



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 16, 2018
From: Barry Konkin **File:** 01-0100-30-ACEN1-01/2018-Vol 01
 Manager, Policy Planning
Re: **Agricultural Advisory Committee 2017 Annual Report and 2018 Work Program**

Staff Recommendation

1. That the staff report titled "Agricultural Advisory Committee 2017 Annual Report and 2018 Work Program" dated February 16, 2018 from the Manager, Policy Planning be received for information; and
2. That the Agricultural Advisory Committee 2018 Work Program, as presented in this staff report, be approved.

Barry Konkin
 Manager, Policy Planning

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS
APPROVED BY CAO	

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS) which emphasizes soil based farming.

A primary role of the AAC is to provide agricultural advice, to Council, City staff and stakeholders (e.g., the BC Ministry of Agriculture, BC Agricultural Land Commission [ALC], and Metro Vancouver), on a wide-range of issues and projects that affect agricultural viability and to help implement the RAVS recommendations

In accordance with the AAC Terms of Reference, this report summarizes the activities of the Committee in 2017 and recommends a 2018 Work Program for consideration and approval by Council. The AAC endorsed the proposed work program at its meeting held on February 1, 2018.

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

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report also supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

8.3. The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.

Summary of 2017 Annual Report

The detailed 2017 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on four development proposals related to or affecting agricultural activities.
- Received information and commented on the proposed changes to the City's AG1 (Agriculture) zone on establishing limits to residential development.
- Received regular updates and provided feedback on various City policies and initiatives (e.g., City's Riparian Area Strategy, City's 5-year Capital Construction Plan, Garden City Lands).
- Based on a Council referral, discussed priorities and recommended policy areas in reviewing the 2003 Richmond Agricultural Viability Strategy.
- Received information on agricultural initiatives and funding programs (e.g., BC Ministry of Agriculture farming advisory sheets).
- Received information and commented on local land matching initiatives (e.g., Young Agrarians BC Land Matching Program).

Summary of Proposed 2018 Work Program

The proposed detailed 2018 Work Program is contained in Attachment 2. The following is a summary of the proposed program:

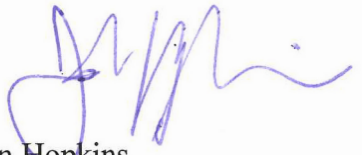
- Assist in continued implementation of the 2041 Official Community Plan and 2003 Richmond Agricultural Viability Strategy (RAVS) agricultural policies which emphasize soil based farming.
- Provide agricultural advice to Richmond City Council and staff on proposed development, land use, soil fill, road, farm access and infrastructure (e.g., drainage, irrigation, dyking, pumping stations) matters in and adjacent to the ALR.
- Prepare a work plan to review and update the 2003 RAVS and provide comments to Council on any policy or regulatory changes as needed.
- Receive updates on a wide range of federal, provincial, regional, City and private sector agricultural initiatives and provide advice when requested.
- Continue to promote agriculture viability and awareness of soil based farming in Richmond.

Financial Impact

None.

Conclusion

The 2017 Annual Report for AAC is submitted for information and the 2018 Work Program is recommended for Council approval



John Hopkins
Senior Planner
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JH:cas

- Att. 1: 2017 Agricultural Advisory Committee Annual Report and List of Development Proposals Reviewed
2: Proposed 2018 Agricultural Advisory Committee Work Program

2017 AGRICULTURAL ADVISORY COMMITTEE ANNUAL REPORT AND LIST OF DEVELOPMENT PROPOSALS REVIEWED

Projects	Results Expected	Accomplishments and Comments
City and ALC Related Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> • Reviewed and provided comments on a total of 4 development proposals forwarded by staff: <ul style="list-style-type: none"> - 4 required City approval - 1 required both City and ALC approval • Projects covered issues related to rezoning land that is adjacent to the ALR and a non-farm use application to subdivide a property into two lots for single family residential purposes. (see the Development Proposal List below)
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> • Received information on the proposed changes to the City's AG1 (Agriculture) zone on establishing limits to residential development. This included a special stakeholders meeting with members of the AAC, RFI and the Richmond Farmland Owners Association. • Received information and supported the City's Riparian Area Strategy so long as it will ensure the ability for the City to maintain and provide a good level of draining servicing into perpetuity, and the ability for the City to continue supporting and not limiting farming activities. • Received information on the City's 5-year capital construction plan. • Based on a Council referral to review the 2003 Richmond Agricultural Viability Strategy, members discussed priorities and recommended policy areas for the updated Strategy.
External Agency Policy Initiatives	<ul style="list-style-type: none"> • Received information and updates • Provided agricultural advice to the agency (through council) when requested 	<ul style="list-style-type: none"> • Received information on initiatives, funding programs, workshops and farming advisory information sheets from Ministry of Agriculture staff • Received information and updates from Agricultural Land Commission staff • Received information on Metro Vancouver's initiative to undertake an agricultural land use inventory
Major Transportation Projects	Agricultural advice to Council	<ul style="list-style-type: none"> • Received regular updates regarding the George Massey Tunnel Replacement project from the provincial GMTR project team and City staff, and provided comments
Public Awareness and Local Land Matching Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> • Received a presentation from the Young Agrarians BC land matching proposal. This was supported by the AAC who wished to provide a financial contribution. • Received updates on the Garden City Lands (Legacy Landscape Plan) and provided comments.

Projects	Results Expected	Accomplishments and Comments
General Agricultural Related Issues	Identified specific initiatives that improve or impact agriculture	<ul style="list-style-type: none">• Updates on City Zoning Bylaw amendments that impact the AG1 (Agriculture) zone such as removing agri-tourism accommodation as a permitted use, aligning agri-tourism activities and wineries with ALC regulations.

List of Development Proposals Reviewed in 2017

File No.	Address	Proposed use	Approvals Required		ALC Advice
			City	ALC	
RZ 15-708960	9880 Granville Avenue & 7031 No. 4 Road	Rezoning application to rezone from Single Detached (RS1/F) to Medium Density Townhouses (RTM2) to develop 7 townhouses units. The property is adjacent to ALR land.	X		That the rezoning application be supported as presented subject to a revised landscape plan reviewed by staff which would remove the species <i>vaccinium ovalifolium</i> from the planting list.
RZ 16-726337	10475 to 10631 No. 5 Road	Rezoning application to rezone from Single Detached (RS1/E) to Medium Density Townhouse (RTM3) to develop 47 townhouses units. The property is adjacent to ALR land.	X		That the landscape buffer and rezoning application be supported as presented
AG 17-766906	11200 Westminster Highway	Non-farm use application to subdivide the subject property to create two evenly sized lots for single family dwelling use.	X	X	That in considering its final decision, that Council observe OCP policy that limits subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated.
RZ 16-741722	9980 Westminster Highway	Rezoning application to rezone Gas & Service Station (CG2) to a new townhouse zone to develop 17 townhouse units. The property is adjacent to ALR land.	X		No quorum at meeting. No official decision.

**2018 DRAFT WORK PROGRAM
AGRICULTURAL ADVISORY COMMITTEE
AAC Role is to advise Council as follows:**

- Assist in continued implementation of the 2041 Official Community Plan and 2003 Richmond Agricultural Viability Strategy (RAVS).
- Provide advice to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive information and updates from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGOs) and provide agricultural advice (through Council) when requested.
- Continue to improve awareness and understanding of agriculture and its role in the community.
- Receive regular updates on projects and works related to agriculture.
- Invite City Divisions to liaise with the AAC, as early as possible, on works deemed to have an impact on farming so that the Committee can provide advice. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable the AAC to provide agricultural advice.

The AAC and City Staff propose the following 2018 Work Program:

Projects	Results Expected	Objectives and Deliverables
City and ALC related Development Applications	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review development applications forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments as needed.
Soil Removal and Deposit Activities in the ALR	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates on the Metro Vancouver's Illegal Fill Pilot Project and provide comments when requested. • Review soils applications (removal or deposition) forwarded to the AAC from staff or Council
Richmond Agricultural Viability Strategy Policy Updates	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review and update the 2003 Agricultural Viability Strategy and provide recommendations to Council on any policy or regulatory changes as needed.
City Policy Initiatives	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review various agricultural/ALR issues (e.g., Proposed housing regulations and RMA Strategy)
Drainage and Irrigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates from Engineering staff on proposed design, construction, and funding of ALR drainage and irrigation proposals and provide comments when requested.

Projects	Results Expected	Objectives and Deliverables
Transportation Works and Projects	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Continue to receive updates on the George Massey Tunnel Replacement (GMTR) project, and provide agricultural advice as needed
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> • AAC to examine options to promote local agricultural and food awareness, including identifying funding and partnerships with other like-minded organizations.
Agricultural Data System	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Review 2016 census results and update agriculture related statistics based on current data figures. • Comment on the latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy as needed.
Port, Industrial, and Non-farm Related Development	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Comment on Port, Industrial and Non-Farm related development for its impact on agricultural viability as needed.
Metro Vancouver's Farm Property Tax Investigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> • Receive updates from Metro Vancouver and Richmond financial staff on the Farm Property Tax Investigation and provide comments when requested.