



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** December 14, 2022

**File:** AG 22-007407

**Re:** Application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve  
Non-Farm Use at 8160 No. 5 Road

**Staff Recommendation**

That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non-Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.

Wayne Craig  
Director, Development

WC:sds  
Att. 7

**REPORT CONCURRENCE**

**CONCURRENCE OF (Acting) GENERAL MANAGER**

## Staff Report

### Origin

Matthew Cheng Architect Inc., on behalf of Thrangu Monastery Association, has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road. A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by an informal overflow parking lot for the associated religious assembly use at 8140 No. 5 Road, also owned by Thrangu Monastery Association. The remaining portions of both 8140 and 8160 No. 5 Road are currently actively farmed by Thrangu Monastery Association. The proposal also includes the consolidation of 8140 and 8160 No. 5 Road into one lot.

### Background

The subject property is located within the No. 5 Road Backlands Policy area, as identified in the City's Official Community Plan (OCP). The Policy allows religious assembly uses on the westerly 110 m ("Frontlands"), subject to the remaining portions ("Backlands") being actively farmed. The applicant has provided evidence that the subject parcel (8160 No. 5 Road) and the associated parcel (8140 No. 5 Road) have been farmed for at least five consecutive years. More information regarding the No. 5 Road Backlands Policy is provided in the "Related Policies & Studies" section of this report.

On July 10, 2017, Council considered a similar non-farm use application (AG 16-745803) to allow religious statues and an accessory parking lot at the subject property and authorized the non-farm use application to be forwarded to the Agricultural Land Commission (ALC). The ALC subsequently approved the non-farm use application (Resolution #381/2017) as per the ALC decision letter dated December 20, 2017. The ALC approval included deadlines for lot consolidation within one year and construction within three years as conditions of the approval. The owner has indicated that the previous applicant did not communicate the conditions to the owner and that they were unaware of the deadlines. As these conditions were not met, ALC staff confirmed that a new non-farm use application is required for the proposal to proceed and that a reconsideration request was not applicable. The subject non-farm use application is substantially similar to the previous approval granted by Council and the ALC.

As per the *Agricultural Land Commission Act* (ALCA), a non-farm use application may not proceed to the ALC unless authorized by a resolution of the local government. Should Council and the ALC approve the subject non-farm use application, a subsequent rezoning application to rezone the westerly 110 m from the "Agriculture (AG1)" zone to the "Assembly (ASY)" zone would also be required to allow the proposal.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

## Surrounding Development

To the North: Religious assembly building with surface parking area and agriculture on a site split-zoned “Assembly (ASY)” on the westerly 110 m and “Agriculture (AG1)” on the remaining backlands, fronting No. 5 Road. The property is also owned by Thragu Monastery Association and proposed to be consolidated with the subject property.

To the South: Religious assembly building with surface parking area and agriculture on a site split-zoned “Assembly (ASY)” and “Agriculture (AG1)”, fronting No. 5 Road.

To the East: Religious assembly and school buildings with surface parking area and playground on a site zoned “Assembly (ASY)”, fronting Blundell Road.

To the West: Across No. 5 Road, single-family dwellings on properties zoned “Agriculture (AG1)”.

## Related Policies & Studies

### Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The subject site is split-designated “Community Institutional (INST)” (“Frontlands”) and “Agriculture (AGR)” (“Backlands”) in the Official Community Plan (OCP). The subject site is also split-designated “Agriculture and Religious Assembly” and “Agriculture” in the McLennan Sub-Area Plan. “Community Institutional (INST)” includes those areas intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under OCP policies. Council approved amendments in 2021 to the OCP and No. 5 Road Backlands Policy that no longer allow education uses in the ALR. No education uses are proposed as part of this application. “Agriculture (AGR)” includes those areas where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with these designations.

### No. 5 Road Backlands Policy

The subject site is located within the No. 5 Road Backlands Policy area, as identified in the City’s Official Community Plan (OCP). The Policy allows religious assembly uses on the westerly 110 m (“Frontlands”), subject to the remaining portions (“Backlands”) being actively farmed. As per the Policy, all applicants proposing to develop new religious assembly facilities or expand existing religious assembly facilities must either:

- Provide evidence of farm status under the *BC Assessment Act* to demonstrate that the subject parcel has been farmed for five consecutive years; or
- Provide evidence that the Backlands portion of the subject parcel is currently available for farming via a lease registered on title between the property owner and a legitimate farming enterprise for a term of at least five years, and either:
  - Provide evidence that the parcel is currently being farmed; or

- Provide a plan for how it will be farmed (to be produced by a Professional Agrologist).

The applicant has provided evidence of farm status under the *BC Assessment Act* to demonstrate that both 8160 No. 5 Road (subject parcel) and 8140 No. 5 Road (associated parcel) have been farmed for five consecutive years (2017-2022). The applicant has also submitted a report from a Professional Agrologist and letter from the owner, providing an overview of the existing farm operation (Attachment 3).

#### 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 at rezoning stage.

#### Environmentally Sensitive Area Designation

The property contains a small portion of Environmentally Sensitive Area (ESA) designation at the rear of the property, which is currently separated from the agricultural activities by hedging. No impact to the ESA is proposed as part of this application.

#### Food Security and Agricultural Advisory Committee

The proposal was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on October 27, 2022. An excerpt from the October 27, 2022 FSAAC meeting minutes is provided in Attachment 4.

### **Analysis**

#### Proposed Land Use

The purpose of the subject non-farm use application is to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road (Thrangu Monastery Association). The proposal includes adding eight religious statues, landscaping, a formal parking area and a roadside stand, within the westerly 110 m ("Frontlands"). The remaining "Backlands" would continue to be farmed. Conceptual plans are provided in Attachment 5.

The proposed eight religious statues, known as "stupas", will have a maximum height of 4.11 m. The proposed roadside stand building is approximately 53.5 m<sup>2</sup> (576 ft<sup>2</sup>) in indoor floor area and 53.5 m<sup>2</sup> (576 ft<sup>2</sup>) outdoor floor area, and is proposed to only sell farm product produced on the farm. The proposal also includes an accessory parking lot with 54 spaces, including the six required parking stalls for the roadside stand building. The remaining spaces will supply sufficient overflow parking for monastery special events. The parking lot is proposed to consist of a combination of asphalt and permeable materials (permeable pavers) and no additional fill is required as the existing informal parking lot is at grade. The existing barn on the property will remain to support the existing farm operation.



### Farm Operation

Currently, the front portion of the subject site is used as an informal overflow parking lot for the existing religious assembly use at 8140 No. 5 Road. The remaining portion is actively farmed and contains an accessory building for farm equipment and supplies. The applicant has provided evidence of farm status under the *BC Assessment Act* to demonstrate that both 8160 No. 5 Road (subject parcel) and 8140 No. 5 Road (associated parcel) have been farmed for five consecutive years (2017-2022). The existing farm operation includes vegetables, fruits, ornamental flowers and an orchard. Thrangu Monastery Association manages the farm, sells farm product to members by donation, and donates excess to local food banks. The applicant has provided an Agrologist Report and a letter from the owner (Attachment 3), providing an overview of the existing farm operation.

The proposal includes consolidating 8140 and 8160 No. 5 Road, which would result in a total parcel area of 1.9 ha, with 1.1 ha dedicated to agricultural uses and 0.8 ha to religious assembly use.

The applicant has also proposed a 3 m landscape buffer between the proposed “Assembly (ASY)” zoned portion of the property and the “Agriculture (AG1)” zoned portion, similar to the existing buffer at 8160 No. 5 Road. As per the OCP DP Guidelines, appropriate landscaped buffers between agricultural and non-agricultural lands are encouraged. The proposed landscape buffer will be located on the “Assembly (ASY)” zoned portion of the property, within the westerly 110 m.

### Farm Access Road

The No. 5 Road Backlands Policy requires registration of a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the backlands. The intent of the future farm access road is to facilitate connections between the agricultural backland portions of properties within the Policy area. The applicant will be required to provide a 4 m wide right-of-way along the eastern edge of 8140 and 8160 No. 5 Road as a condition of the future rezoning application.

### Zoning

The subject property is currently zoned “Agriculture (AG1)”, which does not permit religious assembly use. Should the non-farm use application be approved by Council and the ALC, the applicant will be required to submit a subsequent application to rezone the westerly 110 m portion of the site from “Agriculture (AG1)” to “Assembly (ASY)”, permit the roadside stand and existing farm building on a site-specific basis, and consolidate 8140 and 8160 No. 5 Road to allow the proposal. As part of any future rezoning application process, the following items will be further reviewed:

- Technical and servicing details, finalization of engineering and transportation requirements including land dedication and infrastructure upgrades;
- Further details of anticipated special events and a revised parking management plan;

- Registration of legal agreements to ensure the backlands will only be used for agricultural uses;
- Staff have worked with the applicant to adjust the proposed site plan to maximize tree retention (Attachment 6). The applicant has agreed to retain 14 trees, including the relocation of five trees on-site. Eight trees are proposed to be removed and are not good candidates for relocation due to size, species and/or location. Should the non-farm use application be approved by Council and the ALC, further review of tree retention and replacement will occur at rezoning stage, including securing a contract with a Certified Arborist and securities for tree retention and additional on-site tree replacement planting.
- Site landscaping and overall permeability of the site; and
- Consolidation of 8140 and 8160 No. 5 Road and registration of a statutory right-of-way along the eastern edge for a future farm access road.

Should the applicant in the future wish to further develop the property with additional religious assembly uses other than currently proposed, a new non-farm use application would be required subject to Council and ALC approval.

#### Transportation and Site Access

A 4 m wide road dedication along the subject site's entire No. 5 Road frontage will be required at the rezoning stage for future road widening, consistent with the dedication provided at 8140 No. 5 Road, as shown on the preliminary consolidation plan (Attachment 7). The existing driveway entrance at 8160 No. 5 Road is to be closed and the existing access at 8140 No. 5 Road be maintained as the primary access. On-site circulation in accordance with the Zoning Bylaw and associated wheel path turning templates will be required at rezoning stage to demonstrate suitability and functionality of the single driveway and parking layout.

A parking study was provided as part of the religious assembly rezoning application at 8140 No. 5 Road, demonstrating a need for overflow parking during special events. At the time, agreements were made with a neighbouring institution to accommodate this demand. Currently, overflow parking is being accommodated on-site at 8160 No 5 Road on an informal basis. The purpose of the subject application is to formalize the parking area, accommodate the religious statues and consolidate the subject property with the associated property at 8140 No. 5 Road. The proposed parking will also provide parking for the monastery's volunteers who work on the farm and visitors who wish to purchase farm product from the proposed roadside stand.

#### Site Servicing and Frontage Improvements

Engineering and Transportation staff have reviewed the application and had no concerns. All remaining servicing requirements and frontage improvements will be addressed through the forthcoming rezoning application.

#### **Financial Impact**

None.

**Conclusion**

Matthew Cheng Architect Inc., on behalf of Thrangu Monastery Association, has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road.

It is recommended that the ALR non-farm use application be forwarded to the Agricultural Land Commission (ALC).

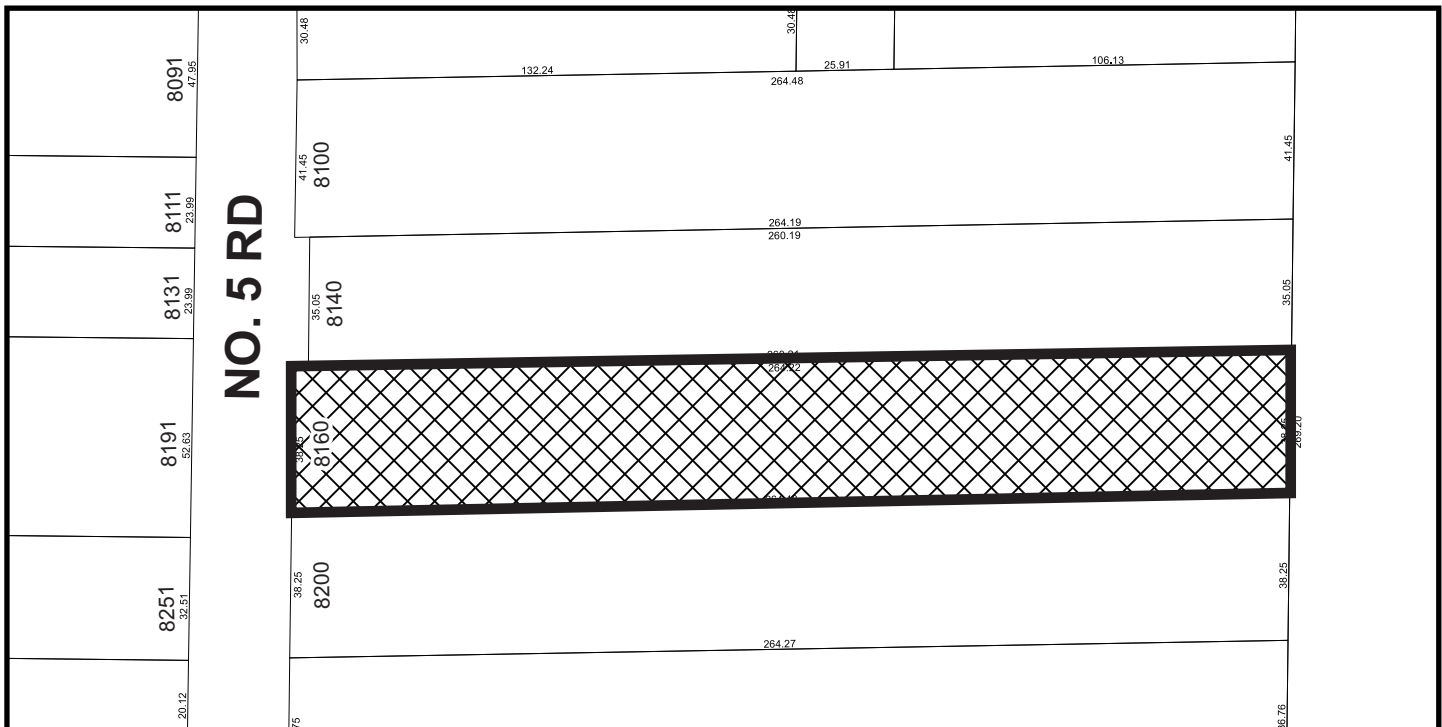
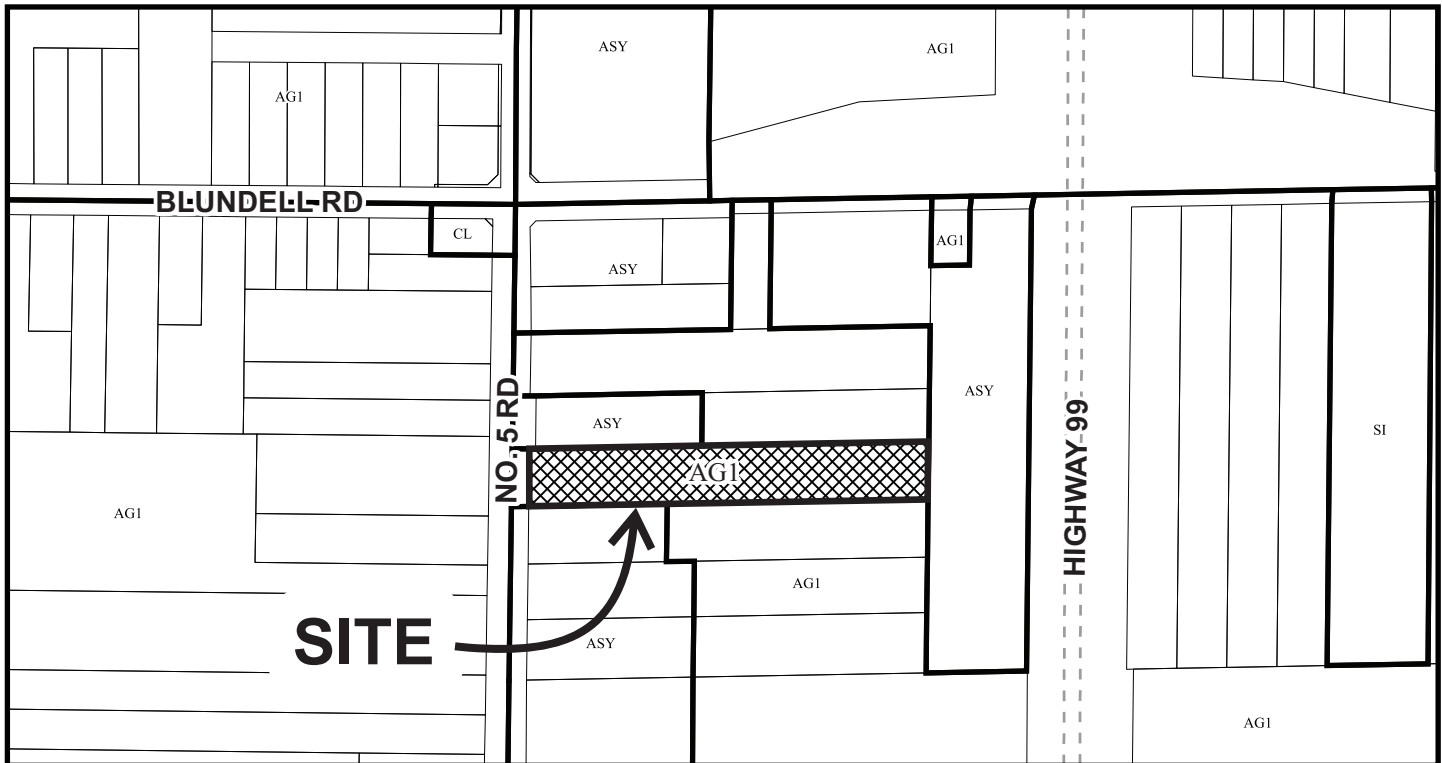


Steven De Sousa  
Planner 2

SDS:cas

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Agrologist Report & Letter from the Owner
- Attachment 4: Minutes from the October 27, 2022 FSAAC Meeting
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Management Plan
- Attachment 7: Preliminary Consolidation Plan

City of  
Richmond



AG 22-007407

**PLN – 51**

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



AG 22-007407

PLN - 52

Original Date: 03/11/22

Revision Date:

Note: Dimensions are in METRES





**AG 22-007407**

**Attachment 2**

Address: 8160 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): East Richmond

|                                   | Existing  | Proposed  |
|-----------------------------------|---|---|
| <b>Owner:</b>                     | Thrangu Monastery Association   | No change   |
| <b>Site Size:</b>                 | 8140 No. 5 Road: 2.25 ac (0.91 ha)<br>8160 No. 5 Road: 2.49 ac (1.01 ha)            | Consolidation: 1.91 ha (4.71 ac)<br>Road dedication: 153.1 m <sup>2</sup> |
| <b>Land Uses:</b>                 | 8140 No. 5 Road: Religious assembly and agriculture<br>8160 No. 5 Road: Agriculture | Religious assembly and agriculture  |
| <b>OCP Designation:</b>           | Community Institutional (INST) and Agriculture (AGR)                                | No change   |
| <b>Area Plan Designation:</b>     | Agriculture and Religious Assembly  | No change   |
| <b>Zoning:</b>                    | Agriculture (AG1)   | Assembly (ASY) and Agriculture (AG1)                                      |
| <b>Agricultural Land Reserve:</b> | Yes   | No change   |

|  | Bylaw Requirement                                       | Proposed                            | Variance       |
|--|---|-------------------------------------|----------------|
| Floor Area Ratio:                              | 0.5   | Complies                            | None permitted |
| Lot Coverage – Buildings:                      | 35%   | Complies                            | None           |
| Lot Size:                                      | N/A   | Consolidation:<br>1.91 ha (4.71 ac) | None           |
| Setbacks:                                      | Front: Min. 6.0<br>Rear: Min. 7.5 m<br>Side: Min. 7.5 m | Complies                            | None           |
| Off-street Parking Spaces –<br>Roadside Stand: | 1 space per 20.0 m <sup>2</sup>                         | 6 spaces                            | None           |



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Duncan, BC V9L 1V2  
p. 250.746.5545

#1 – 30435 Progressive Way  
Abbotsford, BC V2T 6Z1  
p. 604.504.1972

info@madrone.ca  
www.madrone.ca

September 9, 2022

Steven De Sousa  
Planner 1, Policy Planning Department  
City of Richmond  
604-204-8529  
via email: [SDeSousa@richmond.ca](mailto:SDeSousa@richmond.ca)

## **Professional Agrologist Letter Re: Current State of Farming Operations at 8140 & 8160 No. 5 Road, Richmond, BC**

### **1 Background**

Matthew Cheng (of Matthew Cheng Architect Inc. – on behalf of Thrangu Monastery Association) ('the Client') retained Madrone Environmental Services Ltd. ('Madrone') to assess current farming operations at 8140 & 8160 No. 5 Road, Richmond, BC ('the Property'), the location of Thrangu Monastery. Madrone understands that this assessment was necessitated by City of Richmond ('the City') requirements due to proposed developments at 8160 No. 5 Road. Per communication with both the Client<sup>1</sup> and the City<sup>2</sup>, the requirements are as follows:

*Staff also require more detailed information regarding the current farming operation, including type(s) and amount(s) of commodity(ies) produced on the property, history of the farming operation (e.g., how long the farming operation has farmed the site), photos of the current farm, and any proposed future plans for the farming operation at the site. This can be provided in a letter form from the property owner. Depending on the information provided, the applicant may also be required to provide a letter from a Professional Agrologist indicating the current state of the farm operation on-site (staff will advise if this is required).*

Accordingly, Madrone has produced this Professional Agrologist Letter which contains the results of the assessment regarding the current state of the farm operations and any proposed future plans for the farming operations across the Property.

<sup>1</sup> Email communication with Grace Datoc of Matthew Cheng Architect Inc. on August 17, 2022.

<sup>2</sup> Phone call with Steven de Sousa of the City of Richmond on August 19, 2022.



Madrone visited the Property on August 24, 2022, to conduct a detailed assessment of farming operations and was accompanied by Sangpo Tsering of Thrangu Monastery Association. The assessment included a tally of all types and amounts of commodities produced on the Property; an oral history of farming operations, including future proposed farm plans, provided by Sangpo Tsering; and photos of the current farming operations, including farm buildings and commodities.

## 2 Current Farm Operations

An aerial overview of the Property is visualized in **Figure 1**. 8140 and 8160 No. 5 Road were assessed as both parcels comprise the Thrangu Monastery Association's current farming operations. Farming operations on both parcels are currently the responsibility of the Thrangu Monastery monks. The site configurations of both parcels are consistent with the latest (February 2022) Google Earth Pro satellite imagery. Both parcels are rectangular-shaped with their long axes oriented east-west, and consist of level topography ( $< 2\%$  slope). A summary of the types and amounts of commodities is provided in **Table 1**. Photographs of the current farm operations are provided in *Appendix A*.



**FIGURE 1. AERIAL OVERVIEW OF THE PROPERTY WITH LABELED FEATURES. PROPERTY BOUNDARY SHOWN IN YELLOW. AERIAL IMAGERY DATED 2021 AND PROVIDED BY THE CITY OF RICHMOND.**

**TABLE 1. SUMMARY OF TYPES AND AMOUNTS OF COMMODITIES FARMED AT 8140 AND 8160 NO. 5 ROAD.**

| Parcel        | Type of Commodity | Amount |
|---------------|-------------------|--------|
| 8140 No. 5 Rd | Fruit Trees       | 77     |
| 8160 No. 5 Rd | Fruit Trees       | 53     |
|               | Tomato Plants     | 50     |
|               | Pepper Plants     | 15     |
|               | Lettuce Plants    | 900    |

## **2.1 8140 No. 5 Road**

The eastern half of the parcel contains a monastery building and parking, while the western half of the parcel ('the Backlands') contains the farming operations for the parcel. The farming operations in the western half include a fruit tree orchard with a small gazebo and covered seating area at the western boundary. The orchard contains approximately 77 fruit trees comprising a mix of various apples, pears, Asian pears, peaches, and cherries. Note that all commodities produced on the Property are sold at a fruit table that is temporarily installed near the back (west) monastery entrance where members can purchase fruits, vegetables, or flowers as donations to the monastery. No commodities are sold to the public.

## **2.2 8160 No. 5 Road**

The eastern half of the parcel contains monastery parking, a vacant, uncultivated field containing a barn, and a small farm shed, while the Backlands portion contains the farming operations for the parcel. The barn is used as monastery storage and farm equipment and vehicle storage; the small farm shed is overgrown with vegetation and not used. The farming operations in the Backlands include a farm shed containing farm equipment, six (6) greenhouses along the northern half of the parcel containing garden beds, and a tree fruit orchard along the southern half. The tree fruit orchard contains approximately 48 fruit trees comprising a mix of various apples, pears, Asian pears, peaches, cherries, and figs. The greenhouses contain mixed vegetables and fruits comprising approximately: 50 tomato plants (cherry, vine varieties); 15 pepper plants (chili, bell varieties); 900 lettuce plants (red leaf); and 5 fruit trees (peaches and figs). Note that commodities present in the greenhouses rotate on a seasonal basis and many of the garden beds inside the greenhouses had already been harvested and prepped for new commodities; Sangpo noted various other vegetables and flowers are also grown throughout the year.

## **3 History of Farm Operations**

According to Sangpo, construction of the monastery began sometime in 2010 and was completed sometime in 2011. Fruit trees at 8140 No. 5 Road were planted after construction of the monastery building in 2011, while fruit trees at 8160 No. 5 Road were planted sometime in 2012; production of both orchards began

sometime in 2015 after the first trees matured. Historical aerial imagery from Google Earth Pro indicates monastery construction likely began sometime prior to August 2008 and was completed sometime between September 2009 and June 2012. The greenhouses in 8160 No. 5 Road appear to pre-date the monastery construction and Thrangu Monastery Association ownership of both parcels (sometime between September 2009 and June 2012), and were previously used as part of a mushroom farm operation; production of commodities in the greenhouses has therefore occurred since this parcel was acquired by Thrangu Monastery Association.

## 4 Proposed Future Farm Operations

According to Sangpo, proposed future farming operations include potential leasing of the farmable Backlands of both parcels (i.e., the current location of farming operations) to an agent or leasee to cultivate the land for income and share the profits with the monastery. Note that if an agent or leasee is not found, the Thrangu Monastery monks will continue to operate the farm with a seasonal assemblage of commodities in the greenhouses. Outside of the Backlands area in 8160 No. 5 Road, a 7.3 x 14.6 m fruit stand for sales of commodities produced from farming operations is proposed just northwest of the existing barn.

Please contact the undersigned should you have any questions about the contents of this letter.

Sincerely,

**MADRONE ENVIRONMENTAL SERVICES LTD.**

*\*This is a digitally signed duplicate of the official manually signed and sealed document*



Daniel Lamhonwah, PhD, MES, P.Ag  
Environmental Scientist, Professional Agrologist

*\*This is a digitally signed duplicate of the official manually signed and sealed document*

A handwritten signature in blue ink, likely belonging to Jeremy Werbowski, is written over the text.

Jeremy Werbowski BSc, ATAg, GIT  
Junior Geoscientist & Agrologist



## **APPENDIX A**

### **Site Photos**





*Photo 1. Looking east across the 8160 No. 5 Road parcel from just east of the monastery parking. Note the storage barn in the centre of the photo, the vacant field in the foreground, and the monastery building to the left. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*



*Photo 5. View of the greenhouses looking east across the area of current farming operations in 8160 No. 5 Road. Note the fruit tree orchard to the right. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 6. View inside the western-most greenhouse; this greenhouse contains potted tomato and pepper varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 7. View inside the eastern-most greenhouse; this greenhouse contains garden beds of lettuce and cultivation materials. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 8-11. Examples of commodities found in the various greenhouses, including: (clockwise from top left) vine tomatoes; chili peppers; peaches; figs. Photos taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 12. View of the orchard looking west across the area of current farming operations in 8160 No. 5 Road. Note the different fruit tree varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 13. Looking southwest toward the monastery building from 8160 No. 5 Road. Note both parcels are connected via metal fencing to the right. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 14. View of the fruit tree orchard looking west across the area of current farming operations in 8140 No. 5 Road. Note the different fruit tree varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*





*Photo 15-18. Examples of commodities found in the various greenhouses, including: (clockwise from top left) pears; Asian pears; and apple varieties. Photos taken by Madrone Environmental Services Ltd. and dated August 24, 2022.*



THRANGU MONASTERY

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CANADA

City of Richmond  
Development Application Department  
6911 No. 3 Road  
Richmond, BC. V6Y 2C1

August 26, 2022

Re: Nonfarm Use Permit Application #202200740700000AG

Dear Richmond City Staff,

In connection with the above application, we are providing information regarding our use of the farmland. We have been farming the land since 2011. The use of the land is as follows:

There are 6 greenhouses that are used for growing potatoes, flowers, tomatoes, strawberries, garlic, peppers, cabbage, spinach, and other greens. We have an orchard with approximately 150 trees. The variety of trees is apple, plum, cherry, fig, Asian pears, peaches, apricot and hazelnut.

We collect and sell to our monastery members by donation only and also take excess produce to local food banks. The income from the sale by donations is deposited in our bank account and these amounts help to support the monastery.

If any further information is required by you, please do not hesitate to contact me.

Very truly yours

Sangpo Tsering  
General Manager



Thrangu Monastery Association

8140 No.5 Road, Richmond, BC Canada V6Y 2V4 Tel: (+1778) 297 6010 Fax: (+1778) 297 6033

[www.thrangu.org](http://www.thrangu.org)

PLN - 68

NEPAL

INDIA

TIBET

CANADA



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

**Thursday, October 27, 2022 – 7:00 p.m.  
Webex**

### **ALR Non-Farm Use Application – 8160 No. 5 Road**

Diana Nikolic, Program Manager, Policy Planning, introduced the ALR Non-Farm Use Application and provided the following comments:

- The proposal includes adding 8 religious statues, landscaping, a formal parking area and a roadside stand to sell farm produce as accessory uses to the Thrangu Monastery. These non-farm uses would be limited to the westerly 110 m of the site and the remaining backlands would continue to be farmed.
- Currently, the site is used as an informal overflow parking lot and the remaining portion of the site is farmed and contains greenhouses and an accessory building for farm equipment.
- The site is located within the Official Community Plan (OCP) No 5 Road Backlands Policy area. The policy supports religious assembly uses on the westerly 110 m of the site, subject to the remainder being actively farmed.
- Evidence of farm status is provided for both the subject site (8160 No. 5 Road) and the adjacent Thrangu Monastery (8140 No. 5 Road).
- A similar proposal was considered in 2017. The application was approved by the Agricultural Land Commission (ALC); however, deadlines associated with the ALC's approval were not met and ALC staff have confirmed that a new non-farm use application is required for the proposal to proceed.
- The proposal would include:
  - Consolidation with 8140 No. 5 Road. Consolidation is consistent with policy to increase farming viability by providing options for larger scale agriculture operations.
  - Establishing a 3 m wide landscaped buffer between farming and non-farming uses.
  - Securing a 4 m wide right of way at the rear of the property to facilitate the option of a north/south farm access road that is consistent with the No. 5 Road Backlands Policy.

The applicant's consultants from Matthew Cheng Architect provided the following additional comments:

- Provision of an overview of the proposed site plan, including the location of the stupas (statues), proposed roadside stand and landscape buffer, as well as the relationship between the proposal and existing monastery.

- Supplementary information related to current farm operations, including photo documentation over the years.

In response to questions from the Committee, the applicant's consultants provided the following additional comments:

- Permeable concrete pavers are proposed for the parking area.
- Produce grown on-site will be sold at the roadside stand.
- The site is currently used as informal overflow parking and is generally level requiring little to no site preparation.

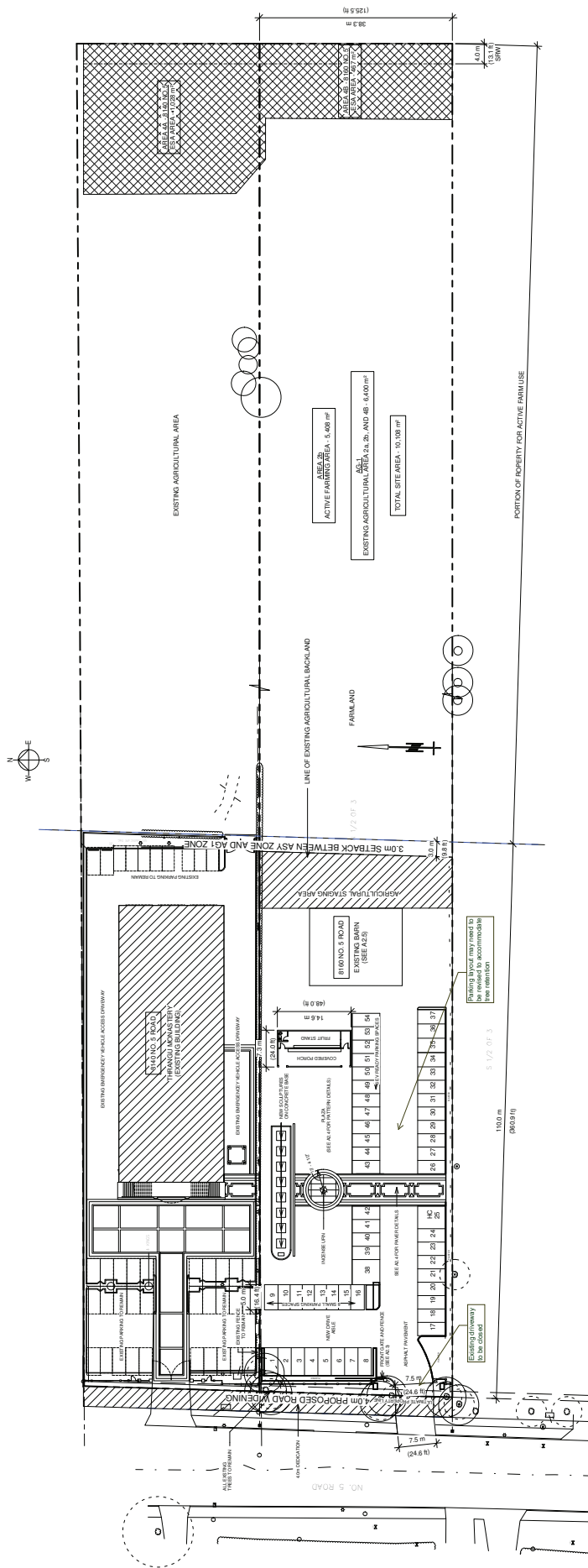
Mike Bandy (ALC), suggested the applicant include a timeline estimate for consideration by the ALC to ensure deadlines associated with conditional approvals can be achieved.

The Committee expressed concerns regarding a precedent being set for agricultural properties being used for parking. Staff noted that the OCP Backlands Policy supports religious assembly uses on the westerly 110 m of designated sites, conditional to the backlands being actively farmed and the subject applicant is an accessory use to the existing Thrangu Monastery.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the ALR Non-Farm Use application at 8160 No. 5 Road (AG 22-007407).*

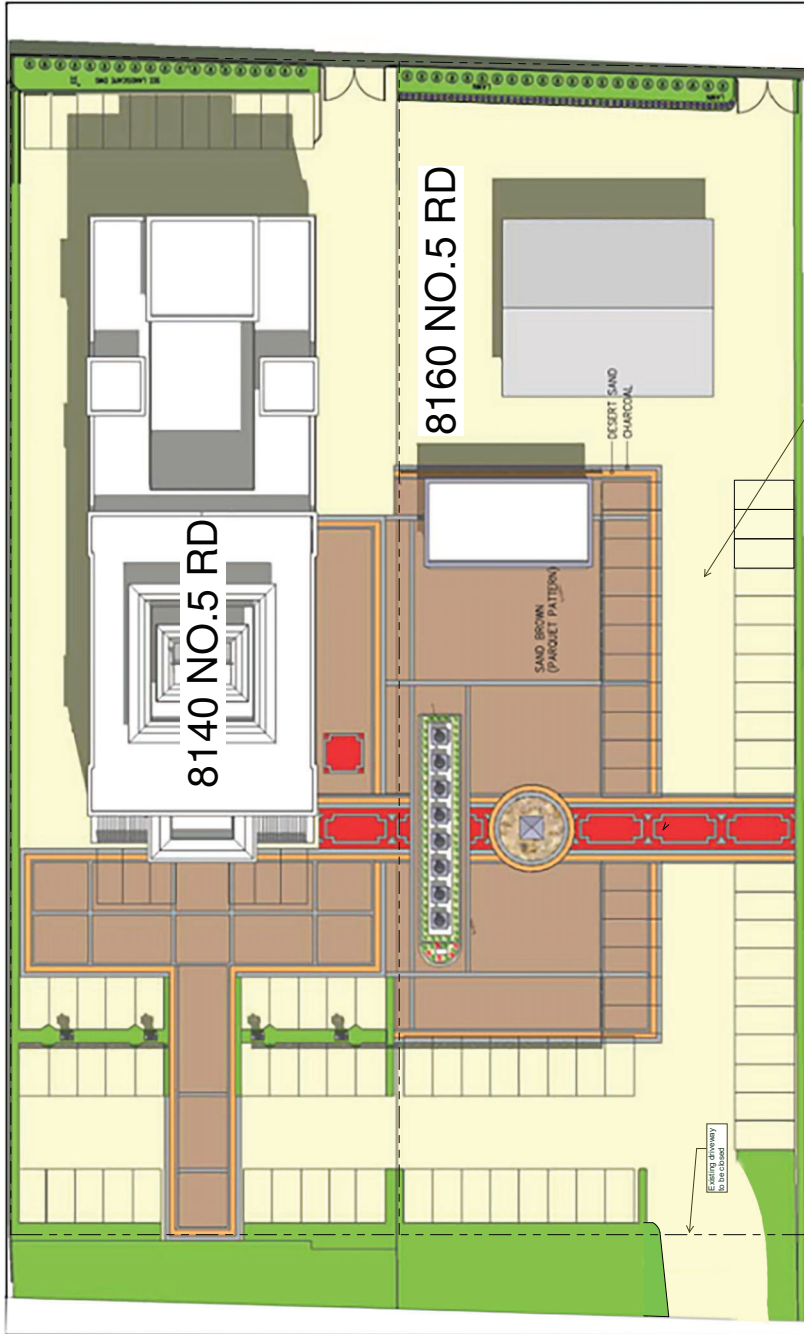
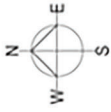
*Carried  
with Cory May and Miles Smart abstained*



1 CONTEXT PLAN  
1/32" = 1'-0"

[illegible]

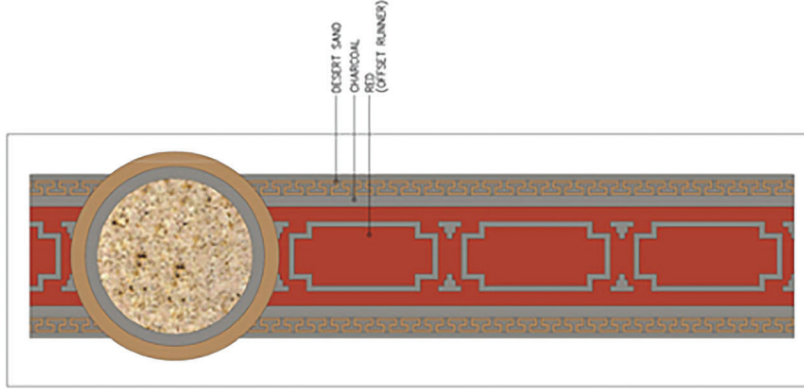




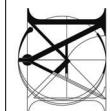
AERIAL PLAN

\*PROPOSED COLOURS ARE FOR REPRESENTATION ONLY. THEY DO NOT SHOW THE TRUE COLOURS. PLEASE REFER TO A2.4 FOR PAVEMENT PATTERNS & COLOURS.  
\*PATTERNS AND COLOURS TO MATCH EXISTING PAVEMENT @ 8140 NO. 5 ROAD.

CENTRAL PATH



Paving layout may need to be revised to accommodate foot movements.



**MATTHEW CHENG  
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| REV | DATE         | DESCRIPTION              | DRAWN | REVIEWED |
|-----|--------------|--------------------------|-------|----------|
| 1   | NOV 15, 2022 | REVISION FOR APPLICATION |       |          |
| 2   | JUL 18, 2022 | REVISION FOR APPLICATION |       |          |
| 3   | JAN 17, 2022 | NON-FARM USE APPLICATION |       |          |

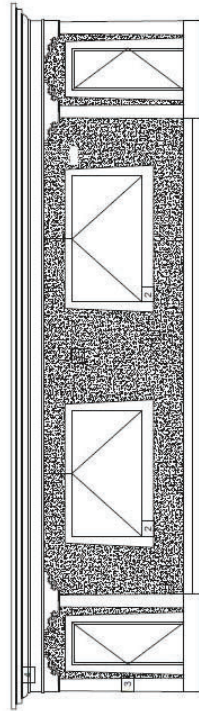
Consultants  
NON-FARM  
USE  
APPLICATION  
RESUBMISSION

Project  
8160 NO. 5  
ROAD,  
RICHMOND, BC

Sheet  
AERIAL PLAN

| Drawn      | GD | Scale         | 12" = 1'-0"    |
|------------|----|---------------|----------------|
| Checked    | MC | Project       | Project Number |
| Project    |    | Revision Date | Nov 15, 2022   |
| Print Date |    | Print Date    | Nov 15, 2022   |
|            |    | Page No.      | A1.3           |





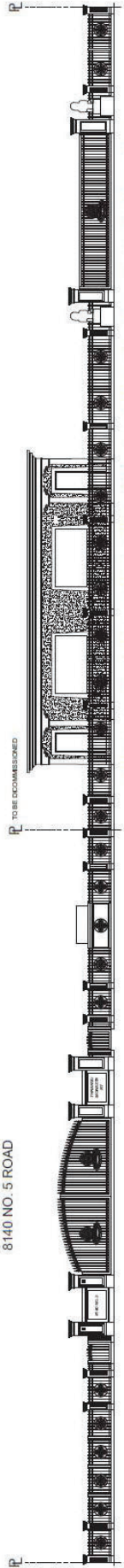
EXTERIOR FINISHES (TO BE COMPATIBLE W/ THRANGU MONASTERY)

- 1
- ROCK DASH STUCCO  
Benjamin Moore 2050-40 WILD FLOWER
- 2
- 
- PAINTED WINDOW TRIM (BLACK)  
Benjamin Moore 2003-30 BERRY WINE
- 3
- 
- PAINTED PILLAR  
Benjamin Moore 2003-30 BERRY WINE
- 4
- 
- PAINTED ROOF CORNICE W/GOLD LINING  
Benjamin Moore 2003-30 BERRY WINE

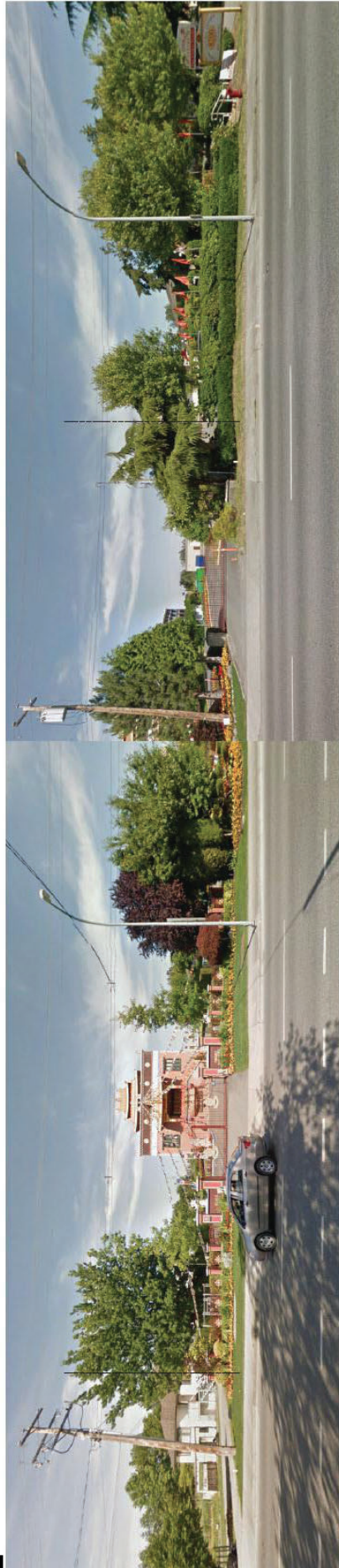


8140 NO. 5 ROAD

8140 NO. 5 ROAD



FENCE DESIGN ALONG NO. 5 ROAD (PROPOSED DESIGN TO BE COMPATIBLE W/ THRANGU MONASTERY)



NO. 5 ROAD STREETSCAPES



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| REV | DATE          | DESCRIPTION              | DRAWN | REVIEWED |
|-----|---------------|--------------------------|-------|----------|
| 1   | NOV 15, 2022  | REVISION FOR APPLICATION |       |          |
| 2   | JULY 18, 2022 | REVISION TO APPLICATION  |       |          |
| 3   | JAN 17, 2022  | NON-FARM USE APPLICATION |       |          |

| Project                       | Client                                | Street                     | Author        | Scale:        |
|-------------------------------|---------------------------------------|----------------------------|---------------|---------------|
| 8160 NO. 5 ROAD, RICHMOND, BC | NON-FARM USE APPLICATION RESUBMISSION | STREETSCAPES AND MATERIALS | Checker       | Project       |
| Project Number                | Drawn By:                             | Checked By:                | Project Date: | Project Year: |
| A1.4                          | NOV 15, 2022                          | NOV 15, 2022               | NOV 15, 2022  | NOV 15, 2022  |



NO. 5 ROAD STREETSCAPES

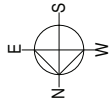



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Cell: (604) 648-0669 / Email: matthew@mcx.ca

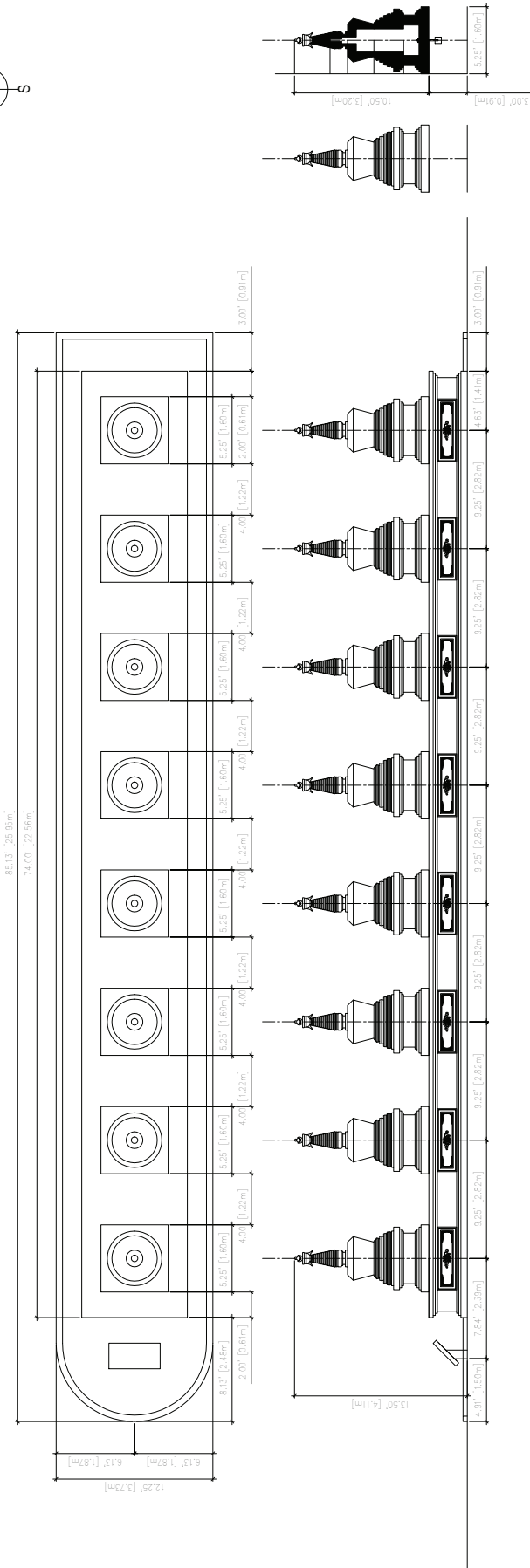
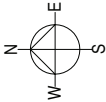
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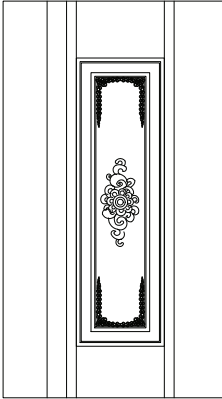


|   |               |  |  |                           |  |  |    |     |     |  |                               |   |        |         |          |                |                |          |              |              |
|---|---------------|--|--|---------------------------|--|--|----|-----|-----|--|-------------------------------|---|--------|---------|----------|----------------|----------------|----------|--------------|--------------|
| <div></div> <div><b>MATTHEW CHENG<br/>ARCHITECT INC.</b><br/><br/>220-270 BAYVIEW AVENUE<br/>SUITE 200, SCARBOROUGH, ONTARIO M1T 3B6<br/>TEL: (416) 491-8888 FAX: (416) 491-7398<br/>CELL: (416) 449-8889 EMAIL: matthew@matthewcheng.ca</div> |               |  |  |                           |  |  |    |     |     | <p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LEVELS PRIOR TO COMMENCEMENT TO WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE ALL INFORMATION NECESSARY FOR THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</p> |                               |   |        |         |          |                |                |          |              |              |
| REV   | DATE          |  |  | DESCRIPTION               |  |  | BY | CHK | APP |  |                               |   |        |         |          |                |                |          |              |              |
| 4   | NOV 15, 2022  |  |  | REVISED FOR NON-FARM USE  |  |  |    |     |     |  |                               |   |        |         |          |                |                |          |              |              |
| 2   | JULY 18, 2022 |  |  | REVISIONS TO NON-FARM USE |  |  |    |     |     |  |                               |   |        |         |          |                |                |          |              |              |
| 1   | JAN 12, 2022  |  |  | NON-FARM USE APPLICATION  |  |  |    |     |     |  |                               |   |        |         |          |                |                |          |              |              |
|   |               |  |  |                           |  |  |    |     |     | Comments   | Project                       | Sheet                                     | Drawn: | Author  | Checked: | Project Number | Revision Date: | Draw No: | Print Date:  | Scale:       |
|   |               |  |  |                           |  |  |    |     |     | NON-FARM USE APPLICATION   | 8160 NO. 5 ROAD, RICHMOND, BC | INCENSE SHOP PLAN, ELEVATIONS, & SECTIONS |        | CHECKER |          | A2.1           | NOV 15, 2022   | 1        | NOV 15, 2022 | 1/4" = 1'-0" |

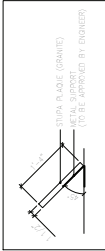
STUPA DESIGN (HEIGHT @ 10'-6")



PLN - 77



DECORATIVE MOULDING



STUPA PLAQUE



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VANCOUVER, BC, CANADA  
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| REV | DATE         | DESCRIPTION              | BY | CHKD | REVIEWED |
|-----|--------------|--------------------------|----|------|----------|
| 1   | NOV 15, 2022 | REVISION FOR APPLICATION |    |      |          |
| 2   | JUL 18, 2022 | REVISION FOR APPLICATION |    |      |          |
| 3   | JAN 17, 2022 | NON-FARM USE APPLICATION |    |      |          |

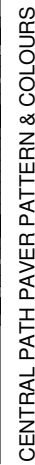
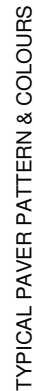
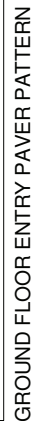
Project  
8160 NO. 5  
ROAD,  
RICHMOND, BC

Consultants  
NON-FARM  
USE  
APPLICATION  
RESUBMISSION

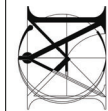
Sheet  
STUPA PLAN  
AND ELEVATION

| Drawn        | Author       | Scale        | 1/4" = 1'-0"   |
|--------------|--------------|--------------|----------------|
| Checked      | Checker      | Project      | Project Number |
| Drawn Date   | Drawn Date   | Project Date | Project Date   |
| NOV 15, 2022 | NOV 15, 2022 | NOV 15, 2022 | NOV 15, 2022   |
| Part Date    | Part Date    | Part Date    | Part Date      |
| NOV 15, 2022 | NOV 15, 2022 | NOV 15, 2022 | NOV 15, 2022   |

A2.2





**PLN – 79**

Unit 212 -670 EVANS AVENUE  
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| REV | YY-MM-DD      | ISSUE DESCRIPTION                        | DRAW | REVIEWED |
|-----|---------------|--|------|----------|
| 4   | NOV. 15, 2022 | REISSUED FOR NON-FARM USE APPLICATION    |      |          |
| 2   | JULY 18, 2022 | RESUBMISSION TO NON-FARM USE APPLICATION |      |          |
| 1   | JAN. 17, 2022 | NON-FARM USE APPLICATION                 |      |          |

|         |                                  |
|---------|----------------------------------|
| Project | 8160 NO. 5 ROAD,<br>RICHMOND, BC |
|---------|----------------------------------|

Steel

STUPA DETAILS

|          |         |               |                |
|----------|---------|---------------|----------------|
| Drawn:   | Author  | Scale:        | 1/4" = 1'-0"   |
| Checked: | Checker | Project       | Project Number |
|          |         | Revised Date: | Draw. No.:     |
|          |         | NOV. 15, 2022 | A2.7           |
|          |         | Print Date:   |                |
|          |         | NOV. 15, 2022 |                |



SUBDIVISION PLAN OF LOT A, PLAN BCP32842, AND NORTH HALF LOT 3, BLOCK A, PLAN 4090  
BOTH OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST  
NEW WESTMINSTER DISTRICT

BCGS 92C.015

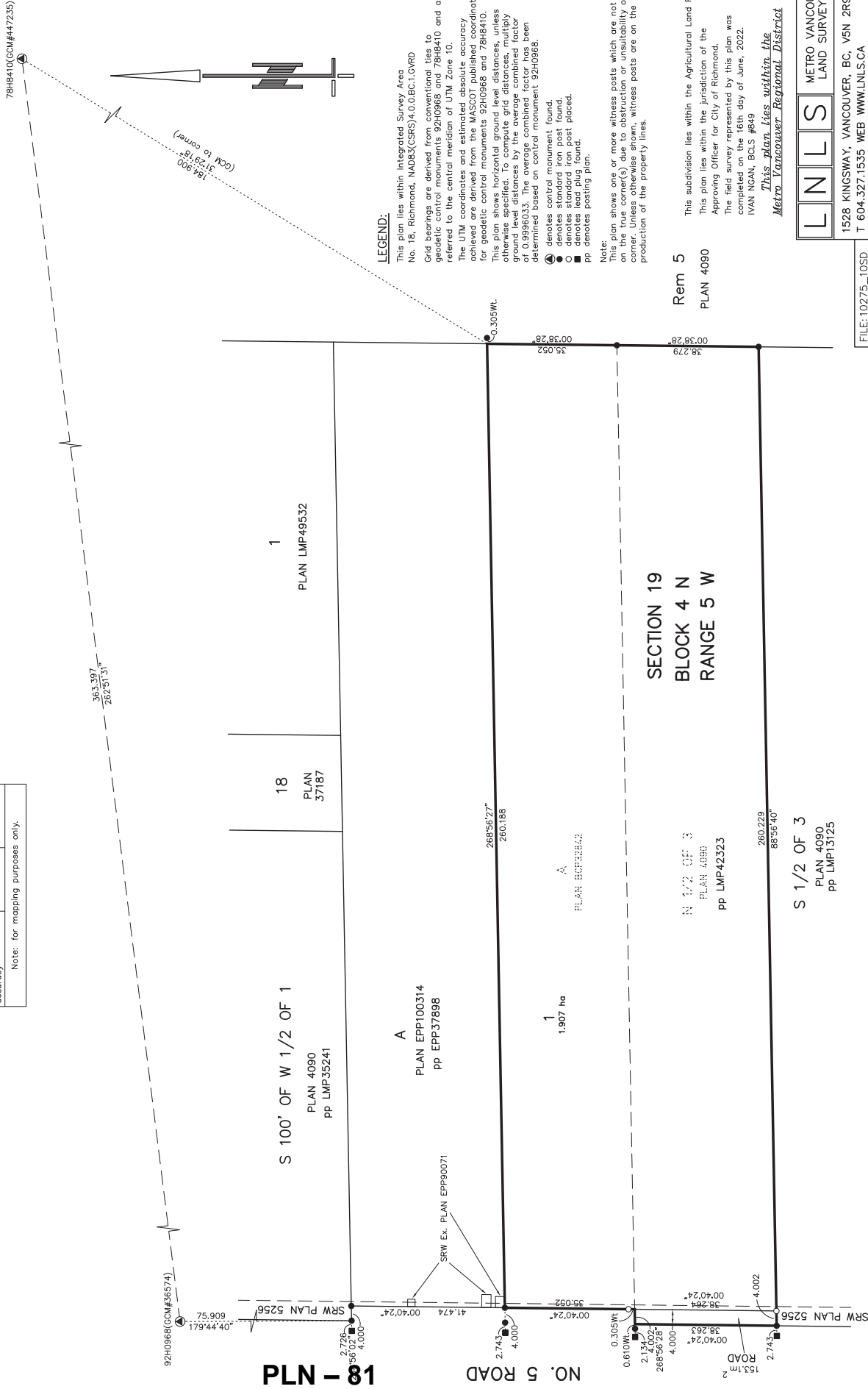
PLAN EPP122078



All distances are in metres.  
The intended plot size of this plan is  
560mm in width by 432mm in height (C size)  
when plotted at a scale of 1 : 750.

| UTM Zone 10 Coordinates           |            |            |  |
|-----------------------------------|------------|------------|--|
| Datum: NAD83(CSRS)4.0.0.BC.1.MVRD |            |            |  |
| Point Identifier                  | 78H8410    | 92H0968    |  |
| UTM Northing                      | 5444772.59 | 5444727.46 |  |
| UTM Easting                       | 493682.43  | 493321.99  |  |
| Estimated absolute accuracy       | 0.01m      | 0.01m      |  |

Note: for mapping purposes only.



LEGEND:

This plan lies within Integrated Survey Area No. 18, Richmond, NAD83(CSRS)4.0.0.BC.1.QVRD

Grid bearings are derived from conventional ties to geodetic control monuments 92H0968 and 78H8410 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy have been derived from the BCSD published coordinates for geodetic control monuments 92H0968 and 78H8410. This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996033. The average combined factor has been determined based on control monument 92H0968.

● denotes control monument found.  
● denotes standard iron post found.  
○ denotes standard iron post placed.  
■ denotes posting plan.

Note:  
This plan shows one or more witness posts which are not set on the true corner(s) due to obstruction or unsuitability of corner. Unless otherwise shown, witness posts are on the production of the property lines.

This subdivision lies within the Agricultural Land Reserve.  
This plan lies within the jurisdiction of the  
Approving Officer for City of Richmond.  
The field survey represented by this plan was  
completed on the 16th day of June, 2022.  
IVAN NGAN, BCLS #849

*This plan lies within the  
Metro Vancouver Regional District*

**L N L S**  
METRO VANCOUVER  
LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9  
T 604-327-1535 WEB WWW.LNLS.CA

FILE:10275\_110SD