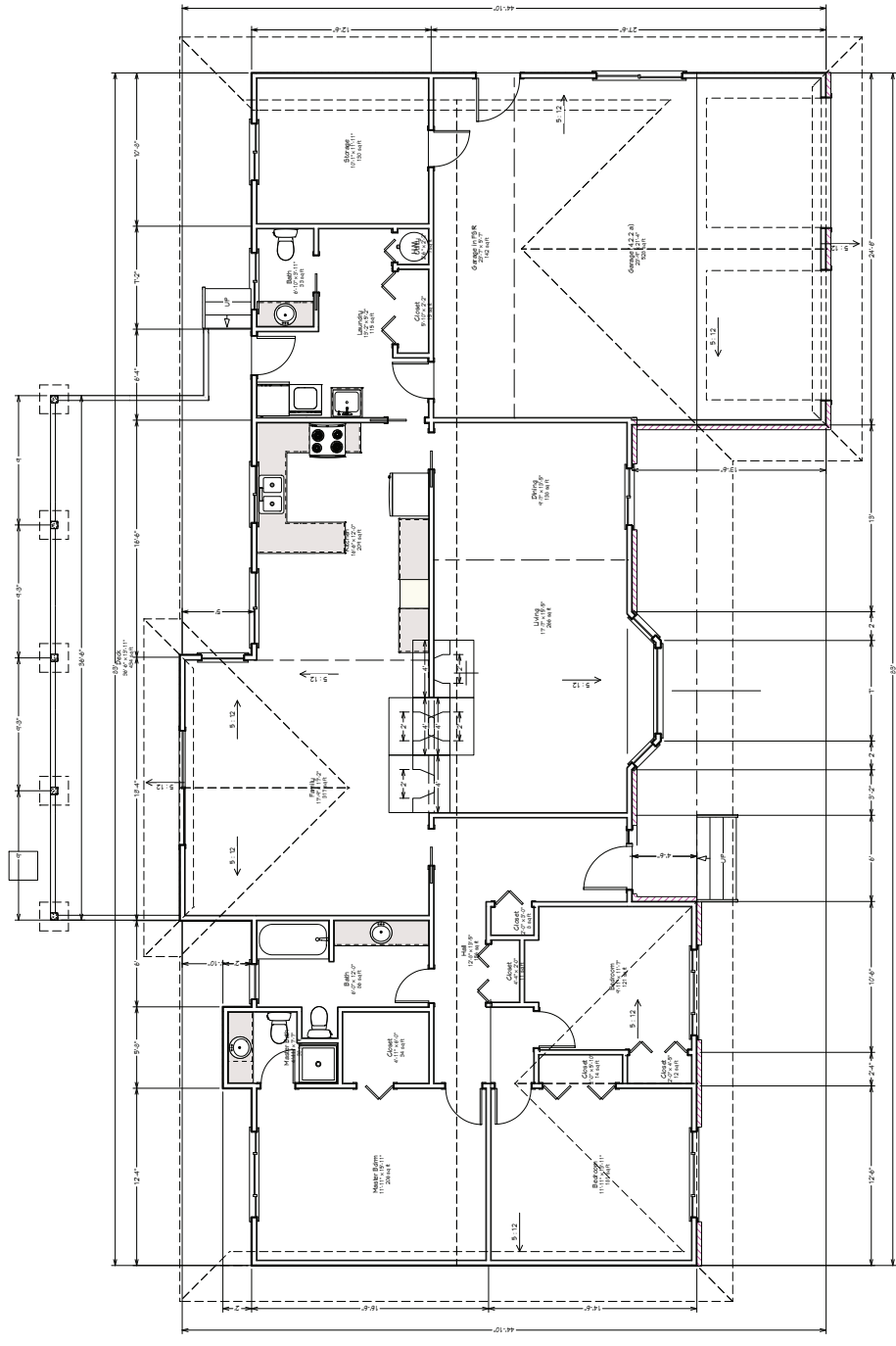
DATE: 06-21-2022
 FILE: Westminster Hwy 15140 14 11x17
 PAGE: 2 of 4

PROPOSED
Renovation at 15140 Westminster Highway

NUMBER	DATE	REVISIONS DESCRIPTION

Sheet
A5
DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14.2kx6
PAGE: 5 of 4



Existing 1st Floor 1/4 in = 1 ft

All Plans and Construction To Conform To BC Building Code 2018

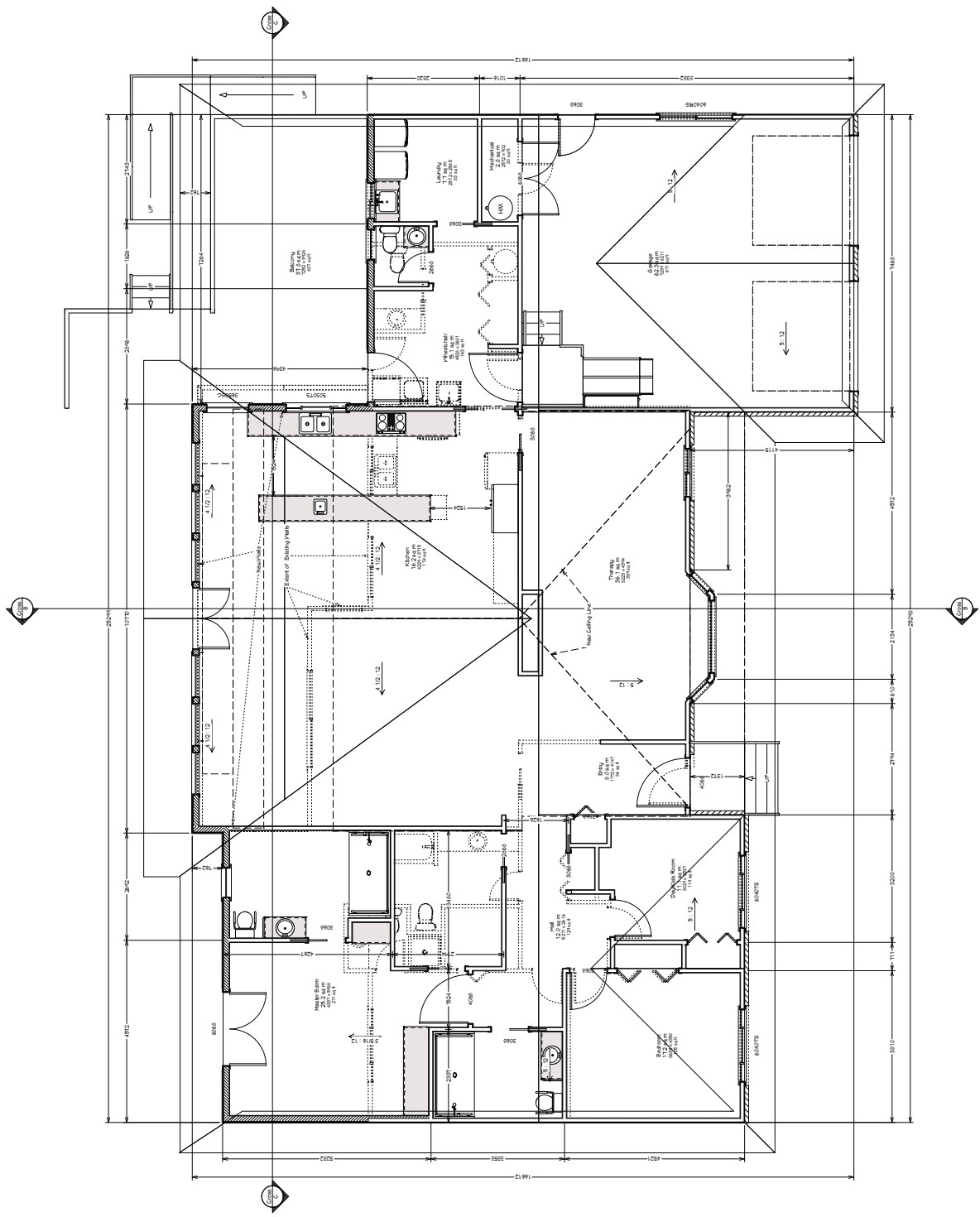
PROPOSED
Renovation at 15140 Westminster Highway

NUMBER	DATE	REVISIONS	DESCRIPTION

Project: **A6**

Prepared For:

DATE: 06-01-2022
 FILE: Westminster Hwy 15140 14.2kx6
 PAGE: 6 of 4

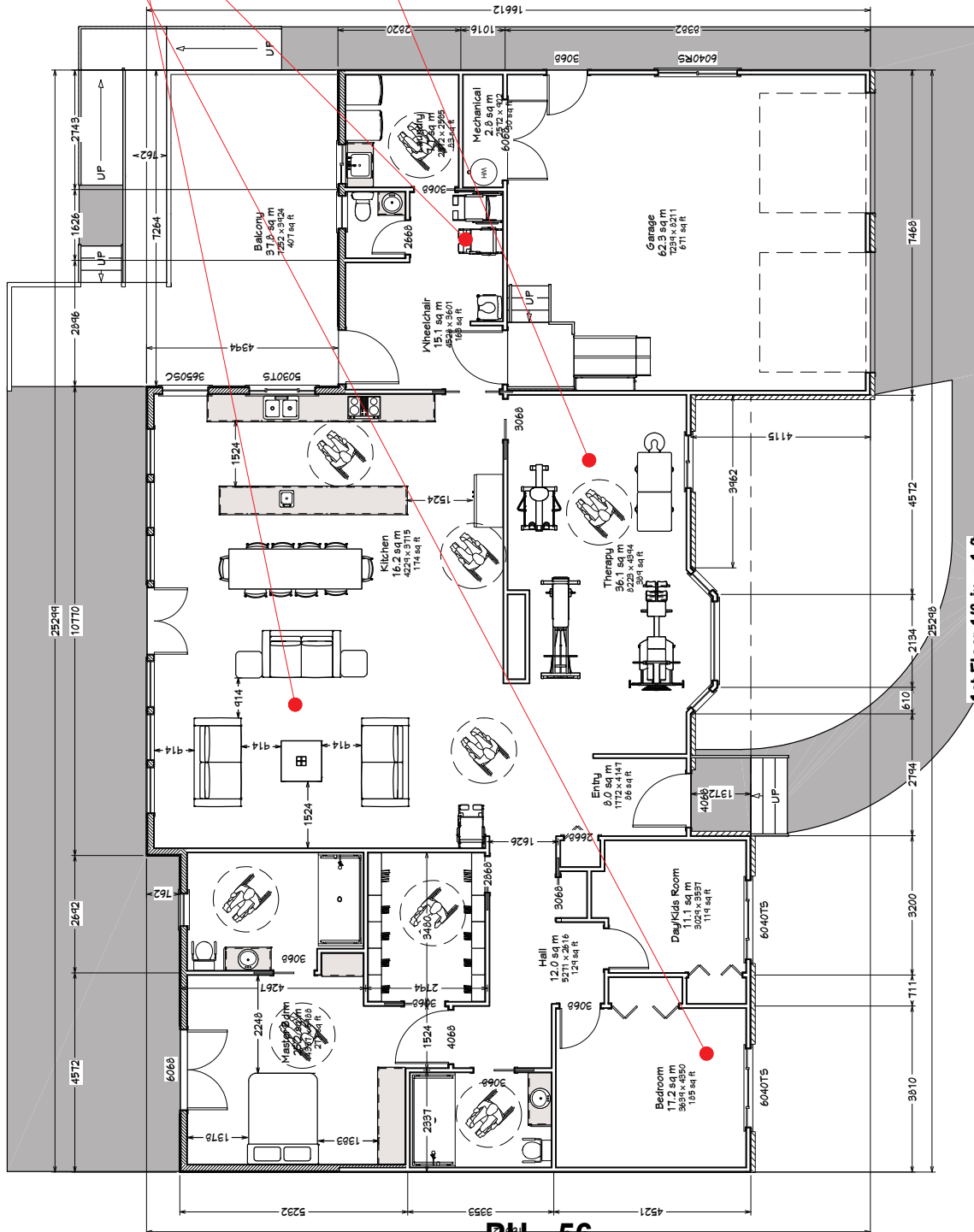


Proposed 1st Floor 1/4 in = 1 ft

All Plans and Construction To Conform To BC Building Code 2018

Notes

- Need room for roommate/caregiver
- All amenity and furniture needs room to transfer equivalent to another wheelchair
- Wheelchair parking needed
- off-road chair
- standing chair
- second manual chair
- commode
- All 36" doors except 48" doors
- front door
- covered deck
- garage to wheelchair parking
- master bedroom
- Work/therapy equipment room



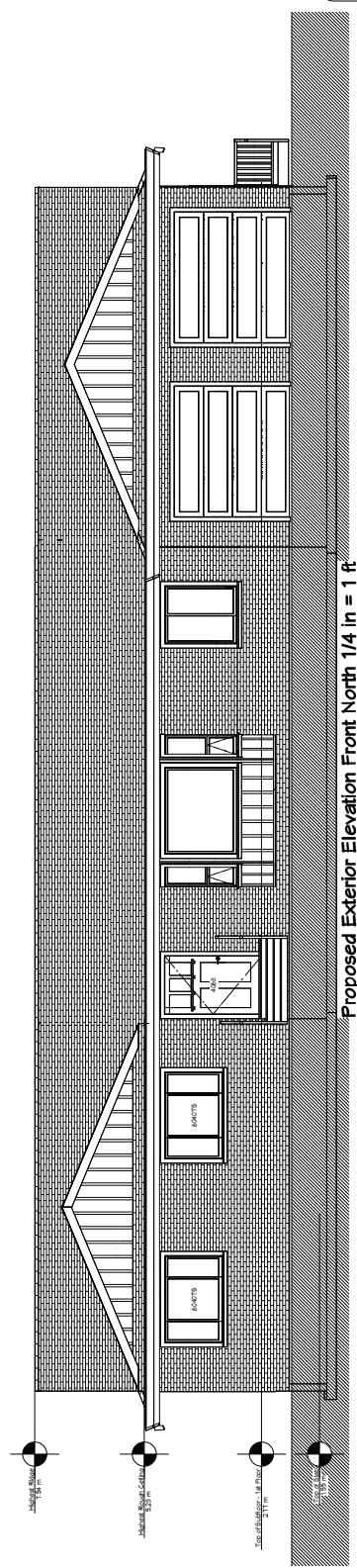
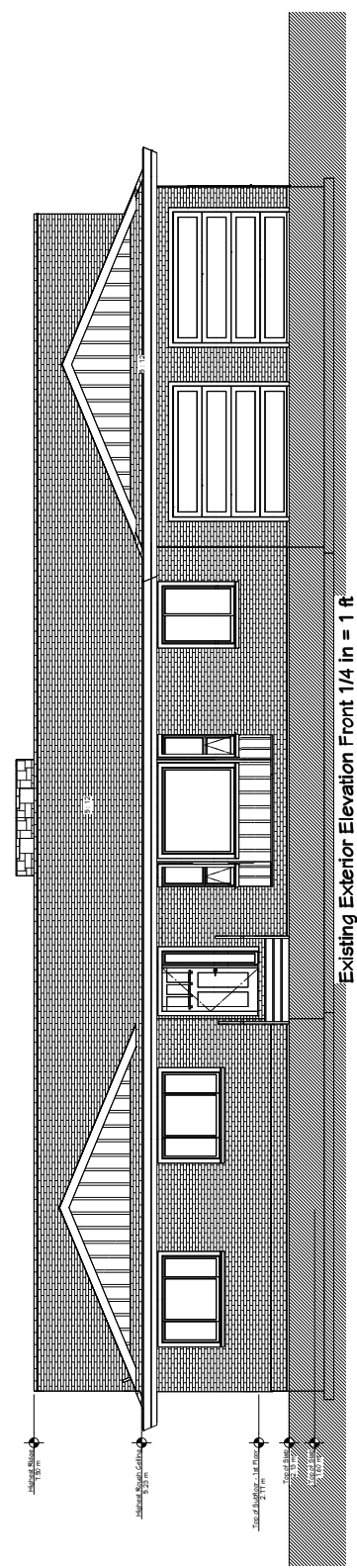
1st Floor 1/8 in = 1 ft

PROPOSED
Renovation at 15140 Westminster Highway

NUMBER	DATE	REVISIONS DESCRIPTION

Elevations
 DRAWN FOR: **A1**

DATE: 08-01-2022
 FILE: Westminster Hwy 15140 14.2K-06
 PAGE: 1 of 4

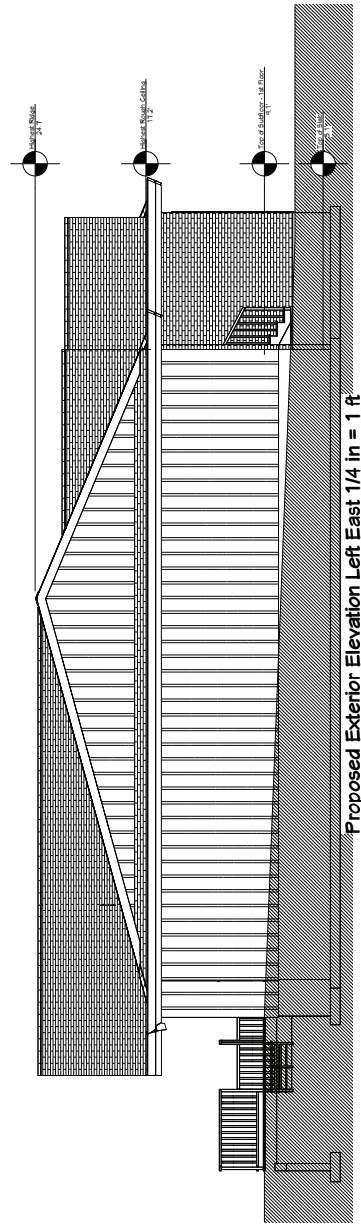
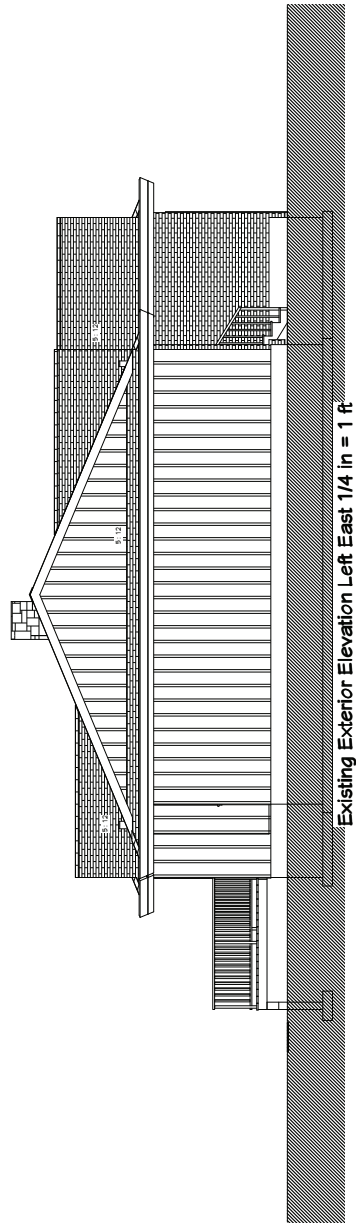


PROPOSED
Renovation at 15140 Westminster Highway

REVISIONS	NUMBER	DATE	DESCRIPTION

Elevations
A3

DRAWN FOR:
DATE: 08-01-2022
FILE: Westminster Hwy 15140 14.24x6
PAGE: 3 of 4

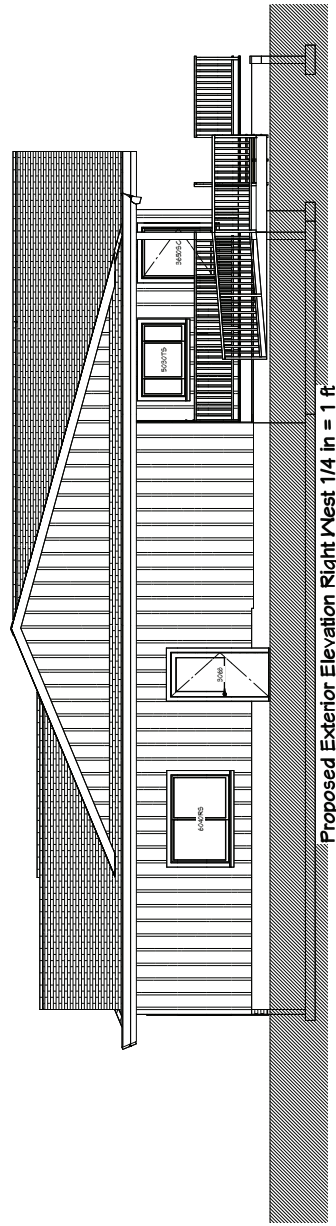
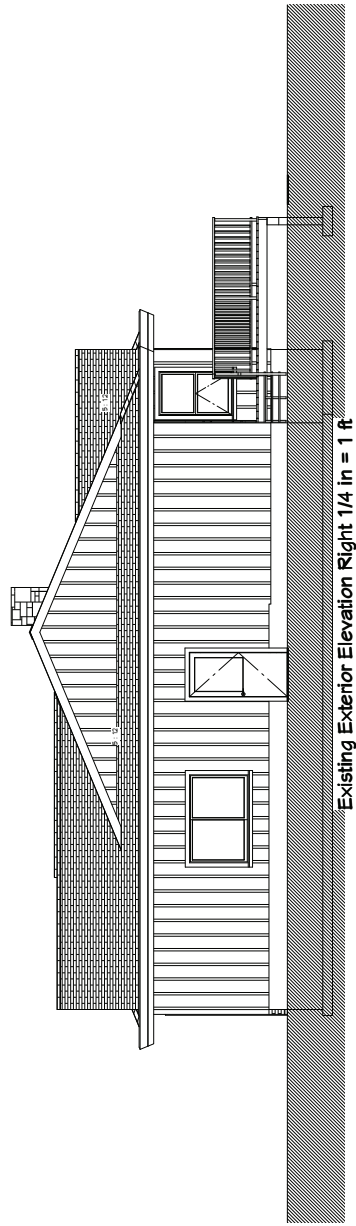


PROPOSED
Renovation at 15140 Westminister Highway

REVISIONS	NUMBER	DATE	DESCRIPTION

Elevations
DRAWN FOR: A4

DATE: 08-01-2022
FILE: Westminister Hwy 15140 14.2kx6
PAGE: 4 of 4



PROPOSED
Renovation at 15140 Westminster Highway

NUMBER	DATE	REVISIONS	DESCRIPTION

Site Plan
DRAWN FOR: **A9**

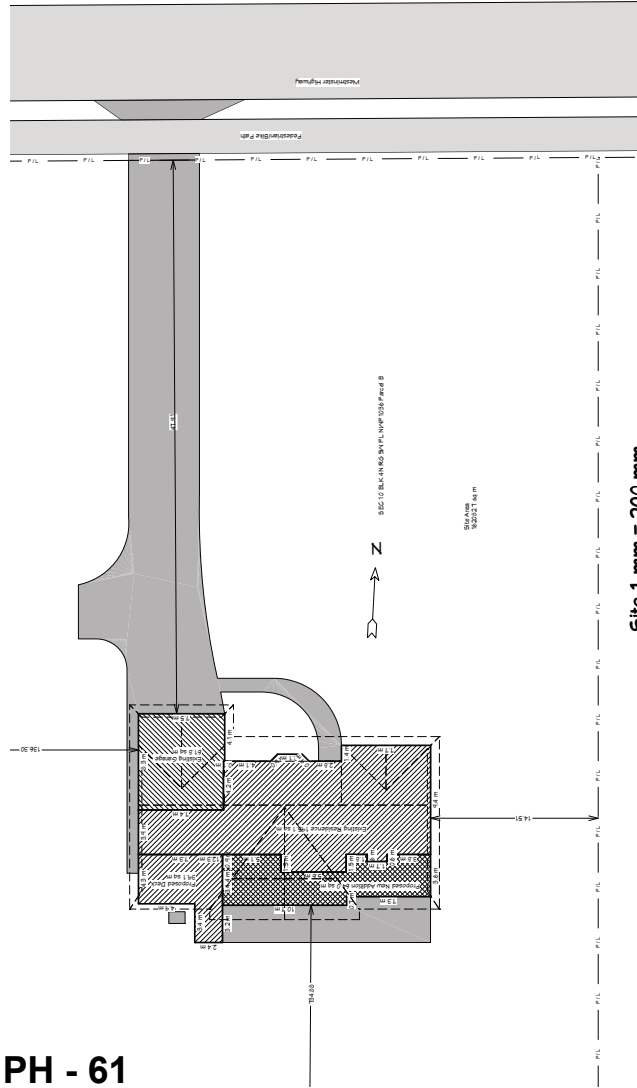
PREPARED FOR:

DATE: 08-21-2022
FILE: Westminster Hwy 15140 14.2kx6
PAGE: 4 of 4



Site 1 mm = 1000 mm

PH - 61



Site 1 mm = 200 mm

Rooms

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	RECEPTION	100	1000	
102	OFFICE	200	2000	
103	CONFERENCE	150	1500	
104	RESTROOM	50	500	
105	STORAGE	300	3000	
106	MECHANICAL	100	1000	
107	LOBBY	250	2500	
108	ENTRANCE	100	1000	
109	EXIT	50	500	
110	STAIR	100	1000	
111	ELEVATOR	50	500	
112	MECHANICAL	100	1000	
113	STORAGE	100	1000	
114	MECHANICAL	100	1000	
115	STORAGE	100	1000	
116	MECHANICAL	100	1000	
117	STORAGE	100	1000	
118	MECHANICAL	100	1000	
119	STORAGE	100	1000	
120	MECHANICAL	100	1000	
121	STORAGE	100	1000	
122	MECHANICAL	100	1000	
123	STORAGE	100	1000	
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193	STORAGE	100	1000	
194	MECHANICAL	100	1000	
195	STORAGE	100	1000	
196	MECHANICAL	100	1000	
197	STORAGE	100	1000	
198	MECHANICAL	100	1000	
199	STORAGE	100	1000	
200	MECHANICAL	100	1000	

Site Analysis

Category	Value
PERMITTED AREA	10,000 sq. ft.
EXISTING AREA	8,000 sq. ft.
NEW AREA	2,000 sq. ft.
PERCENTAGE OF PERMITTED AREA	80%
PERCENTAGE OF EXISTING AREA	100%
PERCENTAGE OF NEW AREA	20%



Address: 15140 Westminster Highway

File No.: ZT 23-009334

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on title.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
3. Registration of a legal agreement on title ensuring non-stratification and limiting the occupancy of the additional dwelling to farm labour or immediate family only.
4. Payment of all fees in full for the cost associated with the Early Notification Policy and Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
5. Registration of a legal agreement on title ensuring that the Building Permit application and ensuing development of the addition is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.

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

1. Building Permit (BP) plans must meet BC Building Code (e.g., unprotected glazing area, accessibility requirements, etc.) and Zoning Bylaw 8500.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Agricultural Land Reserve Non-Adhering Residential Use and/or Rezoning processes.
3. Submission of Building Permit (BP) plans consistent with the associated Agricultural Land Commission Approval (Resolution #14/2023) (AG 22-007162).

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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10448 (ZT 23-009334)
15140 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following new Section 14.1.11.15 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:

“The following are **site-specific zone** regulations for the purposes of accommodating accessibility features and subject to the approval granted by the Agricultural Land Commission dated January 10, 2023, in accordance with the *Agricultural Land Commission Act* (as amended), applicable only to the **lot** located at:

15140 Westminster Highway
P.I.D. 003-749-291
PARCEL "B" (REFERENCE PLAN 1036) SECTION 10 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT”

 - a) An additional **dwelling unit** is permitted and shall have a maximum **floor area** of 320.9 m²;
 - b) The maximum area of the **farm home plate** for the additional **dwelling unit** is 3,500 m²;
 - c) The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** for the additional **dwelling unit** is 85 m and no portion of the additional **dwelling unit** shall be located further than 68 m from a constructed public **road abutting** the property;
 - d) The maximum farm house footprint is 100% of the maximum **floor area** as permitted under Section 14.1.11.15 a).”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10448**”.

MAR 27 2023

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Regular Council
Monday, March 27, 2023**

9. **APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR A ZONING TEXT AMENDMENT TO THE "AGRICULTURE (AG1)" ZONE TO PERMIT AN ADDITION TO A SINGLE-FAMILY DWELLING AT 15140 WESTMINSTER HIGHWAY**

(File Ref. No. 12-8060-20-10448, ZT 23-009334) (REDMS No. 7129346, 7141083, 6952049)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to permit an addition to an existing single-family dwelling at 15140 Westminster Highway for the purposes of accommodating accessibility features, be introduced and given first reading.

ADOPTED ON CONSENT