City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	December 13, 2017
From:	Wayne Craig Director, Development	**File:**	08-4057-10/2017-Vol 01
	Gavin Woo, P.Eng. Senior Manager, Building Approvals		
Re:	**Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint**		

Staff Recommendation

1. That the staff report titled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" dated December 13, 2017 from the Director, Development and Senior Manager, Building Approvals be received for information; and

2. That staff be directed to conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, farm home plate and house footprint.

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

FOR
Gavin Woo. P. Eng.
Senior Manager, Building Approvals
(604-276-4113)

Att. 4

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

Staff Report

Origin

A series of bylaws amending the Official Community Plan (OCP) and Zoning Bylaw were adopted on May 17, 2017 which limited residential development in the Agriculture (AG1) zone. Council also requested staff to review and report back in six months on the impact of those bylaws. At the November 7, 2017 Planning Committee meeting, staff presented a six-month review and included details on building permit applications received and observations on compliance. At the same meeting, Planning Committee resolved:

"(1) That staff consider and examine the following for agricultural lots of 0.5 acres or larger:

a. options to limit house size to a maximum of 6,500 ft^2, 7,500 ft^2, or 8,500 ft^2;

b. options to limit the farm home plate size to a maximum of 10,780 ft^2 and/or potential regulations regarding the septic field; and

c. options to limit the maximum house footprint to 5,200 ft^2;

(2) That staff consider a communication and consultation strategy; and

(3) That staff consider what to ask the Province to encourage farming, such as ownership restrictions and other viable options."

This report responds to Planning Committee's referral.

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 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.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.1. Understandable, timely, easily accessible public communication.

Findings of Fact

A summary of the regulations adopted by Council on May 17, 2017 that limit residential development on farmland can be found in Attachment 1.

Analysis

To address Planning Committee's referral, and to determine if a septic system can be included within the farm home plate, a review of septic systems in Richmond is provided below.

1. Septic Systems in Richmond

When a building permit application is submitted to the City of Richmond for any property not serviced by sanitary sewer, an authorized person must file with Vancouver Coastal Health, plans and specifications of an onsite wastewater system, also known as a septic system. The City will not approve a building permit if an approved septic system is not filed with Vancouver Coastal Health (Attachment 2).

Design, installation and the maintenance plan of the septic system is the responsibility of an authorized person (e.g., onsite wastewater practitioner, or professional engineer). Final approval is through a letter of certification provided by the authorized person or engineer. Once installation is complete, the property owner is provided with a maintenance plan which outlines the ongoing maintenance requirements of the system. The property owner is then responsible for following the maintenance plan on an ongoing basis.

In Richmond, due to the seasonal high water table and general soil drainage characteristics, septic systems are predominantly designed as raised mound systems. The mounds which are up to 4 ft. high are constructed above the native grounds surface utilizing specified granular fill to achieve the design grade elevations. The drainage piping mechanisms are constructed within the raised mounds.

With the exception of turf or lawn, cultivating crops of any kind on the top or side of the mound is not an acceptable practice as the roots would compromise the pipes and septic system. Any activity on the top of the mound would also compress the soil and would reduce percolation thereby compromising the septic system. This would limit any opportunities to use the septic field for recreational purposes.

Based on the BC Provincial Sewerage Disposal Regulation, the septic field must be a minimum of 7.5 m (25ft.) from the property line provided there is a perimeter drain around the property. The septic field can be as close as 3 m (10 ft.) to the house. Heavy polyliners can be used to reduce the setbacks.

There are three types of septic systems used in Richmond that are described in Table 1. Table 1 indicates the approximate septic field area in relation to the house floor area, the estimated costs, and the number of septic systems that have been installed in Richmond since 2011.

Table 1: Septic System Summary

Type	Description	Septic Field Area	Estimated Cost	No. of Septic Systems Installed since 2011
1	Traditional septic tank system that uses gravity fed tank into a septic field. Not commonly used in Richmond due to soil conditions and high water table.	Approximately 50% of the house floor area.	$10,000 to $15,000	6 (11% of total)
2	Utilizes a wastewater treatment plant system which then distributes treated effluent into the disposal field. Design and approval is done by an onsite waste water practitioner. Most commonly used system in Richmond.	Approximately 30% of the house floor area as there is a linear correlation between house size and septic field area	$15,000 to $25,000	32 (56% of total)
3	Utilizes an enhanced treatment plant and disposal system that is custom designed by a Professional Engineer.	Approximately 25% of the house floor area. No defined linear correlation between house size and septic field area.	$25,000 to $50,000+	19 (33% of total)

As indicated in Table 1, most septic systems in Richmond are either a Type 2 or Type 3 system. In reviewing septic systems used since 2011, staff were able to verify a relationship between a Type 2 septic field area and house size. In most cases, the septic field area was approximately 30% of the total house floor area. Such a relationship was not identified for Type 3 septic systems as field size is determined by a Professional Engineer and the type of technology being used. Based on meeting with staff from Vancouver Coastal Health, the septic field size may be closer to 25% of the overall house floor area, but this can vary depending on the technology used.

As the design, installation and maintenance of septic systems fall under Provincial regulations, the City cannot mandate the type of septic systems used. However, property owners would likely consider a Type 2 or Type 3 system due to Richmond's soil characteristics and in particular if the septic field is required to be within the farm home plate.

2. Analysis to Limit House Size, Farm Home Plate and House Footprint on Agricultural Lots 0.5 acres or Larger (*Responding to Part 1 of Referral)*

Vancouver Coastal Health staff have indicated that there is no constraint in including the septic field within the farm home plate area. However, the size of the farm home plate area, along with the maximum house size and maximum house footprint may create some spacing constraints.

To determine if a septic field can be included within a farm home plate, staff have concluded that a minimum of 50% of the farm home plate should be clear of the house footprint and septic field to allow for setbacks of buildings, driveways, and other recreational areas. This is based on a comparative analysis of the City's urban single family (RS) zone which has a maximum of 45% of the site area for building footprint and the remaining 55% of the lot area set aside for building setbacks, driveways, and recreational areas.

Based on this information regarding septic fields, staff have been able to prepare three options for consideration.

Option 1 (Based on Part 1 of Referral): Based on Planning Committee's referral, the maximum house size of 6,500 ft^2, 7,500 ft^2 and 8,500 ft^2 house size was assessed on a farm home plate of 10,780 ft^2 utilizing a maximum house footprint of 5,200 ft^2, and a Type 2 septic system technology. A Type 2 septic system is used in this analysis as it's the most commonly used system in Richmond and there is generally an identified relationship between house size and the septic field area. Table 2 provides a farm home plate area breakdown and indicates that the maximum house footprint and the septic field would occupy between 66%, 69% and 72% of the farm home plate. This would result in the remaining farm home plate area being less than 50% which would likely pose a hardship for many property owners in providing adequate recreational space, setbacks, and driveways.

Table 2: Farm Home Plate Breakdown with a Type 2 Septic System

Maximum House Size	Maximum Farm Home Plate Area	Maximum House Footprint (% of farm home plate)	Septic Field Size (Type 2) assuming 30% of house size (% of farm home plate)	**Combined Septic Field Size and Maximum House Footprint (% of farm home plate)**	**Remaining Farm Home Plate Area (% of farm home plate)**
6,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	1,950 ft^2 (18%)	**7,150 ft^2 (66%)**	**3,610 ft^2 (34%)**
7,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	2,250 ft^2 (21%)	**7,450 ft^2 (69%)**	**3,310 ft^2 (31%)**
8,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	2,550 ft^2 (24%)	**7,750 ft^2 (72%)**	**3,010 ft^2 (28%)**

If a Type 3 septic system were used in this scenario the septic field area may be reduced. However, as demonstrated in Table 3 below, this reduction would still result in 63%, 65%, and 68% of the farm home plate being utilized by the maximum house footprint and septic field, resulting in not enough area for the remaining farm home plate.

Table 3: Farm Home Plate Breakdown with a Type 3 Septic System

Maximum House Size Options	Maximum Farm Home Plate Area	Maximum House Footprint (% of farm home plate)	Septic Field Size (Type 3) assuming 25% of house size (% of farm home plate)	**Combined Septic Field Size and Maximum House Footprint (% of farm home plate)**	**Remaining Farm Home Plate Area (% of the farm home plate)**
6,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	1,625 ft^2 (15%)	**6,825 ft^2 (63%)**	**3,955 ft^2 (37%)**
7,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	1,875 ft^2 (17%)	**7,075 ft^2 (65%)**	**3,705 ft^2 (35%)**
8,500 ft^2 house	10,780 ft^2	5,200 ft^2 (48%)	2,125 ft^2 (20%)	**7,325 ft^2 (68%)**	**3,455 ft^2 (32%)**

STAFF ASSESSMENT OF OPTION 1: Staff conclude that to have a farm home plate of 10,780 ft^2 and allow for a 5,200 ft^2 maximum house footprint, the septic field would have to be outside the farm home plate.

In order to have the septic field within the farm home plate, either the maximum house footprint would have to be reduced or the maximum farm home plate would have to be increased. These options are outlined next.

Option 2 (Reducing the Maximum House Footprint): To ensure that no more than 50% of the farm home plate is being occupied by the house footprint and septic field area, Option 2 examines reducing the maximum house footprint from 5,200 ft^2. For this option, the maximum farm home plate would remain at 10,780 ft^2 and would assume a Type 2 septic system.

Table 4 indicates the maximum house footprint for each maximum house size as follows:

- For a 6,500 ft^2 house, the footprint would be reduced to 3,440 ft^2 meaning that the total floor area could be accommodated in a two-storey building.
- For a 7,500 ft^2 house, the footprint would be reduced to 3,140 ft^2 due to the larger septic field area. A 7,500 ft^2 house could be accommodated within a 2 ½ storey building.
- For an 8,500 ft^2 house, the maximum house footprint would be 2,840 ft^2 due to the larger septic field size. An 8,500 ft^2 house could not be accommodated within the current maximum house height of 2 ½ storeys. An additional zoning amendment would be required to the AG1 zone to increase the maximum number of storeys from 2 ½ to 3, and potentially the maximum building height beyond 10.5 m (34 ft.).

Table 4: Farm Home Plate Breakdown with a Reduced Maximum House Footprint

Maximum House Size	Maximum Farm Home Plate Area	**Maximum House Footprint (% of farm home plate)**	Septic Field Size (Type 2) assuming 30% of house size (% of farm home plate)	Combined Septic Field Size and Maximum House Footprint (% of farm home plate)	Remaining Farm Home Plate Area
6,500 ft^2 house	10,780 ft^2	**3,440 ft^2 (32%)**	1,950 ft^2 (18%)	5,390 ft^2 (50%)	5,390 ft^2 (50%)
7,500 ft^2 house	10,780 ft^2	**3,140 ft^2 (29%)**	2,250 ft^2 (21%)	5,390 ft^2 (50%)	5,390 ft^2 (50%)
8,500 ft^2 house*	10,780 ft^2	**2,840 ft^2 (26%)**	2,550 ft^2 (24%)	5,390 ft^2 (50%)	5,390 ft^2 (50%)

* an additional zoning amendment would be required to the AG1 zone to increase the maximum number of storeys from 2 ½ to 3, and potentially the maximum building height beyond 10.5 m (34 ft.).

STAFF ASSESSMENT OF OPTION 2: Staff conclude that in order to accommodate the septic field area within a maximum farm home plate of 10,780 ft^2, the maximum house footprint would have to be reduced as follows:

- For a 6,500 ft^2 house, the footprint would have to be reduced to 3,440 ft^2 meaning that the total floor area could be accommodated in a two-storey building.
- For a 7,500 ft^2 house, the footprint would have to be reduced to 3,140 ft^2 due to the larger septic field area meaning that the total floor area could be accommodated within a 2 ½ storey building.
- For an 8,500 ft^2 house, the maximum house footprint would have to be reduced to 2,840 ft^2 due to the larger septic field size; however, an additional zoning amendment to the AG1 zone would be required to increase the maximum number of storeys for a house from 2 ½ to 3, and potentially the maximum building height beyond 10.5 m (34ft.).

Option 3 (Increasing the Maximum Farm Home Plate): To ensure that that no more than 50% of the farm home plate is occupied by the house footprint and septic field area, Option 3 examines increasing the maximum farm home plate from 10,780 ft^2. For this option, the maximum house footprint would remain at 5,200 ft^2, and would assume a Type 2 septic system.

If the maximum farm home plate were increased from 10,780 ft^2, Table 5 indicates what the maximum farm home plate would be for a 6,500 ft^2, 7,500 ft^2, and 8,500 ft^2 maximum house size, assuming a maximum house footprint of 5,200 ft^2.

Table 5: Farm Home Plate Breakdown with an Increased Maximum Farm Home Area

Maximum House Size Options	**Maximum Farm Home Plate Area**	Maximum House Footprint (% of farm home plate)	Septic Field Size (Type 2) assuming 30% of house size (% of farm home plate)	Combined Septic Field Size and Maximum House Footprint (% of farm home plate)	Remaining Farm Home Plate Area
6,500 ft^2 house	**14,300 ft^2**	5,200 ft^2 (36%)	1,950 ft^2 (14%)	7,150 ft^2 (50%)	7,150 ft^2 (50%)
7,500 ft^2 house	**14,900 ft^2**	5,200 ft^2 (35%)	2,250 ft^2 (15%)	7,450 ft^2 (50%)	7,450 ft^2 (50%)
8,500 ft^2 house	**15,500 ft^2**	5,200 ft^2 (34%)	2,550 ft^2 (16%)	7,750 ft^2 (50%)	7,750 ft^2 (50%)

STAFF ASSESSMENT OF OPTION 3: Staff conclude that in order to accommodate the septic field area with a maximum house footprint of 5,200 ft^2, the maximum farm home plate area would have to be increased as follows:

- 14,300 ft^2 for a 6,500 ft^2 maximum house size;
- 14,900 ft^2 for a 7,500 ft^2 maximum house size; and
- 15,500 ft^2 for an 8,500 ft^2 maximum house size.

3. Options Summary

Based on the previous analysis, the following options can be summarized:

- ***Option 1 (Based on Part 1 of Referral):*** For each maximum house size on a maximum farm home plate of 10,780 ft^2 with a maximum house footprint of 5,200 ft^2, the septic field must be located outside of the farm home plate.

- ***Option 2 (Reducing the Maximum House Footprint):*** In order to accommodate the septic field area within a maximum farm home plate of 10,780 ft^2, the maximum house footprint would have to be reduced as follows:
  - For a 6,500 ft^2 house, the footprint would be reduced to 3,440 ft^2 meaning that the total floor area could be accommodated in a two-storey building.
  - For a 7,500 ft^2 house, the footprint would be reduced to 3,140 ft^2 due to the larger septic field area meaning that the total floor area could be accommodated within a 2 ½ storey building.
  - For an 8,500 ft^2 house, the maximum house footprint would be 2,840 ft^2 due to the larger septic field size; however, an additional zoning amendment to the AG1

zone would be required to increase the maximum number of storeys for a house from 2 ½ to 3, and potentially the maximum building height beyond 10.5 m (34ft.).

- ***Option 3 (Increasing the Maximum Farm Home Plate):*** In order to accommodate the septic field area with a maximum house footprint of 5,200 ft^2, the maximum farm home plate area would have to be increased as follows:
  - 14,300 ft^2 for a 6,500 ft^2 maximum house size;
  - 14,900 ft^2 for a 7,500 ft^2 maximum house size; and
  - 15,500 ft^2 for an 8,500 ft^2 maximum house size.

4. Communication and Consultation Strategy (Responding to Part 2 of Referral)

Communicating the Existing AG1 Regulations: The revised housing regulations in the AG1 zone adopted by Council are highly technical and can be difficult to explain. As part of a communication strategy, staff have prepared a 5 ½ minute animated video which helps to explain and illustrate the concept of a farm home plate and how both house size and farm home plate can vary based on the lot size. This video also helps explain the context of why Council considered adopting these bylaw amendments. Subject to feedback from Planning Committee and Council, staff would update the City's website to include links to the video.

Consulting on Options to the AG1 Zone: Staff recommend consulting with residents, property owners and farmers in the AG1 zone, along with members of the Agricultural Advisory Committee (AAC) to review the options on house size, house footprint and farm home plate to help determine the appropriate regulations for residential uses on farmland.

Consultation would include the following:

- A survey posted on Let's Talk Richmond for a two-week period from late January to early February 2018;
- One public open house at City Hall in late January or early February 2018; and
- One meeting with the City's AAC for further feedback during the consultation period.

Staff would report back on the survey and consultation results in March with potential bylaw amendments.

5. Provincial Involvement to Encourage Farming (Responding to Part 3 of Referral)

As part of the staff referral, staff were asked to consider what to ask the Province to encourage farming, such as ownership restrictions and other viable options. Staff suggest including this question in the public survey to receive further input and to bring forward recommendations following the public consultation period. Some of the potential issues to be explored include the following:

- Regulating Foreign Ownership: In BC, ownership of farmland by foreigners or corporations is not strictly prohibited or limited. On October 5, 2017, Bill M202, Property Law Amendment Act, 2017 was introduced to restrict foreign nationals and

foreign corporations from holding land within the ALR over 5 acres. Second reading of Bill M202 is scheduled for the next sitting of the House in February 2018. Despite this action, this would only apply to less than ¼ of Richmond's agricultural land as 76% of Richmond's farmland is less than 5 acres in area. Any regulations on foreign ownership of farmland should apply to all farmland regardless of size.

- Foreign Buyers Tax: As this tax does not currently apply to farmland, the Foreign Buyers Tax should be applied to all farmland and work in conjunction with any additional restrictions and regulations on foreign ownership by the Province.

- Tax Regime: Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements. A different tax regime could be considered based on the size of the lot, soil classification, location of the property, and if the property is owned by a foreign investor. Further, the minimum amount of farming receipts could be changed to ensure that farmland is being used for farming purposes and not used as a loophole to pay lower property taxes.

- Land Matching Programs: Discuss with Provincial officials about setting up a Provincial land matching registry system for farmers who wish to lease land for farming purposes from ALR property owners. In Richmond, the following groups have begun their own localized land matching program:

    - the Young Agrarians have been working with staff to start a localized land matching program. A workshop is tentatively scheduled for February 2018 and further information about the Young Agrarians can be found at http://youngagrarians.org/; and

    - the Richmond Farmland Owners Association have setup a website at http://www.richmondfarmersconnect.com/ which aims to promote connections between farmers and farmland owners.

6. Building Permit Statistics

In reference to the minutes from the November 7, 2017 Planning Committee (Attachment 3) which were endorsed by Council on November 14, 2017, staff were asked several questions about building permit applications that have been received since April 4, 2017. Attachment 4 addresses these questions by providing a summary for each building permit application received between April 4, 2017 and November 1, 2017, and including the following information:

- maximum and proposed farm home plate area;
- maximum and proposed house size, including the remaining house size that was not proposed;
- proposed house footprint;
- whether the house is designed for single family or extended family by determining the total number of bedrooms and if a secondary suite is included in the building design;
- whether the property is utilized by a farmer by reviewing 2017 tax records to determine if the property received farm classification as per BC Assessment;

- the proposed septic field area, septic system type (Type 1, 2 or 3) and whether it is inside or outside of the farm home plate (if known);
- the maximum house setback from a public road; and
- the maximum depth of the farm home plate.

All building permit applications received since April 4, 2017 have had to conform to the revised residential limitations in the AG1 zone. There have been 11 building permit applications received between April 4, 2017 and November 1, 2017 with an average house size of 713 m^2 (7,678 ft^2) and an average farm home plate of 1,266 m^2 (13,631ft^2).

Financial Impact

None.

Conclusion

The report responds to the referral made by Planning Committee to examine options to limit house size, farm home plate size, and house footprint, to consider a communication and consultation strategy, and to ask the Province to encourage farming, such as ownership restrictions and other viable options.

Staff recommend receiving this report for information and be directed to conduct public consultation regarding the options presented in this report.

John Hopkins
Senior Planner
(604-276-4279)

JH:rg

Att. 1: Summary of Existing Regulations that Limit Residential Development on Farmland
2: Onsite Sewerage System Information from Vancouver Coastal Health dated May 9, 2017
3: Copy of Minutes from November 7, 2017 Planning Committee
4: Summary of Building Permits received from April 4, 2017 to November 1, 2017

Summary of Existing City of Richmond Regulations that Limit Residential Development on Farmland

1. Maximum House Size

For AG1 zoned properties, the maximum house size is regulated by a floor area ratio (FAR) similar to what is used in the City's single-family (RS) zones. However, for the AG1 zone, the maximum house size is eventually capped at:

- 500 m^2 (5,382 ft^2) if the property is less than 0.2 ha (0.5 acres), and
- 1,000 m^2 (10,763 ft^2) if the property is greater than 0.2 ha (0.5 acres).

In calculating the house size under the AG1 zone, the house, garage floor area, and all residential accessory buildings such as sheds, detached garages or workshops are all included.

The only exemptions from floor area calculations under the AG1 zone, which is consistent with the City's RS zones in the urban areas, include the following:

1. one accessory building if it is less than 10m^2 (108 ft^2);

2. 10% of the overall floor area calculated for the lot which can be used for covered areas of the house which must be open on two or more sides and never enclosed. This is intended to allow for covered entry ways and porches and would include a covered area over a driveway. Any covered area beyond the 10% allowance would be included in the maximum allowable floor area calculations for the house; and

3. A maximum of 10m^2 (108 ft^2) of floor area for areas exclusively used for interior entry and staircase purposes that have a ceiling height greater than 5.0 m (16.4 ft.).

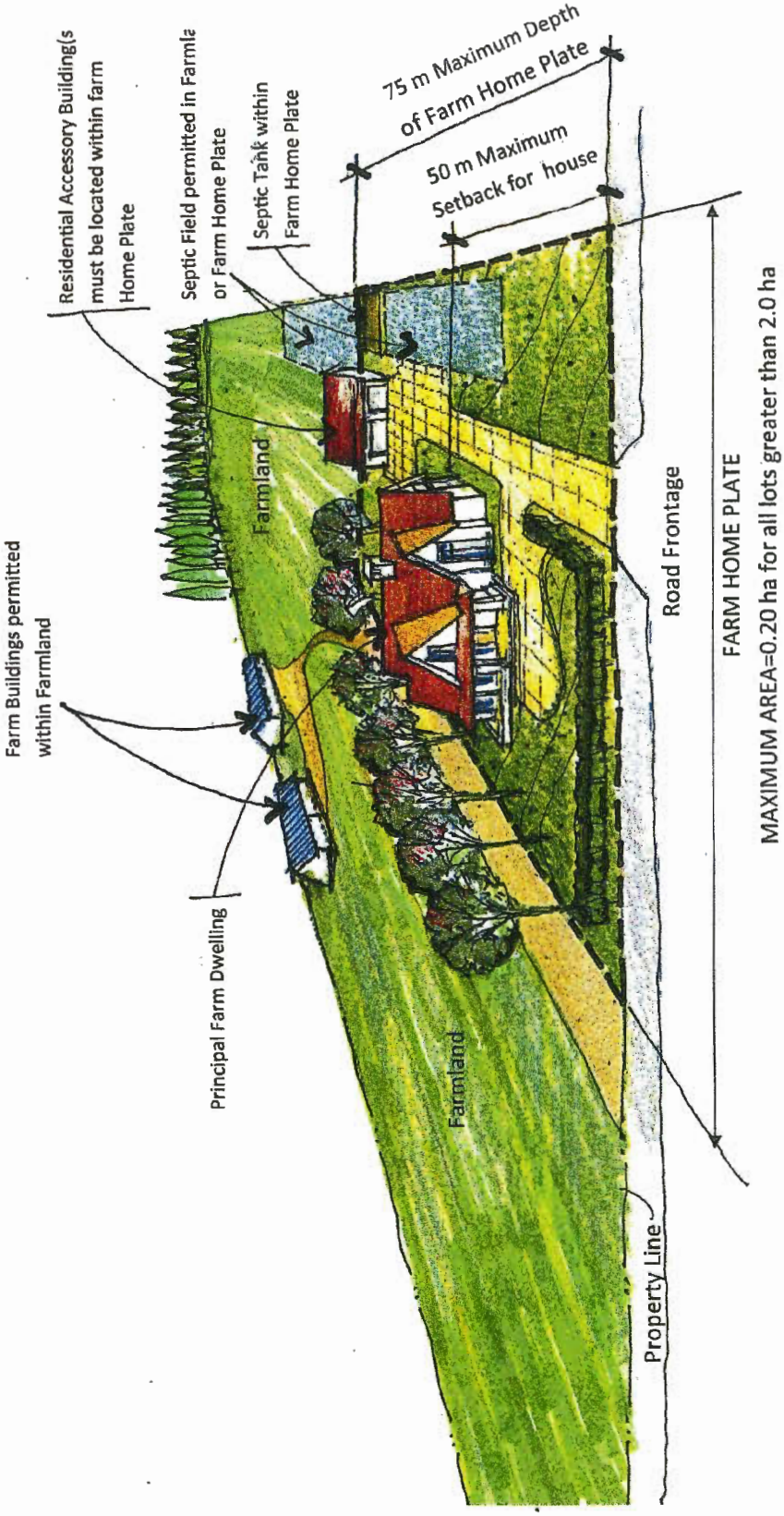
The only difference in floor area exemptions between the AG1 zone and the RS zones is that the RS zones provide for a floor area exemption of up to 50m^2 (538 ft^2) for the garage floor area.

2. Farm Home Plate

Farm Home Plate Definition: The term 'farm home plate' means the portion of the lot including the principal dwelling unit, any residential accessory buildings or residential accessory structures, including the driveway, decorative lawns and landscaping, artificial ponds and sewerage septic tanks, in one contiguous area. Under the current regulations, the septic field is not included in the farm home plate area. See Figure 1 for an illustration of a typical farm home plate.

Maximum Farm Home Plate Area: The farm home plate regulations are a made-in-Richmond approach that reflects the high number of small agricultural lots, and ensures that every agricultural lot has an area that can be farmed for years to come. For properties that are less than 2.0 ha (4.9 acres), the City's farm home plate regulations are more stringent than the Ministry of Agriculture's Guidelines.

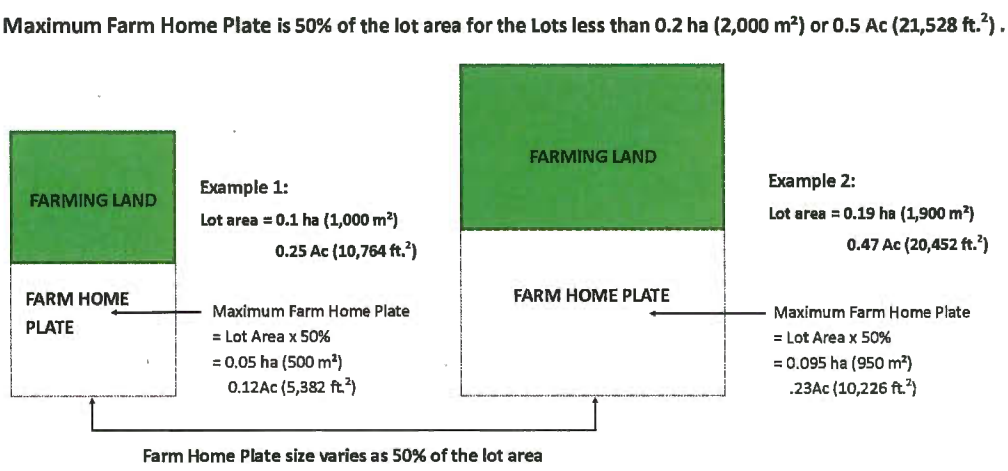
Figure 1: Illustration of a Farm Home Plate



The City's regulations for farm home plate can be broken down into four lot area categories as follows:

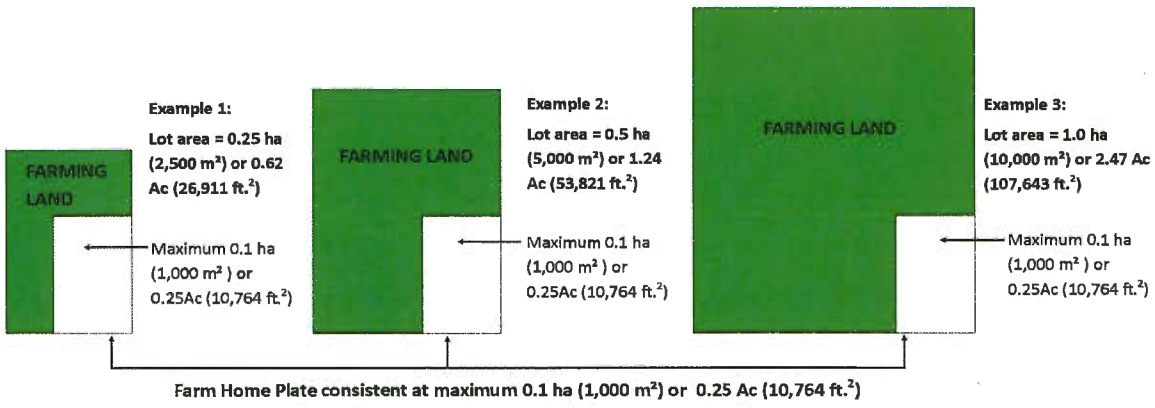
1. On lots less than 0.2 ha (0.5 ac.) the farm home plate must not exceed 50% of the lot area as indicated in Figure 2. In this category, a minimum of 50% of the lot would be preserved for farming.

Figure 2: Lots less than 0.2 ha



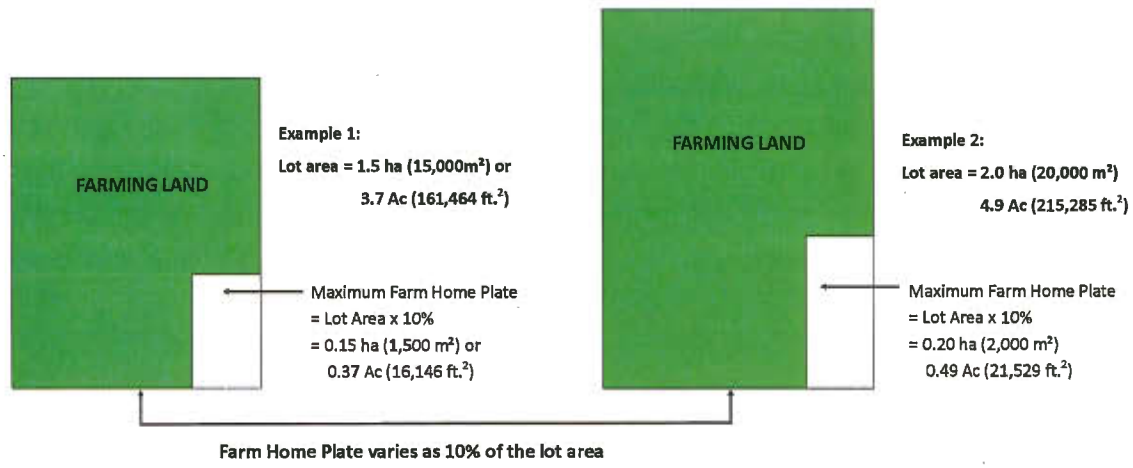
2. On lots that are 0.2 ha (0.5 ac.) to 1.0 ha (2.5 ac.), the maximum farm home plate area is 1,000 m^2 (10,763 ft^2) as indicated in Figure 3. In this category, the amount of land preserved for farming would range from 50% to 90% of the lot.

Figure 3: Lots between 0.2 (0.5 ac.) to 1.0 ha (2.5 ac.)



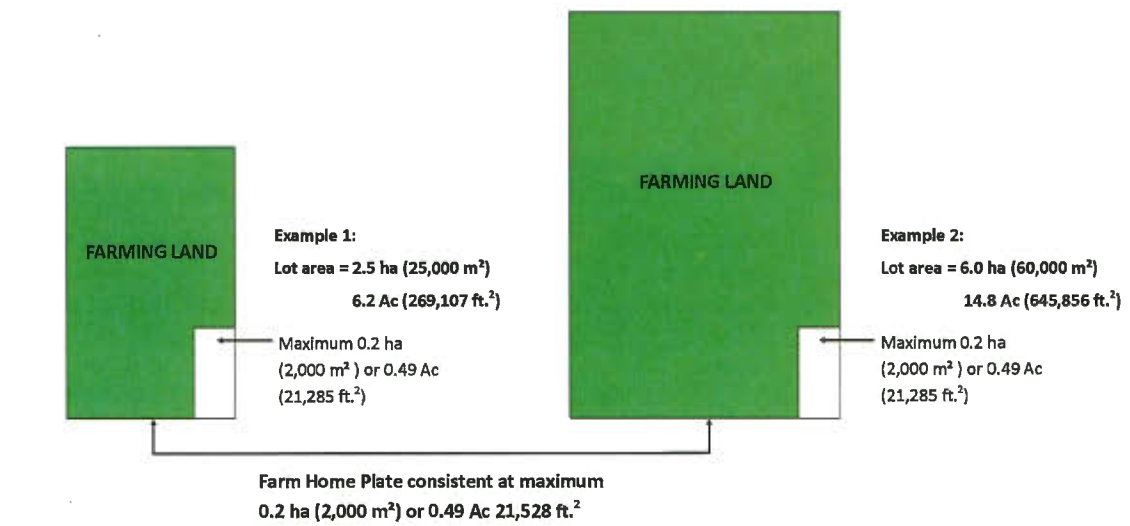
3. On lots that are 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.), the maximum farm home plate must not exceed 10% of the lot area as indicated in Figure 4. In this category, a minimum of 90% of the lot would be preserved for farming.

Figure 4: Lots between 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.)



4. On lots that are 2.0 ha (4.9 ac.) or greater, the maximum farm home plate area is 2,000 m^2 (21,527 ft^2) as indicated in Figure 5. In this category, the amount of land preserved for farming would be greater than 90% of the lot.

Figure 5: Lots 2.0 ha (4.9 ac.) or Greater



A summary table of the maximum farm home plate and house size regulations can be found below. The number of lots affected include AG1 zoned lots that have road access which is required to support residential development.

Table 1: Summary of Richmond's AG1 Farm Home Plate and House Size Regulations

Lot Size	No. of Lots Affected	Maximum Farm Home Plate (area of land used for residential improvements)	Maximum House Size (total floor area including garage and residential accessory buildings)
Less than 0.2ha (0.5 ac.)	263	50% of lot area (farm home plate would be less than 1,000m^2 [10,763 ft^2] of the lot)	*For lots less than 0.128ha (0.32 ac.): • less than 500m^2 (5,382 ft^2) For lots 0.128ha (0.32 ac.) to 0.2ha (0.5 ac.): • 500m^2 (5,382 ft^2)
0.2ha (0.5 ac.) to 1.0ha (2.5 ac.)	490	1,000m^2 (10,763 ft^2) of the lot	*For lots 0.2ha (0.5 ac.) to 0.29ha (0.73 ac.): • 716m^2 (7,708 ft^2) to 1,000m^2 (10,763 ft^2) For lots 0.29ha (0.73 ac.) to 1.0ha (2.5 ac.): • 1,000m^2 (10,763 ft^2)
1.0ha (2.5 ac.) to 2.0ha (4.9 ac.)	189	10% of lot size (farm home plate would be between 1,000m^2 [10,763 ft^2] to 2,000m^2 [21,527ft^2])	1,000m^2 (10,763 ft^2)
2.0ha (4.9 ac.) or greater	332	2,000m^2 (21,527 ft^2)	1,000m^2 (10,763 ft^2)

* Derived from the City's floor area ratio of 0.55 for first 464.5 m^2 (5,000ft^2) of lot size, and 0.30 for the remainder of the lot.

3. Other AG1 Regulations Adopted

The bylaws adopted on May 17, 2017 also established the following:

1. To limit the size of residential accessory buildings, the maximum floor area is 70 m^2 (753ft^2). This floor area would apply to each residential accessory building and would be included in the overall maximum floor area for residential buildings.

2. To ensure that residential improvements are located close to the fronting road providing access to the lot, the farm home plate must not exceed a maximum depth of 75 m from the front property line.

3. To ensure that the house is located close to the fronting road, the back wall of the principal dwelling must not exceed 50 m (164 ft.) as measured from a constructed public road abutting the property.

4. To ensure farm access, the minimum residential side yard setback was increased to 4 m (13ft.) for lots that are less than 0.8 ha (2 ac.). For lots that are greater than 0.8 ha (2 ac.), the minimum side yard setback of 6 m (19.7 ft.) would remain.

5. To limit the number of dwellings on a property, no more than 1 principal dwelling per lot.

Vancouver CoastalHealth
Promoting wellness. Ensuring care.

Health Protection
Environmental Health

#325 - 8100 Granville Avenue
Richmond, BC V6Y 3T6
Tel: (604) 233-3147 Fax: (604) 233-3175

May 9, 2017

Onsite Sewerage System Information

I have met with City of Richmond Staff for discussions regarding specifics related to onsite wastewater systems on Richmond properties within the Agricultural Land Reserve not serviced by sanitary sewer. I provide the following information in 6 key points back to City Staff as a follow-up to that meeting

1) Regulatory regime
2) Design installation and maintenance
3) Role of Health Authority
4) Role of City of Richmond
5) Richmond Sewerage System design considerations; and
6) Farmability on sewerage systems

1) Regulatory regime

In British Columbia the installation and use of onsite wastewater systems is regulated under the British Columbia Sewerage System Regulation (SSR). The SSR references a provincial Standard Practices Manual (SPM) which specifies in detail the design, installation, and ongoing maintenance criteria for onsite wastewater systems.

2) Design installation and maintenance

The design, installation and maintenance of onsite wastewater systems is the responsibility of Authorized Persons as defined in the SSR. Authorized Persons are either Registered Practitioners, or Professional Engineers competent in the area of hydrology. Any property owner who needs to construct a new onsite wastewater system, or alter or repair an existing one, must retain the services of an authorized person to design and oversee construction of the system. Final approval of the installed system is in the form of a letter of certification authored by the Authorized Person and filed with the Health Authority. Once installation is complete a property owner is provided with a maintenance plan which outlines the ongoing maintenance requirements of the system. The property owner is responsible for following the maintenance plan on an ongoing basis.

3) Role of Health Authority

Before construction or repair of an onsite sewerage system, an authorized person must file with the local health authority (Vancouver Coastal Health), plans and specifications of the sewerage system, in the form of a Record of Sewerage System Filing. The Health Authority retains on file, all submitted records within their jurisdiction. As well, the Health Authority is responsible for the administration and enforcement of the SSR and the Public Health Act This involves investigation and compliance action for the prevention or correction of health hazards caused by onsite wastewater systems.

4) Role of City of Richmond

When a building permit application for any property not serviced by sanitary sewer is submitted to the City of Richmond's Building Approvals Department, a copy of the Record of Sewerage System filed with the Health Authority is also required. This record is provided to the City by the Health Authority as an administrative practice. The City will not approve a building permit if not in possession of a record of sewerage system pertaining to the property.

5) Richmond Sewerage System Design Considerations

In Richmond, due to the seasonal high water table and general soil drainage characteristics onsite sewerage systems are predominantly designed as raised mound systems. The mounds are constructed above the native grounds surface utilizing specified granular fill to achieve the design grade elevation. The mounds may be side sloped to the native grounds surface, or the area surrounding the mound may be filled to achieve a uniform surface grade in keeping with the elevation of other improvements on the property. The drainage piping mechanics of the sewerage system are constructed within the raised mound. The sizing of the sewerage system components and mound for a residential structure are determined by the number of bedrooms and maximum floor area of the residence. The required mound area can be sizable for larger proposed homes, for example the required mound area for an 8 bedroom home could be 3600 square feet.

6) Farmability on Sewerage Systems

Cultivating crops on top of, or on the side slopes of a sewerage system mound is not an acceptable practice. Depending on a systems design even cultivating crops within the vicinity of the toe (bottom) of the mound should be restricted. The provincial SPM states that during and after installation, it is a requirement protect the soils in the dispersal area and in the receiving area from damage to soil structure and consistence. There shall also be the provision of physical barriers that will protect the dispersal and receiving areas from vehicle traffic. As well the SPM states that vehicles or heavy animal traffic should not be permitted on the finished system. Heavy traffic can compact the soil. This limits oxygen transfer, increases the risk of frost damage, and risks direct physical damage to system components. As well there is the potential for uptake of contaminants contained in domestic sewage into the crops through their root systems. Required setbacks for cultivating in the vicinity of a sewerage system mound would be the responsibility of the authorized person who designed the system.

Dalton Cross
Senior Environmental Health Officer
Vancouver Coastal Health – Richmond

City of Richmond

Minutes

Planning Committee

Date:	Tuesday, November 7, 2017
Place:	Anderson Room Richmond City Hall
Present:	Councillor Linda McPhail, Chair Councillor Bill McNulty Councillor Chak Au Councillor Alexa Loo Councillor Harold Steves Mayor Malcolm Brodie
Also Present:	Councillor Derek Dang Councillor Carol Day
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

It was moved and seconded
That the order of the agenda would be varied to consider Item No. 2 first.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on October 17, 2017, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. PROPOSED DRAFT MARKET RENTAL HOUSING POLICY

(File Ref. No. 08-4057-08) (REDMS No. 5322200 v. 15)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Terry Crowe, Manager, Policy Planning, and Tina Atva, Development Coordinator, reviewed the proposed Draft Market Rental Housing Policy, highlighting that proposed policy objectives include protecting existing market rental housing stock and tenants, as well as increasing the supply of market rental housing. Also, it was noted that staff will engage in community consultation through workshops and Let's Talk Richmond.

In reply to queries from Committee, Ms. Atva noted that updated market rental housing statistics in Richmond can be provided to Council.

Discussion ensued with regard to (i) the supply of market rental housing in Richmond, (ii) advocating senior levels government to support housing options, (iii) potential incentives for the development of market rental housing units, (iv) the proposed changes to strengthen the existing strata conversion policy, (v) potential implications of federal tax policies on market rental supply, (vi) proposed tenant relocation plan requirements for redeveloping sites, (vii) working with the Province to increase the maximum allowable size of secondary suites, and (viii) the number of vacant units or units utilized for short-term rentals.

In reply to queries from Committee, staff noted that (i) the consultation strategy will include workshops for the community and developers, (ii) staff will update Council on the forthcoming Federal National Housing Policy, (iii) the estimated number of rental units was derived from the 2016 Census, (iv) staff can examine options to increase the supply of family rental units, (v) the City advises Richmond School District No. 38 on developments that may affect student enrolment, (vi) secondary suites are permitted in all residential zones in the city, (vii) through the Affordable Housing Strategy Update, the City has considered feedback received regarding ancillary fees in low-end market rental units, and (viii) Metro Vancouver provides rental demand estimates.

It was moved and seconded

(1) That the report entitled, "Proposed Draft Market Rental Housing Policy", dated November 2, 2017 be received for information; and

(2) That staff be directed to seek comments and feedback from key stakeholders and the public regarding the proposed Draft Market Rental Housing Policy and report back to Planning Committee.

CARRIED

1. **SIX MONTH REVIEW: AMENDMENT BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**
(File Ref. No. 12-8375-01) (REDMS No. 5601285 v. 13)

Correspondence received regarding residential development in agricultural land was distributed (copy on-file, City Clerk's Office).

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Gavin Woo, Senior Manager, Building Approvals, James Cooper, Manager, Plan Review, and John Hopkins, Planner 3, provided a review of the recent zoning amendments regulating single-family residential development in the Agriculture (AG1) Zone, highlighting that (i) there was a spike in submissions of building permit applications for residential construction on farmland prior to the introduction of the amendment bylaws but applications have since stabilized, (ii) 11 building permit applications have been submitted since the introduction of the amendment bylaws, (iii) the average size of the proposed houses on agricultural land has decreased to approximately 8,200 ft^2, and (iv) the City's bylaws limiting residential home plate are more stringent than Provincial guidelines.

Discussion ensued with regard to (i) including the septic field within the farm home plate, (ii) Provincial regulations relating to septic fields, (iii) preserving farmland and encouraging farming, (iv) the potential for runoff to neighbouring properties as a result of the fill on the farm home plate, (v) options to reduce the land speculation of farmland in the city, and (vi) issues arising from growing crops on top of a septic field.

In reply to queries from Committee, staff noted that (i) septic tanks are required to be within the farm home plate and the septic field may be located outside the farm home plate, (ii) the size of the septic field may vary according to the size of the house, (iii) the 11 proposed homes are two-storey buildings and approximately 60% of the floor area is on the first floor, or the footprint of the house, (iv) the garage floor area is included in the house floor area, and (v) other amenities such as swimming pools and tennis courts are not included in the house floor area but are included in the farm home plate.

Michelle Li, Richmond resident, distributed an excerpt of the staff report on agricultural land regarding land values and related notes (attached to and forming part of these minutes as Schedule 1) and expressed concern with regard to (i) house sizes on agricultural land, (ii) land speculation of farmland, and (iii) the protection of farmland for food production.

Kush Panatch, spoke on behalf of the Richmond Farmland Homeowners Association, and expressed that the amendment bylaws limiting residential development on farmland have been effective in reducing the overall size of proposed homes and more time should be allowed for a review. He added that a website to connect farmers and landowners established by the Richmond Farmland Homeowners Association have indicated that interest to lease farmland is low.

Cllr. Dang left the meeting (5:38 p.m.) and did not return.

Todd May, representing the Richmond Farmers Institute and the Agricultural Advisory Committee, spoke on the amendment bylaws limiting residential development on farmland, and was of the opinion that issues related to the development of excessively large houses have been addressed.

Discussion ensued with regard to (i) houses that are suitable for farmers, (ii) reducing the impact of the land speculation of farmland, (iii) the types of fill that would minimize runoff, and (iv) the potential impact of including the septic field within the farm home plate.

Cllr. Steves left the meeting (5:48 p.m.) and returned (5:52 p.m.).

John Roston, 12262 Ewen Avenue, expressed concern with regard to the size of homes on agricultural land and spoke on the viability of small farms. He encouraged that the floor area of homes on farmland be limited to no more than 500 m^2, pending direction from the Provincial government.

Korena Hawbolt, 9860 Dyke Road, spoke on the viability of small farms, noting that there is large demand for locally grown food and there is significant interest to lease farmland.

Mayor Brodie and Cllr. Au left the meeting (6:11 p.m.) and returned (6:12 p.m.).

Kimi Hendess, 9860 Dyke Road, commented on the processes and the challenges to lease farmland, noting that there is significant interest to lease farmland.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff can investigate options to extend farm leases beyond one year.

Cllr. Day left the meeting (6:24 p.m.) and returned (6:26 p.m.).

Bhupinder Dhiman, 9360 Sidaway Road, commented on the costs of farming and leasing farmland and expressed that the amendment bylaws limiting residential development on farmland have been effective in reducing the overall size of proposed houses on farmland.

Dale Badh, 2831 Westminster Highway, spoke on (i) the efficacy of the amendment bylaws in reducing the size of proposed houses on farmland, (ii) building homes that are suitable for accommodating extended family members, and (iii) the costs of leasing farm land.

Laura Gillanders, 9611 Desmond Road, spoke on the potential loss of farmland to residential development and distributed her notes (attached to and forming part of these minutes as Schedule 2). She expressed that (i) the amendment bylaws limiting residential development on farmland have been ineffective in reducing the overall size of new houses, (ii) land speculation on farmland has increased, and (iii) agricultural land is being purchased for non-farm uses.

Gary Brar, 9071 No. 6 Road, commented on the efficacy of the amendment bylaws in reducing the overall size of proposed houses on farmland, expressing that the rise in value of agricultural lots is related to the general rise in land values.

A list of the building permit application submissions, along with suggestions to address issues related to limiting residential development on farmland was distributed (attached to and forming part of these minutes as Schedule 3).

Discussion ensued with regard to (i) options to further reduce the size of new houses on farmland, (ii) reviewing the placement of the septic field within agricultural lots, (iii) reviewing the setback for houses on agricultural lots, (iv) farming definitions, (v) homes that accommodate extended families on agricultural land, (vi) preparing a communication strategy and consulting with the farming community, (vii) restricting non-farm uses on agricultural land, (viii) the evolution of farming and the preservation of farmland, (ix) the Province introducing policies that allow brewery activities on farmland, and (x) allocating additional time to review the amendment bylaws.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

(1) That staff consider and examine the following for agricultural lots of 0.5 acres or larger:

(a) options to limit house size to a maximum of 6,500 ft^2, 7,500 ft^2, or 8,500 ft^2;

(b) options to limit the farm home plate size to a maximum of 10,780 ft^2 and/or potential regulations regarding the septic field; and

(c) options to limit the maximum house footprint to 5,200 ft^2;

(2) That staff consider a communication and consultation strategy; and

(3) That staff consider what to ask the Province to encourage farming, such as ownership restrictions and other viable options.

and report back.

The question on the motion was not called as discussion ensued with regard to the communication strategy and the time frame required for public consultation.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

3. **PROPOSED CHANGES: STEVESTON AREA PLAN, VILLAGE HERITAGE CONSERVATION POLICIES, DESIGN GUIDELINES AND LONG-TERM BAYVIEW, MONCTON AND CHATHAM STREET VISIONS**
(File Ref. No. 08-4045-20-04) (REDMS No. 5561802 v. 6)

It was moved and seconded
That consideration of the report titled "Proposed Changes: Steveston Area Plan, Village Heritage Conservation Policies, Design Guidelines and Long-Term Bayview, Moncton and Chatham Street Visions", dated October 10, 2017 from the Director, Transportation and Manager, Policy Planning be deferred to the Planning Committee meeting on November 21, 2017.

CARRIED

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (7:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 7, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

November 7

Planning Committee RE: ALR bylaw

Thank you for reviewing the bylaw performance for the last 6 months.

Hopefully you received a number of responses from many stakeholders today and if you haven't I will pass around copies of some of them now.

To sum up the concerns, the bylaws are not working for the following reasons:

1.) The 75 metre setback will remove existing active farming fields on small farms especially which are usually long and narrow not short and wide as depicted in the staff report.

Actively farmed vegetable farms in West Richmond for example have their farming fields beginning at 35 metres.

2.) Speculation has not decreased. The price of ALR real estate has increased to $3.73 Million per acre on small farms. 5 acre blueberry farms in East Richmond have increased in price by %158 since the council decision.

Almost each and every real estate listing for ALR currently states wording along the lines of "opportunity to build 11000 sq ft dream mansion" and there is no mention of farming.

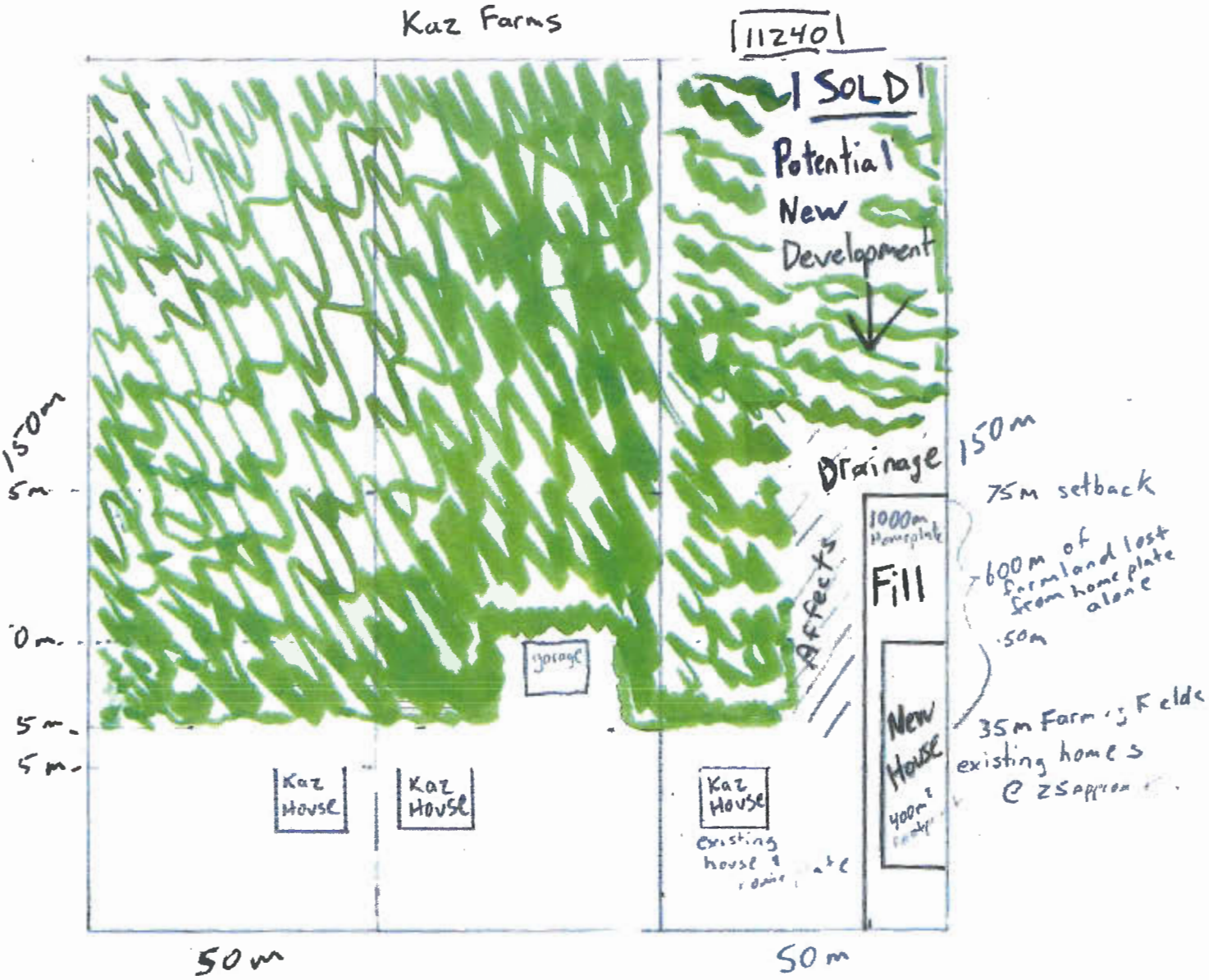
Section 18 of the ALC act states that a local government may not (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use.

I ask you. Do you believe, that an application for a 10,740 sq ft home on a 31,797 ft ALR property on No. 2 Road, as seen in the City Staff chart of permit applications, has a primary purpose of agriculture in mind? Even if you believe that on some farms with large scale operations that require many farm workers, a farmer may need a large house for family farm workers; even if you believe that, how can this be justified on a 3/4 acre farm? How can it be justified on a 1.5 acre farm or even a 2.5 acre farm? You know there can be no primary farm use house of this size on a farm this small. If the primary purpose of this farm was to be agriculture, the home would be small and the fields maximized for running an operation such as a market garden.

I spoke first hand to the builder at 11300 No. 2 road who was pleased to have the permit issued for a 16000 sq ft home issued in August. They covered the maximum area allowable in fill over previously farmed lands. The owner of the property is a realtor, not a farmer. The builder is also a realtor who sold 11240 no. 2 road two doors down. He told me in his own words that the owner is building his dream mansion and he will enjoy having a veggie garden. The builder told me he would also like a dream mansion and that the homes in Vancouver are too small. He says all of the properties along this road will be built into dream mansions because speculators from asia are driving up and down the road taking pictures and "sending it home where the money is".

This is not farming. This is not agriculture. This development is speculation. As long as the houses can be three times larger than those across the road, we will see rampant residential development and ALR with loss of farmland.

1.5 acre farms No. 2 rd



5cm = 50m
1cm = 10m

500m footprint 2.5 x 2.5cm
1000m home plate –

– existing farm fields

– new home development

1250m² of existing farming land, because of drainage from fill

– 600m of farmland lost [illegible] itself

OLD

5 Acres with blues

$656,000 per acre

May 1 - before council decision

R2158648
Board: V
House with Acreage

6651 NO. 6 ROAD
Richmond
East Richmond
V6W 1C7

Residential Detached
$3,500,000 (LP)
$3,280,000 (SP)

Sold Date:	5/1/2017	Frontage (feet):	164.99	Original Price:	$3,500,000
Meas. Type:	Feet	Bedrooms:	4	Approx. Year Built:	1984
Depth / Size:	1311.92	Bathrooms:	3	Age:	33
Lot Area (sq.ft.):	216,928.98	Full Baths:	3	Zoning:	AG1
Flood Plain:		Half Baths:	0	Gross Taxes:	$2,036.89
Rear Yard Exp:	West			For Tax Year:	2016
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	003-646-149
				Tour:	

View: :
Complex / Subdiv: EAST RICHMOND
Services Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey
Construction: Frame - Wood
Exterior: Mixed
Foundation: Concrete Perimeter
Rain Screen:
Renovations:
# of Fireplaces: 1
Fireplace Fuel: Wood
Water Supply: City/Municipal
Fuel/Heating: Forced Air
Outdoor Area: Patio(s)
Type of Roof: Other
Legal: PL 11106 LT 4 BLK 4N LD 36 SEC 8 RNG 5W

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: 8 Covered Parking: 4 Parking Access: Front
Parking: DetachedGrge/Carport, Garage; Double

Dist. to Public Transit: Dist. to School Bus:
Title to Land: Freehold NonStrata

Property Disc.: No
PAD Rental:
Fixtures Leased: No :
Fixtures Rmvd: :
Floor Finish:

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 17'4	Above	Walk-In Closet	7' x 6'6			x
Main	Dining Room	16'4 x 11'10	Above	Bedroom	13'8 x 13'3			x
Main	Kitchen	14'10 x 8'10	Above	Bedroom	14'6 x 13'3			x
Main	Eating Area	12'4 x 10'1	Above	Bedroom	11' x 11'			x
Main	Family Room	17'5 x 13'10	Above	Recreation Ro...	26'7 x 17'1			x
Main	Den	11'3 x 7'11			x			x
Main	Foyer	16'1 x 15'8			x			x
Main	Laundry	11'3 x 8'6			x			x
Above	Master Bedroom	18'9 x 17'6			x			
Above	Dressing Room	8'6 x 8'			x			

Finished Floor (Main):	1,738	# of Rooms:	15
Finished Floor (Above):	2,040	# of Kitchens:	1
Finished Floor (Below):	0	# of Levels:	2
Finished Floor (Basement):	0	Suite:	
Finished Floor (Total):	3,778 sq. ft.	Crawl/Bsmt. Height:	
		Beds in Basement:	0
Unfinished Floor:	0	Basement:	None
Grand Total:	3,778 sq. ft.		

Beds not in Basement: 4

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	Yes
3	Above	5	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: 27'3 x 21'3
Door Height:

Listing Broker(s): RE/MAX Westcoast

Quiet country setting on an almost 5 ACRE, 216928.80 SF/4.98 acres (165 x 1,311) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Custom built home, 3500SF with a wonderful floor plan. Very spacious. 5 bedrooms, 3 bathrooms. Detached double garage and plenty of room for storage. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

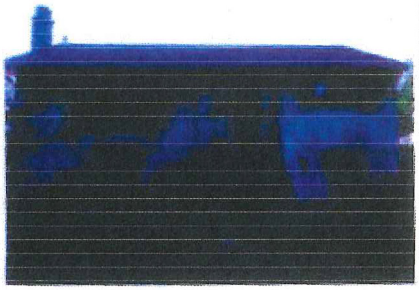
11/07/2017 02:35 PM

OLD

5 acres with blvrs $ 620,000 per acre

Feb 2017 before council decision

Sold
R2100377
Board: V
House/Single Family



9231 NO 6 ROAD
Richmond
East Richmond
V6W 1E5

Residential Detached
$3,500,000 (LP)
$3,100,000 (SP)

Sold Date:	2/26/2017	Frontage (feet):	163.22	Original Price:	$3,500,000
Meas. Type:	Feet	Bedrooms:	3	Approx. Year Built:	9999
Depth / Size:	1337	Bathrooms:	2	Age:	999
Lot Area (sq.ft.):	217,800.00	Full Baths:	2	Zoning:	AG1
Flood Plain:		Half Baths:	0	Gross Taxes:	$469.10
Rear Yard Exp:	West			For Tax Year:	2016
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	002-463-261
				Tour:	

View: **Yes: FARMLAND**
Complex / Subdiv: **EAST RICHMOND**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Ran Screen:
Renovations:
# of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**
Legal: **PL 60289 LT 11 BLK 4N LD 36 SEC 29 RNG 5W**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: BATHFITTER TUB ON MAIN FLOOR**
Fixtures Rmvd:
Floor Finish:

Amenities:

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Below	Living Room	0' x 0'			x			x
Below	Bedroom	0' x 0'			x			x
		x			x			x
		x			x			
		x			x			

Finished Floor (Main):	750	# of Rooms: 7			
Finished Floor (Above):	750	# of Kitchens: 1			
Finished Floor (Below):	0	# of Levels: 2			
Finished Floor (Basement):	0	Suite:			
Finished Floor (Total):	1,500 sq. ft.	Crawl/Bsmt. Height:			
		Beds in Basement: 0	Beds not in Basement: 3		
Unfinished Floor:	0	Basement: None			
Grand Total:	1,500 sq. ft.				

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Westcoast**

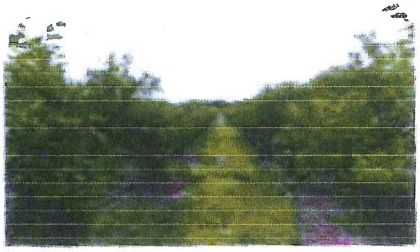
Quiet country setting on an almost 5 ACRE (163 x 407) AG1 lot with a Western exposure, beautiful and comfortable surroundings with mature blueberry bushes. Within 5 minutes is the entertainment district containing Silver City theaters, swimming and other commercial activities to support the recent condo developments. Within 10 minutes is the highway, the popular Ironwood and Coppersmith shopping plazas. Kingswood Elementary & McNair Secondary nearby.

5 Acres with blues $1,599,760 Per Acre
SINCE Council decision
CURRENT LISTING 158% increase

Active
R2160780
Board: V
House with Acreage

7251 NO. 6 ROAD
Richmond
East Richmond
V6W 1C9

Residential Detached
$7,998,800 (LP)
(SP)



Sold Date:		Frontage (feet):	160.01	Original Price:	$7,998,800		
Meas. Type:	Feet	Bedrooms:	6	~~Approx. Year Built: 1960~~			
Depth / Size:	1379.89	Bathrooms:	2	Age:	57		
Lot Area (sq.ft.):	222,113.00	Full Baths:	2	Zoning:	AG1		
Flood Plain:		Half Baths:	0	Gross Taxes:	$2,118.77		
Rear Yard Exp:				For Tax Year:	2016		
Council Apprv?:				Tax Inc. Utilities?:	No		
If new, GST/HST Inc?:				P.I.D.:	000-606-405		
				Tour:			

View: :
Complex / Subdiv:
Services Connected: **Electricity, Septic, Water**

Style of Home:	2 Storey		Total Parking:	Covered Parking: 2	Parking Access: Front
Construction:	Frame - Wood		Parking:	Carport; Multiple	
Exterior:	Mixed				
Foundation:	Concrete Perimeter		Dist. to Public Transit:		Dist. to School Bus:
Ran Screen:		Reno. Year:	Title to Land:	Freehold NonStrata	
Renovations:		R.I. Plumbing:			
# of Fireplaces:	2	R.I. Fireplaces:	Property Disc.:	Yes	
Fireplace Fuel:	Other		PAD Rental:		
Water Supply:	City/Municipal		Fixtures Leased:	No :	
Fuel/Heating:	Forced Air		Fixtures Rmvd:	No :	
Outdoor Area:	Sundeck(s)		Floor Finish:	Mixed	
Type of Roof:	Other				

Legal: PL 13981 LT G BLK 4N LD 36 SEC 17 RNG 5W

Amenities:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 12'3	Below	Bedroom	13'5 x 13'			x
Main	Kitchen	9'2 x 9'	Below	Bedroom	9' x 7'9			x
Main	Nook	9'1 x 6'11	Below	Storage	10'10 x 8'			x
Main	Dining Room	10'6 x 9'	Below	Utility	10'11 x 9'2			x
Main	Master Bedroom	12'6 x 11'	Below	Workshop	10'9 x 6'10			x
Main	Bedroom	11'6 x 9'			x			x
Main	Bedroom	11'6 x 8'			x			x
Below	Family Room	19'4 x 12'6			x			x
Below	Foyer	11'4 x 5'			x			
Below	Bedroom	11'7 x 10'5			x			

Finished Floor (Main):	1,233	# of Rooms: 15			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	597	# of Kitchens: 1			1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None			3				Pool:
Finished Floor (Total):	1,830 sq. ft.	Crawl/Bsmt. Height:			4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 6		5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,830 sq. ft.				7				
					8				

Listng Broker(s): RE/MAX Progroup Realty

Excellent opportunity here!!! 5.09 acre parcel with mature blueberry farm in highly sought after Richmond location. Build your dream mansion on this palatial estate property. Plans for 11,000+ custom residence available upon request. Exceptional location just minutes from Vancouver and countless amenities. Existing house is currently rented, do not disturb tenants or enter premises without permission.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC® indicates 'Personal Real Estate Corporation'.

1.2 Acres - 3.73 Million per acre
$4,480,000

Active
R2190499
Board: V
House with Acreage

10520 BLUNDELL ROAD

Richmond
McLennan
V6Y 1L1

Residential Detached
$4,480,000 (LP)
(Sp)

Sold Date:		Frontage (feet):	181.50	Original Price:	$4,480,000
Meas. Type:	Feet	Bedrooms:	3	Approx. Year Built:	9999
Depth / Size:	288	Bathrooms:	2	Age:	999
Lot Area (sq.ft.):	52,128.00	Full Baths:	1	Zoning:	AG1
Flood Plain:		Half Baths:	1	Gross Taxes:	$5,351.28
Rear Yard Exp:	South			For Tax Year:	2016
Council Apprv?:				Tax Inc. Utilities?:	No
If new, GST/HST inc?:				P.I.D.:	006-949-461
				Tour:	

View: No :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: 1 Storey, Rancher/Bungalow
Construction: Frame - Wood
Exterior: Wood
Foundation: Concrete Perimeter
Rain Screen:
Renovations:
# of Fireplaces: 0
Fireplace Fuel: None
Water Supply: City/Municipal
Fuel/Heating: Forced Air, Natural Gas
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)
Type of Roof: Asphalt
Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: 10 Covered Parking: 2 Parking Access: Front
Parking: Garage; Double, Open, RV Parking Avail.
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: Freehold NonStrata
Property Disc.: Yes
PAD Rental:
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Wall/Wall/Mixed

Legal: PL 33703 LT 25 BLK 4N LD 36 SEC 23 RNG 6W

Amenities: None

Site Influences: Paved Road, Shopping Nearby, Treed
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 12'			x			x
Main	Dining Room	13' x 7'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Family Room	15' x 17'			x			x
Main	Nook	9' x 8'			x			x
Main	Master Bedroom	12' x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	12' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,600	# of Rooms: 8						
Finished Floor (Above):	0	# of Kitchens: 1						
Finished Floor (Below):	0	# of Levels: 1						
Finished Floor (Basement):	0	Suite: None						
Finished Floor (Total):	1,600 sq. ft.	Crawl Space Height:						
		Beds in Basement: 0	Beds not in Basement: 3					
Unfinished Floor:	0	Basement: None						
Grand Total:	1,600 sq. ft.							

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1	Main	4	Yes	Barn:
2	Main	2	No	Workshop/Shed:
3				Pool:
4				Garage Sz:
5				Door Height:
6				
7				
8				

Listing Broker(s): New Coast Realty

1.2 acre lot on Blundell road with wide frontage 181 feet and 288 feet depth. Close to transportation, shopping center, daycare and schools. South facing back yard with hundreds of Blueberry trees. Very solid house with 3 bedrooms and 2 bathrooms. Close to No. 4 Rd great potential for future development. Home is leased but selling for land value only. Home showing possible after buyer satisfied with first showing of the lot. To build your dream mansion or to hold. No walking around inside the property, call listing agent for showing the property or more info, by appointment only.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC® indicates 'Personal Real Estate Corporation'.

1.5 Acres - 2.33 Million Per Acre

$3,498,000

Terminated
R2170087
Board: V
House with Acreage

11240 NO 2 ROAD
Richmond
Gilmore
V7E 2E7

Residential Detached
$3,498,000 (LP)
(SP)

Sold Date:		Frontage (feet):	131.98	Original Price:	$3,598,000
Meas. Type:	Feet	Bedrooms:	1	Approx. Year Built:	1965
Depth / Size:	481.98	Bathrooms:	1	Age:	52
Lot Area (sq.ft.):	63,597.60	Full Baths:	1	Zoning:	AG-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	$899.41
Rear Yard Exp:				For Tax Year:	2016
Council Apprv?:				Tax Inc. Utilities?:	No
If new, GST/HST inc?:				P.I.D.:	011-345-080
				Tour:	Virtual Tour URL

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**

Style of Home:	1 Storey		Total Parking:	Covered Parking:	Parking Access:
Construction:	Frame - Wood		Parking:	Carport; Single	
Exterior:	Stucco, Wood				
Foundation:	Concrete Perimeter		Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	No	Reno. Year:	Title to Land:	Freehold NonStrata	
Renovations:		R.I. Plumbing:			
# of Fireplaces:	0	R.I. Fireplaces:	Property Disc.:	Yes	
Fireplace Fuel:	Wood		PAD Rental:		
Water Supply:	City/Municipal		Fixtures Leased:	No :	
Fuel/Heating:	Forced Air		Fixtures Rmvd:	No :	
Outdoor Area:	None		Floor Finish:	Laminate	
Type of Roof:	Asphalt				

Legal: **LOT 12 SECTION 6 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISRICT PLAN 8811 **SOLD ON C8013869****

Amenities:

Site Influences: **Private Yard**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,281	# of Rooms:1		Bath	Floor	# of Pces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 0		1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1		2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None		3				Pool:
Finished Floor (Total):	1,281 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement:1	5				Door Height:
Unfinished Floor:	0	Basement: Crawl		6				
Grand Total:	1,281 sq. ft.			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)** **Sutton Group-West Coast Realty (Surrey/24)**

Amazing 1.46-acre parcel has a desirable location in Richmond with grand estates all around it. Enjoy country living in the city. The original 1261 Sq. Ft. home house and run your very own hobby farm or buy as an investment property until you are ready to build 10,000 plus sq ft dream home. Farm near Steveston is a rarely available with fantastic mountain views is situated in the prestigious neighbourhood, between all that big city can offer just steps from Steveston Village and the Fraser River.

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

11/07/2017 02:36 PM

ATTACHMENT 4

SITE ECONOMICS LTD.
1500 – 701 West Georgia Street
Vancouver, BC V7Y 1C6 Canada
604.250.2992
rwozny@siteeconomics.com
www.siteeconomics.com

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions
This report addresses the following questions:

(1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft2 which would permit a house size of 4,200 ft2 (including garage).

(2) If the maximum house size permitted in the ALR is restricted to 4,200 ft2 (including garage), what is the anticipated impact on:
(a) ALR urban residential development trends, activity, real estate speculation?
(b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response
(1) General
Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of $750,000 to $1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

(2) If house size on ALR land parcels was restricted to a size of 4,200 ft2:
If house sizes on ALR land parcels were restricted to a size of 4,200 ft2, their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

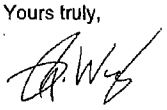
(3) If the City allowed only house sizes which were significantly smaller than 4,200 ft2:
The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft^2, it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

(4) If the City permitted house sizes significantly larger than 4,200 ft2:
If the City permitted house sizes significantly larger than 4,200 ft2, it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft2), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

Att.1

Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 7, 2017.

November 7, 2017

Dear Richmond City Staff, Mayor and Councillors,

Our goals are to Preserve Farmland, Eliminate Speculation, and Enhance Farming Viability.

The current bylaw is not working for the following reasons:

Preserving Farmland

While staff has done a good job to limit the residential home plate, the 75 metre setback will be devastating to farmland on most small farms such as along No. 2 road. Traditionally farmers on these small farms have made the most of their farming land with small homes setback at approx 25 metres, the furthest outbuilding setback at 50 metres, and farming fields starting at 35 metres. (Figure 1). Using the Kaz farm area as an example, 5 farms in a row were actively farmed until recently when the two southernmost farms were sold and torn down.

The smaller farms are typically long and narrow not short and wide as depicted in the staff report. The staff report shows a usable area beside the farm home plate when in fact most of the farms would have a very narrow strip of land beside the home plate which would be farm access and not practical for farming. (Figure 2)

The third southernmost Kaz 1.5 acre farm has recently been sold. The two beside it being built have houses at 50 metres and the fill extends at least 75 metres back. Kaz farm next door has confirmed that the fill on the new homes has caused drainage problems in their field and they have lost crops. When the recently sold Kaz farm and eventually the rest of them are developed, the new houses at 50m and fill to 75m will extend far into the active farming fields and we will see significant loss of farmland. (Figure 3)

Eliminate Speculation

During the public consultation process we collectively referred to farm real estate values were noted as being between $650,000 per acre to $1.5 million per acre at the time. Since the council decision in May, ALR properties have soared to heights of 3.73 Million per acre.

Examples:

1. 11240 No. 2 road OLD HOME (3rd Kaz farm plot) 1.5 acres for 2.33 Million per acre = $3,498,000

2. 10520 Blundell OLD HOME 1.2 acres for 3.73 Million per acre = $4,480,000

3. The listing for the 4 acre property at 6571 No. 7 Road (boasting plans for 12000sq ft English Country mansion and private driving range and no tax) was shown during public consultation and was initially listed for 2.72 Million. Since the council decision they increased the price to 4.5 Million. 65% Increase for same property .

4. 9231 No 6 road OLD HOME with BLUEBERRIES Feb 2017 5 acres = $3,100,000-Before council decision

   6551 No 6 road OLD HOME with BLUEBERRIES May 1 2017 5 acres = $3,280,000-Before council decision

   7251 No 6 road OLD HOME with BLUEBERRIES CURRENT 5 acres = $7,998,800 - 158% increase for same type of property in same farming area since May council decision

The bylaws did not dampen the market; ALR properties have increased anywhere from 65 - 158% since the council decision in May. Most all real estate ads list "opportunity for 11000sq ft dream home" and no mention of farming.

Enhance Farming Viability

The experts such as Wozny were hired to calculate the optimal house size to reduce speculation while not harming farmers' equity. This number was around 300m2. Some council members were worried that if a house size limit such as this were put into effect that the farmers would lose equity and it would "bankrupt" them. Wozny is an expert and showed this would not be the case; the fear was unfounded. A prime example would be 9711 Finn Road which has a 3000sqft heritage house on a 5.4 acre property. This house cannot be developed as it is heritage, and the price is $3.78 million which is around the $700,000 per acre mark - much closer to what was sustainable in Richmond before the heavy pressure from the hot real estate market and no foreign buyer tax on farmland. (figure 4)

As long as a house can be built on a property it will retain property values consistent with the real estate market. A beautiful new 3000 - 4000sqft home can be built on farmland to increase its value for developers as on any city lot, but it won't be as heavily speculated as an 11000sqft mansion. A 3000-4000sqft home could be justified as a farming home. It could even be rented to a family who wishes to farm in the future. The options for an 11000 sqft home are very limited as we see daily with more and more being converted into hotels. (figure 5). Section 18 of the ALC act states that a local government may not: (i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use,
http://www.bclaws.ca/Recon/document/ID/freeside/00_02036_01#section18

Again using No. 2 road as an example, the new 16000sqft home being built at 11300 is owned by Manpreet Gill who is a Realtor. The builder is Harmeet Singh Grewal who is also a realtor, and recently sold the 11240 Kaz farm two doors down. I spoke to them; they are not farmers. They have a dream to build dream mansions (their words) and they filled over most of the farmland. Again, this type of development- filling over once farmed land for dream mansions cannot be justified as a farm house which would be in violation of Section 18 of the ALC act.

Even if council believed whole heartedly that large farming operations need extended family to live with them to make picking affordable, how can this practice be justified on a small vegetable farm? How can an 11000sq ft home be justified on a 3/4 acre or 2.5 acre farm when you need as much land as possible to be viable?

As long as a developer has the ability to build homes 2-3 times larger than those across the street, we will continue to see rapid development of ALR and loss of farmland. We must close this loophole.

One recommendation I would make, if nothing else, is to extend the 500m2 current limit on 1/2 acre parcels to homes on farms up to 2.5 acres which would be fitting with the smaller home plates.

Lastly, ALC policy on soil disturbance maximum of 2000m2 includes the entire septic system. The current bylaw of allowing the septic field outside of the home plate would be legal on the 1000m2 home plates however I it is in violation of ALC to allow the field outside of the 2000m2 home plate. (see attached ALC policy). When this is reviewed, if the septic field remains outside of the 1000m2 home plate, as per current bylaw, imposing a septic field setback of 60 metres would help steer the septic toward the side yard setback and not in the farming field.

Vegetable farming on small farms is viable. Vegetable farms in West Richmond yield up to $40,000 per acre and it is inappropriate development to place fill over class 1 clay soil to build an 11000sqft mansion. There are future jobs on this soil, as well as future food for our children.

Respectfully yours,

Laura Gillanders of Richmond FarmWatch

Figure (1)
June 2015

- shows farm houses at approx 25-30m
- shows farming fields starting at approx 35 m
- Shows how much farmland we lose w 75m setback

Figure (2)
June 2015

- Shows lot divisions. 50 x 150 m farmed properties = 1.5 acre
- 5 farms all previously farmed - 2 are currently being developed.

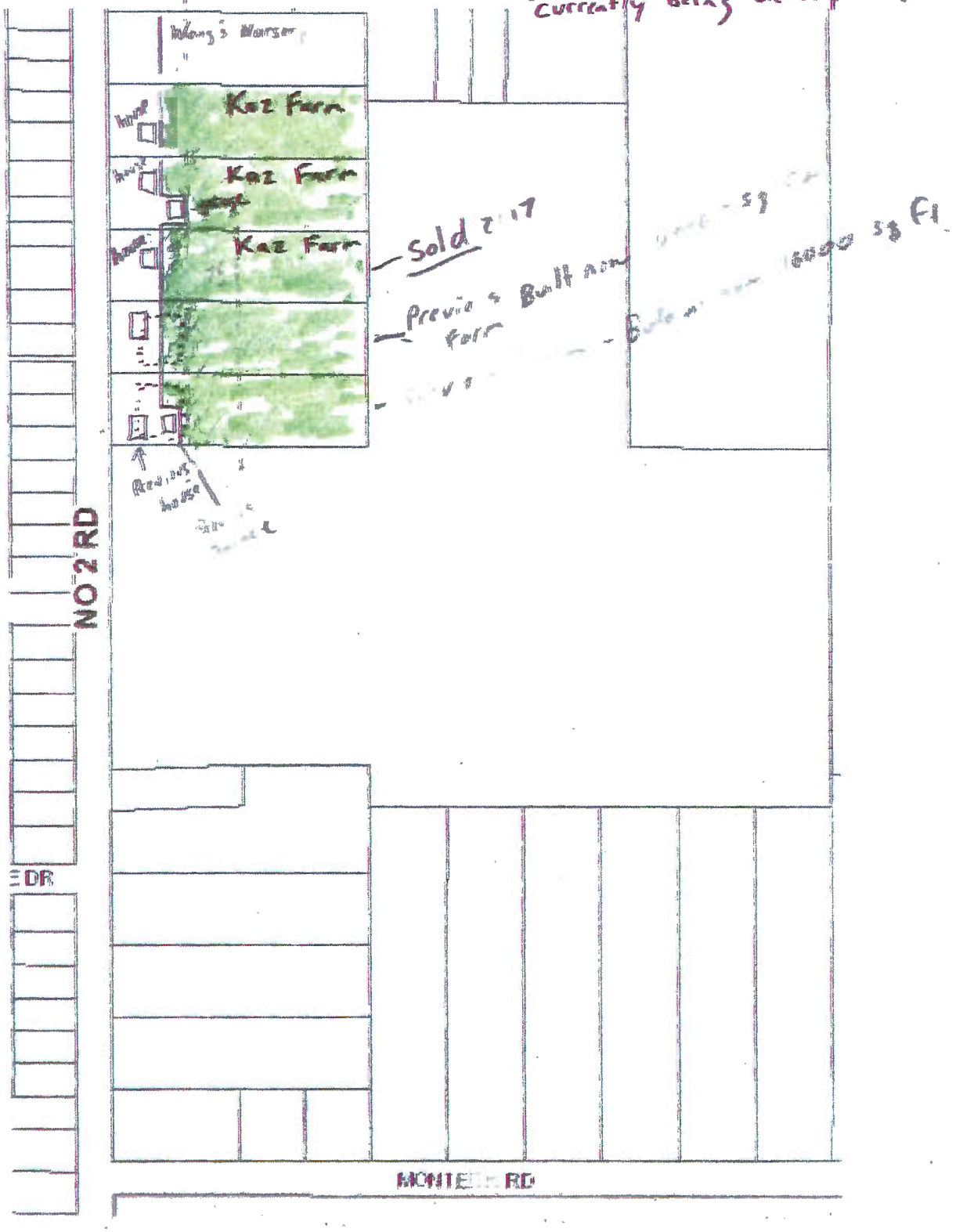


Figure (3) - The future of No. 2 rd farms with new bylaw
- loss of farmland from 2 years ago

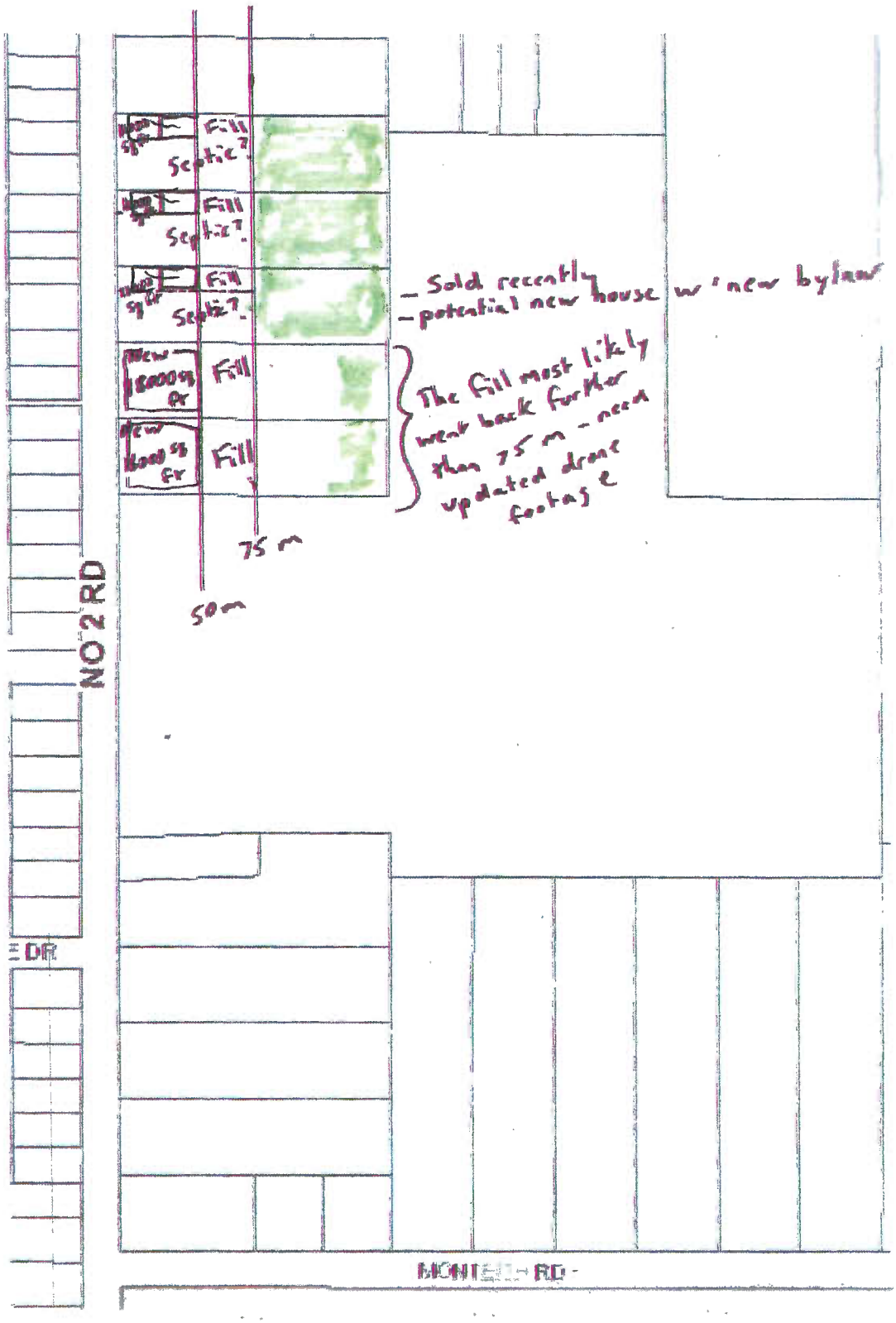


Figure 4

11240 No. 2 road with potential for 11000 sq ft house = $2.35 Million per acre

9711 Finn Road not developable with 3000 sq ft heritage house on 5.4 acres = $700,000 per acre

My Recently Viewed Listings

11240 NO 2 ROAD
Richmond, British Columbia V7E2E7

$3,598,000 1 bed 1 bath
Single Family House

9711 FINN ROAD
Richmond, British Columbia V7A2L3

$3,788,888 4 bed 3 bath
Single Family House

Figure 5

Large 4100 sq ft home including garage. This is the type and size of home that could be built on nearby lots to all of the small farms on No. 2 road and Blundell for example. This would be in alignment with Wozny's number as well as the Ministry of Agriculture guidelines.

Agricultural Land Commission Act	**Policy L-15** **January 2016** **PLACEMENT OF FILL OR REMOVAL OF SOIL:** **CONSTRUCTION OF A SINGLE FAMILY RESIDENCE**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, 2002, S.B.C. 2002, c. 36, Section 18

18 Unless permitted under this Act,

(a) a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the Local Services Act may not

(ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use

INTERPRETATION:

It is Agricultural Land Commission ("the Commission") policy that construction of a residence includes the construction of accessory buildings, structures, services, utilities and landscaping requirements directly related to the single family residential use. The Commission recognizes garages, carports, workshops, sheds, water lines, wells, sewer lines, sanitary disposal systems, power conduits, reasonable landscaping and driveways as buildings and services normally associated with the construction of a residence. Please note that unless allowed by policy, the Regulation, the *ALCA*, or an order of the Commission, workshops must be related to the residential use and must not be a non-farm business. Residential spaces connected by breezeways (for example) do not constitute a single residence for the purposes of this section of the *ALCA*.

Where it has been determined by the local government through the building approval process that placement of fill or removal of soil is both necessary and reasonable for the construction of a residence, the acceptable volume of fill or soil removal is that needed to undertake the construction of the residence, accessory facilities and services. For example, if 1.0 metre of fill is required to satisfy flood protection requirements but a land owner wishes to deposit 3 metres of fill to enhance a view or for another non-farm related purpose, only 1 metre of fill would be allowed without approval of a non-farm use application to the Commission. The placement of fill or removal of soil should not exceed 0.2 ha of the parcel in total for all the above residential related uses. It is the policy of the Commission that a driveway should not exceed 6 metres in width and may

be constructed with an all-weather surface. The area of the driveway is included as part of the 0.2 ha area as described above.

Unless defined in this policy, terms used herein will have the meanings given to them in the *ALCA* or the Regulation.

Additional Information needed.
H. Steves.

SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

Table 1: Lot size less than 0.2 ha (0.5 ac)

ADDRESS	LOT SIZE Acre	HOME PLATE PERMITTED	HOME PLATE PROPOSED %	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED Near max.	REMAINING DEVEOPMENT SIZE	HOUSE SIZE FOOTPRINT
12080 Westminster Hwy.	795 m^2 .2 (8,557 ft^2)	397.5 m^2 (4,278.6 ft^2)	397.5 m^2 53 (4,278.6 ft^2)	355 m^2 (3,823.65 ft^2)	355 m^2 X (3,823 ft^2)	0 m^2 (0 ft^2)	218 m^2 (2349 ft^2)
7760 No 4 road	1866 m^2 .46 (20,085 ft^2)	933 m^2 (10,042.7 ft^2)	933 m^2 50 (10,042.7 ft^2)	500 m^2 (5,382 ft^2)	418 m^2 X (4,498.3 ft^2)	82 m^2 (884 ft^2)	261 m^2 (2,810 ft^2)
AVERAGE					386.5 m^2 (4160 ft^2)		

Table 2: Lot size 0.2 ha (0.5 ac) and greater

ADDRESS	LOT SIZE Acre	HOME PLATE PERMITTED	HOME PLATE PROPOSED %	HOUSE SIZE PERMITTED	HOUSE SIZE PROPOSED	REMAINING DEVEOPMENT SIZE	HOUSE SIZE FOOTPRINT
10960 Granville Avenue	2,470 m^2 .61 (26,587 ft^2)	1000 m^2 (10,763 ft^2)	1000 m^2 40 (10,763 ft^2)	857 m^2 (9,226 ft^2)	857 m^2 X (9,226 ft^2)	0 m^2 (0 ft^2)	458 m^2 (4,930 ft^2)
11731 Granville Avenue	2,795 m^2 .69 (30,085 ft^2)	1000 m^2 (10,763 ft^2)	1000 m^2 36 (10,763 ft^2)	996.7 m^2 (10,728.8) ft^2	896.3 m^2 X (9,647.44 ft^2)	100 m^2 (1,081 ft^2)	554 m^2 (5,963 ft^2)
11860 No. 2 Road	2,954 m^2 .73 (31,797 ft^2)	1000 m^2 (10,763 ft^2)	1000 m^2 34 (10,763 ft^2)	999.1 m^2 (10,754 ft^2)	997.8 m^2 X (10,740 ft^2)	1 m^2 (14 ft^2)	494 m^2 (5,322 ft^2)
7251 No. 6 Road	20,635 m^2 5.1 (222,113 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 10 (21, 530 ft^2)	1,000 m^2 (10,764 ft^2)	980 m^2 X (10,552.08)	20 m^2 (212 ft^2)	485 m^2 (5,218 ft^2)
10451 Palmberg Road	9,797 m^2 2.4 (105,454 ft^2)	1000 m^2 (10,763 ft^2)	1000 m^2 10 (10,763 ft^2)	1,000 m^2 (10,764 ft^2)	687 m^2 3/4X (7,390.4 ft^2)	313 m^2 (3,373.64 ft^2)	337 m^2 (3,627 ft^2)
12791 Blundell	19693 m^2 4.9 (211,974 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 10 (21, 530 ft^2	1,000 m^2 (10,764 ft^2)	883 m^2 X (9,504 ft^2)	117 m^2 (1,260 ft^2)	486 m^2 (5,228 ft^2)
12060 No. 2 Road	25,064 m^2 6.2 (269,787 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 8 (21, 530 ft^2)	1,000 m^2 (10,764 ft^2)	956 m^2 X (10,294.62 ft^2)	44 m^2 (469 ft^2)	511 m^2 (5,497 ft^2)
22160 River Road	16,904 m^2 4.18 (181,953 ft^2)	1600 m^2 (17,220 ft^2)	600 m^2 3.55 (6,460 ft^2)	1,000 m^2 (10,764 ft^2)	267.7 m^2 X (2,881.96 ft^2)	732 m^2 (7,882 ft^2)	149 m^2 (1,605 ft^2)
2620 No. 6 Road	154,826 m^2 38.26 (1,666,533 ft^2)	2,000 m^2 (21,530 ft^2)	2,000 m^2 1 (21,530 ft^2)	1,000 m^2 (10,764 ft^2)	548.9 m^2 ALR (5,906 ft^2)	451 m^2 (4,858 ft^2)	258 m^2 (2,776 ft^2)
AVERAGE					785.96 m^2 ALR (8,460 ft^2)		

(1) Small lots .5 ac to 1 ac home plate too big
(2) Single family or extended family?
(3) Bonafide farmers?
(4) Location and size of septic field?
(5) Setback for each house? 50 M to ~~75~~ 75 M

(6) 8 House size at or near Maximum Size
1 House size 3/4 x Maximum
2 ALR Guidelines
8 out of 11 are too big

Att. 1

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 7, 2017.

SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

Table 1: Lot size less than 0.2 ha (0.5 ac)

ADDRESS	LOT SIZE	MAXIMUM PERMITTED FARM HOME PLATE	PROSPOED FARM HOME PLATE	MAXIMUM PERMITTED HOUSE SIZE	PROPOSED HOUSE SIZE	REMAINING HOUSE SIZE	PROPOSED HOUSE FOOTPRINT
12080 Westminster Hwy.	795 m^2 (8,557 ft^2)	397.5 m^2 (4,278.6 ft^2)	397.5 m^2 (4,278.6 ft^2)	355 m^2 (3,823.65 ft^2)	355 m^2 (3,823 ft^2)	0 m^2 (0 ft^2)	218 m^2 (2349 ft^2)
7760 No. 4 road	1,866 m^2 (20,085 ft^2)	933 m^2 (10,042.7 ft^2)	933 m^2 (10,042.7 ft^2)	500 m^2 (5,382 ft^2)	418 m^2 (4,498.3 ft^2)	82 m^2 (884 ft^2)	261 m^2 (2,810 ft^2)
AVERAGE					**386.5 m^2 (4,160 ft^2)**		

Table 2: Lot size 0.2 ha (0.5 ac) and greater

ADDRESS	LOT SIZE	MAXIMUM PERMITTED FARM HOME PLATE	PROSPOED FARM HOME PLATE	MAXIMUM PERMITTED HOUSE SIZE	HOUSE SIZE PROPOSED	REMAINING HOUSE SIZE	PROPOSED HOUSE FOOTPRINT
10960 Granville Avenue	2,470 m^2 (26,587 ft^2)	1,000 m^2 (10,763 ft^2)	1,000 m^2 (10,763 ft^2)	857 m^2 (9,226 ft^2)	857 m^2 (9,226 ft^2)	0 m^2 (0 ft^2)	458 m^2 (4,930 ft^2)
11731 Granville Avenue	2,795 m^2 (30,085 ft^2)	1,000 m^2 (10,763 ft^2)	1000 m^2 (10,763 ft^2)	996.7 m^2 (10,728.8ft^2)	896.3 m^2 (9,647.44 ft^2)	100 m^2 (1,081 ft^2)	554 m^2 (5,963 ft^2)
11860 No. 2 Road	2,954 m^2 (31,797 ft^2)	1,000 m^2 (10,763 ft^2)	1,000 m^2 (10,763 ft^2)	999.1 m^2 (10,754 ft^2)	997.8 m^2 (10,740 ft^2)	1 m^2 (14 ft^2)	494 m^2 (5,322 ft^2)
7251 No. 6 Road	20,635 m^2 (222,113 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 (21, 530 ft^2)	1,000 m^2 (10,764 ft^2)	980 m^2 (10,552.08)	20 m^2 (212 ft^2)	485 m^2 (5,218 ft^2)
10451 Palmberg Road	9,797 m^2 (105,454 ft^2)	1,000 m^2 (10,763 ft^2)	1,000 m^2 (10,763 ft^2)	1,000 m^2 (10,764 ft^2)	687 m^2 (7,390.4 ft^2)	313 m^2 (3,373.64 ft^2)	337 m^2 (3,627 ft^2)
12791 Blundell Road	19,693 m^2 (211,974 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 (21, 530 ft^2	1,000 m^2 (10,764 ft^2)	883 m^2 (9,504 ft^2)	117 m^2 (1,260 ft^2)	486 m^2 (5,228 ft^2)
12060 No. 2 Road	25,064 m^2 (269,787 ft^2)	2,000 m^2 (21, 530 ft^2)	2,000 m^2 (21, 530 ft^2)	1,000 m^2 (10,764 ft^2)	956 m^2 (10,294.62 ft^2)	44 m^2 (469 ft^2)	511 m^2 (5,497 ft^2)
22160 River Road	16,904 m^2 (181,953 ft^2)	1,600 m^2 (17,220 ft^2)	600 m^2 (6,460 ft^2)	1,000 m^2 (10,764 ft^2)	267.7 m^2 (2,881.96 ft^2)	732 m^2 (7,882 ft^2)	149 m^2 (1,605 ft^2)
2620 No. 6 Road	154,826 m^2 (1,666,533 ft^2)	2,000 m^2 (21,530 ft^2)	2,000 m^2 (21,530 ft^2)	1,000 m^2 (10,764 ft^2)	548.9 m^2 (5,906 ft^2)	451 m^2 (4,858 ft^2)	258 m^2 (2,776 ft^2)
AVERAGE					**785.96 m^2 (8,460 ft^2)**		

SINGLE FAMILY DWELLINGS on AGRICULTURAL LANDS
April 4, 2017 to November 1, 2017

Table 1: Lot size less than 0.2 ha (0.5 ac)

ADDRESS	TOTAL # OF BEDROOMS	SECONDARY SUITE INCLUDED?	FARMING TAX STATUS (2017)	PROPOSED SEPTIC FIELD AREA*	PROPOSED SEPTIC SYSTEM TYPE	SEPTIC FIELD LOCATION **	MAXIMUM HOUSE SETBACK FROM ROAD	MAXIMUM FARM HOME PLATE DEPTH
12080 Westminster Hwy.	9	YES	Residential	106.5 m^2 (1,150.0 ft^2)	N/A	N/A	33.0 m	39.626 m
7760 No. 4 road	7	YES	Residential	125.4 m^2 (1,350.0 ft^2)	Type 2	Outside FHP	29.0 m	45.0 m

Table 2: Lot size 0.2 ha (0.5 ac) and greater

ADDRESS	TOTAL # OF BEDROOMS	SECONDARY SUITE INCLUDED?	FARMING TAX STATUS (2017)	PROPOSED SEPTIC FIELD AREA*	PROPOSED SEPTIC SYSTEM TYPE	SEPTIC FIELD LOCATION **	MAXIMUM HOUSE SETBACK FROM ROAD	MAXIMUM FARM HOME PLATE DEPTH
10960 Granville Avenue	9	YES	Residential	257.1 m^2 (2,767.5 ft^2)	N/A	N/A	30.7 m	50.0 m
11731 Granville Avenue	7	YES	Residential	300.0 m^2 (3,220.0 ft^2)	N/A	N/A	48.9 m	50.0 m
11860 No. 2 Road	7	YES	Residential	299.3 m^2 (322.2 ft^2)	N/A	N/A	40.0 m	45.0 m
7251 No. 6 Road	9	NO	Farm	294.0 m^2 (3,165.0 ft^2)	N/A	N/A	40.8 m	49.1 m
10451 Palmberg Road	5	YES	Farm	206.0 m^2 (2,218.5 ft^2)	N/A	N/A	50.0 m	50.0 m
12791 Blundell Road	5	YES	Farm, Light Industry Business, Residential	264.9 m^2 (2,852.0 ft^2)	Type 2	Outside FHP	50.0 m	50.0 m
12060 No. 2 Road	6	YES	Residential, business	286.8 m^2 (3,087.2 ft^2)	N/A	N/A	50.0 m	50.0 m
22160 River Road	3	NO	Residential	112.0 m^2 (1,206.6 ft^2)	Type 2	Outside FHP	35.0 m	40.0 m
2620 No. 6 Road	4	NO	Residential	164.7 m^2 (1,772.6 ft^2)	Type 2	Outside FHP	119.0 m Note: DVP issued for a 2nd farm house prior to the May 17th amendments for the AG1zone. Maximum farm home plate depth not applicable.	

* Field size estimated prior to issuance of certificate prior to building permit issuance

** Septic field location not determined prior to building permit issuance

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