

April 19, 2017

To: Mayor and Councillors

Re: A Proposed Alternate OCP Bylaw No. 9706.

Additional staff information regarding a proposed alternate OCP Bylaw No. 9706, to provide more flexible OCP policy guidelines when considering rezoning applications to allow larger houses in the ALR.

The proposed alternative OCP Bylaw No. 9706 provides additional flexibility when:

- verifying an applicant's farming abilities and the history of farming on the site; and
- applying the guidelines to accommodate a larger house to address a variety of family and cultural farm needs.

The first Bylaw shows the changes from the original to the proposed alternative bylaw

The second Bylaw is the proposed Alternative OCP Bylaw No. 9706.

Wayne Craig, Director, Development, and
Terry Crowe, Manager, Policy Planning Department



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

"Residential Development"

Form

- f) limit the area used for residential development on agriculturally zoned properties. ~~Through~~The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis, ~~applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:~~
 - verification that the site has been actively used for agricultural production ~~and the site for a significant period of time,~~ or has generated ~~legitimate~~significant agricultural income ~~(e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);~~ or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
 - ~~demonstration demonstrates~~ that an increase in ~~the principal farm dwelling unit house size~~ would benefit farming by accommodating those who ~~have, will and are actually capable of working work~~ on the farm ~~fulltime, and why they cannot be accommodated on a non-ALR property full time;~~
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site, ~~and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);~~
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and

- the provision of a security deposit, to addressimplement any issues if the applicant fails to meet their requirementsproposed improvements.

Council may ~~vary~~apply the above rezoning application ~~requirements on~~guidelines, with flexibility, to accommodate a case-by-case basis~~larger house to address a variety of family and cultural farm needs.~~

Form

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



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"Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis:
 - verification that the site has been actively used for agricultural production for a significant period of time, or has generated significant agricultural income, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

Council may apply the above rezoning application guidelines, with flexibility, to accommodate a larger house to address a variety of family and cultural farm needs.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and

if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

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