



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, March 22, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 8, 2016.*



NEXT COMMITTEE MEETING DATE

April 5, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **AGRICULTURAL ADVISORY COMMITTEE 2015 ANNUAL REPORT AND 2016 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-02) (REDMS No. 4920699)

PLN-13

See Page PLN-13 for full report

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

That the 2016 Agricultural Advisory Committee Work Program be approved.



Pg. # ITEM

2. **APPLICATION BY ALEX JANE (AWJ INVESTMENTS INC.) FOR A ZONING TEXT AMENDMENT TO THE AUTO-ORIENTED COMMERCIAL (CA) ZONE TO PERMIT A RETAIL PAWNSHOP AT 3779 SEXSMITH ROAD, UNIT 2187**

(File Ref. No. 12-8060-20-009528; ZT 15-709967) (REDMS No. 4737405 v. 3)

PLN-20

See Page PLN-20 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528, for a Zoning Text Amendment to the “Auto-Oriented Commercial (CA)” zone to amend the regulations regarding the locational criteria for Retail Pawnshop uses be introduced and given first reading.



3. **APPLICATION BY HUEN AU YEUNG AND KIM KWOK CHING AU YEUNG TO DISCHARGE LAND USE CONTRACT 063 AT 9711 GILBERT CRESCENT**

(File Ref. No. 12-8060-20-009534; LU 16-721350) (REDMS No. 4930012)

PLN-40

See Page PLN-40 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Land Use Contract 063 Discharge Bylaw No. 9534, to discharge “Land Use Contract 063” from the title of 9711 Gilbert Crescent, be introduced and given first reading.



4. **APPLICATION BY LIONS COMMUNICATION INC. FOR A REVISED TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY FOR 2016 AND 2017**

(File Ref. No. TU 15-717388) (REDMS No. 4944393)

PLN-48

See Page PLN-48 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*
 - (a) *“That a revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules”; and*
- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*



5. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY MAHAL FARMS LTD. FOR SUBDIVISION AT 5800 NO. 7 ROAD**

(File Ref. No. AG14-676391) (REDMS No. 4936050)

PLN-72

See Page PLN-72 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the ALR appeal application by Mahal Farms Ltd. to subdivide the property at 5800 No. 7 Road be endorsed and forwarded to the Agricultural Land Commission.



6. **AGRICULTURAL LAND RESERVE APPLICATION BY MAYBERRY FARMS LTD. FOR SUBDIVISION AT 2400 AND 2600 NO. 7 ROAD AND UN-ADDRESSED ADJACENT PARCELS**

(File Ref. No. AG 15-713643) (REDMS No. 4930112)

PLN-98

See Page PLN-98 for full report

Designated Speaker: Wayne Craig

Pg. #

ITEM

STAFF RECOMMENDATION

That the Agricultural Land Reserve Application by Mayberry Farms Ltd. to subdivide 2400 and 2600 No. 7 Road and five (5) adjacent un-addressed parcels, be endorsed and forwarded to the Agricultural Land Commission.

☐

7. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, March 8, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

Also Present: Councillor Derek Dang

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 16, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 22, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

AGENDA ADDITION

It was moved and seconded

That Richmond Seniors Retirement Living Community and the Richmond Chinese Community Society be added to the Agenda as Item No. 5A and that Amendments to Bylaw No. 9506 be added to Agenda as Item No. 5B.

CARRIED

COMMUNITY SERVICES DIVISION

**1. AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT
COMMUNITY PROFILE STATISTICS**

(File Ref. No. 08-4057-01) (REDMS No. 4894834 v. 11)

Joyce Rautenberg, Affordable Housing Coordinator, provided an update of the Affordable Housing Strategy, highlighting that the staff report is the first part of the first phase of the overall Affordable Housing Strategy update and provides initial information on the housing needs in the city.

In reply to queries from Committee, Ms. Rautenberg commented on the timeline of the Affordable Housing Strategy and provided a memorandum on the overview of the Affordable Housing Strategy process (copy on file, City Clerk's Office). She added that schedules for potential public information sessions have not been finalized and that staff will update Council on the public engagement process.

Discussion ensued with respect to income housing affordability ratio statistics in the city and Ms. Rautenberg noted that staff used data from the 2011 Census and that information received from the public consultation process will supplement available data.

Discussion then ensued with respect to (i) affordable housing policies in surrounding municipalities, (ii) the city's vacancy rate, and (iii) consulting with developers on developing affordable housing and rental housing in the city.

In reply to queries from Committee, Barry Konkin, Program Coordinator, Development, advised that he anticipates that a staff report on affordable housing and rental housing in new developments will be presented to Council within the next quarter.

Discussion ensued with regard to increasing density in developments in the city to encourage affordable housing and the housing needs in the Lower Mainland.

As a result of the discussion, staff were directed to circulate the staff report, titled Affordable Housing Strategy Update – Draft Community Profile Statistics, dated February 11, 2016, from the General Manager, Community Services, to the members of Metro Vancouver.

Discussion then ensued regarding (i) the role of senior levels of government in encouraging affordable housing, (ii) City policies that encourage affordable housing, (iii) densification of some areas in the city, (iv) potential incentives that will promote development of affordable housing and rental housing, and (vii) opportunities for the City to avail of Federal initiatives on affordable housing.

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In reply to queries from Committee, Mr. Konkin advised that staff are examining potential strategies on market rental policies in the City and exploring funding opportunities from senior levels of government.

Discussion ensued with regard to policies to encourage secondary suites and City regulations to legitimize secondary suites.

In reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, noted that the City has regulations in place that maintains secondary suite standards, however, staff can consider BC Building Code equivalency options when approving secondary suite applications.

It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update – Draft Community Profile Statistics," dated February 11, 2016, from the General Manager, Community Services, be received for information.

The question on the motion was not called as the following **amendment** was introduced as Part (2):

It was moved and seconded

That a letter outlining affordable housing issues in city and the staff report titled, Affordable Housing Strategy Update – Draft Community Profile Statistics," dated February 11, 2016, from the General Manager, Community Services be sent to the Prime Minister, Federal Minister responsible for housing, Federal Leader of the Opposition, Premier of British Columbia, British Columbia Minister responsible for housing, British Columbia Leader of the Opposition, and Members of Metro Vancouver.

CARRIED

The question on the motion as amended was then called and it was **CARRIED**.

The Chair advised that Secondary Suites Regulations would be added to the agenda as Item No. 5C.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY YEUNG CHUI LIN FOR REZONING AT 6740 AND 6780 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/J)**

(File Ref. No. 12-8060-20-009518; RZ 14-670731) (REDMS No. 4881746 v. 3)

Mr. Konkin briefed Committee on the proposed application, noting that there are three secondary suites proposed for the proposed development.

3.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, for the rezoning of 6740 and 6780 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/J)", be introduced and given first reading.

CARRIED

3. APPLICATION BY ROHIT AND ASHWANI CHAND TO DISCHARGE LAND USE CONTRACT 015 AT 11071 TRIMARAN GATE

(File Ref. No. 12-8060-20-009526; LU 16-723450) (REDMS No. 4906705)

It was moved and seconded

That Richmond Land Use Contract 015 Discharge Bylaw No. 9526, to discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, be introduced and given first reading.

CARRIED

4. APPLICATION BY BONTEBOK HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL (I) ZONE TO PERMIT A DRIVE-THROUGH RESTAURANT AT 18399 BLUNDELL ROAD

(File Ref. No. 12-8060-20-009532; ZT 13-639146) (REDMS No. 4925144)

Mr. Konkin briefed Committee on the proposed application, noting that the proposed application would facilitate the development of two drive-through restaurants and up to three additional restaurants in the subject property.

Discussion ensued with respect to the lack of services in the area and potential increase in traffic.

In reply to queries from Committee, Mr. Konkin noted that vehicle access to the site via Nelson Road and Blundell Road will be a right-in-right-out configuration and there will be a left turn lane from Blundell Road.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drive-through" at 18399 Blundell Road, be introduced and given first reading.

CARRIED

5. APPLICATION BY MALKIT JOHAL FOR REZONING AT 8431 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009533; RZ 15-691873) (REDMS No. 4929995)

Mr. Konkin spoke of the proposed application, noting that one piece of public correspondence was received regarding the retention of a tree on-site and that the applicant has agreed to preserve the tree.

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In reply to queries from Committee, Cynthia Lussier, Planner 1, advised that the proposed zoning does not allow for development of coach houses on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.

CARRIED

**5A. RICHMOND SENIORS RETIREMENT LIVING COMMUNITY AND
THE RICHMOND CHINESE COMMUNITY SOCIETY**

(File Ref. No.)

The Chair advised that the Richmond Chinese Community Society (RCCS) has the opportunity to gain some space in a development currently under review by the City and was provided a brochure on the matter (copy on file, City Clerk's Office).

As a result, the Chair introduced the following **referral**:

It was moved and seconded

That Community Services staff work with Development Applications staff to review the information provided by the Richmond Chinese Community Society in the context of the RCG Group proposal and report back.

The question on the motion was not called as discussion ensued with regard to programming space for RCCS.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that the City has been working closely with RCCS on options for programming space and have encouraged the RCCS to examine alternatives and seek opportunities to work with community centres. She added that the RCCS have examined opportunities to utilize space in new developments in the city.

Discussion then ensued with regard to community organizations partnering with developers on programming space.

The question on the referral was then called and it was **CARRIED**.

5B. AMENDMENTS TO BYLAW NO. 9506

(File Ref. No.)

Councillor Steves provided proposed amendments to Bylaw No. 9506 with respect to the location and definition of the proposed farm access road along the No. 5 Road Backlands (attached to and forming part of these minutes as Schedule 1).

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Discussion ensued with regard to (i) the proposed farm access road along the No. 5 Road Backlands (i) amending the proposed location of the proposed farm access road, and (iii) introducing a definition of acceptable types of farm road.

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

It was moved and seconded

That staff review the proposed amendments and definitions, as provided in Schedule 1 of the Planning Committee Minutes, dated March 8, 2016, related to the proposed farm access road as described in Bylaw No. 9506 and report back.

CARRIED

5C. SECONDARY SUITE REGULATIONS

(File Ref. No.)

Discussion ensued with respect to (i) encouraging legitimized secondary suites in the city, (ii) simplifying and streamlining the application process for secondary suites, (iii) the current City regulations, and (iv) the safety standards for secondary suites.

Discussion then ensued regarding options to further simplify the approval process for the creation and legitimization of secondary suites in existing homes.

In reply to queries from Committee, Mr. Woo noted that Building Codes are under Provincial jurisdiction and that the City can examine options to further simplify requirements for secondary suites.

As a result of the discussion, staff were directed to provide Council with an update of the secondary suite application process and an inventory of legitimized secondary suites and illegal secondary suites.

In reply to queries from Committee, Mr. Konkin noted that the Bylaw staff are alerted to illegal suites when they are reported by the public.

6. MANAGER'S REPORT

(i) Arterial Road Policy Open House

Terry Crowe, Manager, Policy Planning, advised that the City will be hosting open houses on the proposed Arterial Road Policy starting in April 2016. He added that public notification will be done through a press release and regular advertisements in the local newspaper. Also, he noted that staff will provide Council with a memorandum on the matter.

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(ii) George Massey Tunnel Replacement Project

Mr. Crowe advised that the Ministry of Highways and Infrastructure staff have indicated that they will be submitting a Transportation and Utility Use Application for the George Massey Tunnel Replacement Project to the Agricultural Land Commission (ALC) by June 2016. He added that the ALC will consult with the City, the Corporation of Delta and stakeholders and examine options for east and west side widening of Highway 99. Also, Mr. Crowe further noted that City approval is not required.

(iii) Rod's Lumber Site

Mr. Konkin noted that the developer of the Rod's Lumber site in the Steveston area is hosting a second public consultation meeting on the proposed development scheduled on March 9, 2016.

In reply to queries from Committee, Kevin Eng, Planner 2, anticipates that the staff report on the proposed development will be presented to Council in the second quarter of this year.

(iv) Realtor Advertising

Mr. Konkin advised Committee of recent advertising distributed by realtors using the City's graphics and logo and commenting on the potential effects of the early termination of Land Use Contracts. Mr. Konkin further advised that staff have sent a cease and desist letter to the advertiser.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 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, March 8,
2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

Reporting requirements

- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.

Amendment to Bylaw 9506
Development Application Procedures and Requirements (d) viii
and/or an alternative access road from an existing
east-west right of way and access along the western
edge of the property along the Backlands.

Definition:

Farm Road: A farm road may be composed of
(a) sod only (b) hogfuel (c) limestone (d) gravel
(e) removable concrete. Blacktop, asphalt, and
ground up asphalt, are prohibited.



City of Richmond

Report to Committee

To: Planning Committee

Date: February 29, 2016

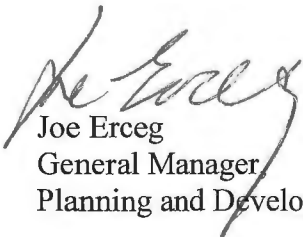
From: Joe Erceg
General Manager, Planning and Development

File: 01-0100-30-AADV1-
02/2016-Vol 01

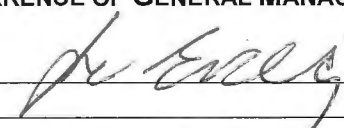

Re: Agricultural Advisory Committee 2015 Annual Report and 2016 Work
Program

Staff Recommendation

That the 2016 Agricultural Advisory Committee Work Program be approved.


Joe Erceg
General Manager
Planning and Development

Att. 2

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

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the Terms of Reference for the AAC, this report summarizes the activities of the Committee in 2015 and recommends a 2016 Work Program for consideration and approval by Council. The AAC reviewed and endorsed the proposed work program at its meeting held on February 4, 2016.

Summary of 2015 Annual Report

The detailed 2015 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on a total of 11 development proposals related to or affecting agricultural activities.
- Received regular updates and provided comments on various City policies and initiatives (e.g., Sustainability Progress Report, fees and enforcement options for soil removal and deposit activities).
- Received regular updates on the George Massey Tunnel Replacement project.
- Received information and commented on local food awareness events and initiatives (e.g., 2016 Richmond Farm Tour).
- Received information on initiatives, funding programs and farming advisory information sheets from the Ministry of Agriculture staff.

Summary of Proposed 2016 Work Program

The detailed 2016 Work Program is contained in Attachment 2. The following is a summary of highlights for the proposed 2016 work program.

- Review and provide feedback on development proposals forwarded to the AAC by staff and Council.
- Review and provide feedback on the No. 5 Road Backlands Policy and its implementation.
- Continue to receive updates on major transportation works including George Massey Tunnel Replacement project and upcoming consultations.
- Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
- Examine options to help promote local agricultural and food awareness.
- Continue to monitor and implement the RAVS and recommend improvements as necessary.

Financial Impact

None.

Conclusion

The 2015 Annual Report for the AAC is submitted for information and the 2016 Work Program is recommended for Council approval.



Terry Crowe
Manager, Policy Planning
(604) 276-4139



Minhee Park
Planner 1
(604) 276-4188

MP:cas

Attachment 1: Agricultural Advisory Committee 2015 Annual Report

Attachment 2: Draft Agricultural Advisory Committee 2016 Work Program

**2015 ANNUAL REPORT
AGRICULTURAL ADVISORY COMMITTEE**

Agricultural Advisory Committee 2015 Accomplishments		
Projects	Results Expected	Accomplishments and Comments
Development Proposals	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of 11 development proposals forwarded by staff. Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; a non-farm use proposal to place fill, non-farm use applications within the No. 5 Road Backlands Policy area; ALR applications for subdivision; a Development Variance Permit application to increase the maximum setback for a single family house (see the Development Proposal List below).
Richmond Policy Initiatives	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Received information on the sustainability Progress Report and provided feedback. Received information on the proposed changes to the fees and enforcement options for soil removal and deposit activities and provided feedback.
External Agency Policy Initiatives Requests for Feedback	Receive information and updates and provide agricultural comments and perspectives to the agency (through council) when requested.	<ul style="list-style-type: none"> Received information on initiatives, funding programs and farming advisory information sheets (e.g., manure spreading advisories) from Ministry of Agriculture staff. Received information on the Ministry of Agriculture's consultations on proposed changes to the ALR Regulation and proposed set of criteria for developing local government bylaws regarding agri-tourism. Received information on the Metro Vancouver Regional Food System Action Plan and provided feedback. Received information on the Southwest BC Bioregional Food System study by Kwantlen Polytechnic University and provided feedback.
Major Transportation Projects	Provide comments and feedback from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates regarding the George Massey Tunnel Replacement project.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> Received information on the proposed Richmond Farm Tour and brainstormed and shared ideas.
General Agricultural Related Issues	Identify specific projects and initiatives that impact agriculture	<ul style="list-style-type: none"> Reviewed and provided comments on issues related to the AG1 zoning regulations. Reviewed development application referral criteria and determined types of applications to be forwarded to the AAC for review.

List of Development Proposals Reviewed in 2015		
Application No.	Address of property	Proposed use
RZ 14-669571	9751 Steveston Highway / 10831 Southridge Road	To rezone the site to "Compact Single Detached (RC2)" for a 5-lot single family subdivision adjacent to the ALR. Review of the proposed ALR landscape buffer.
AG 14-657892	8100 No. 5 Road	Non-farm use application to develop a new Hindhu Temple within the westerly 110m of the site.
RZ 14-662478	8760/8780 Rosemary	Two-lot single family subdivision proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.
DP14-677130	20599 Westminster Highway	Industrial development adjacent to the ALR. Review of the proposed ALR landscape buffer.
AG 13-646237	9500 No. 5 Road	Non-farm use application to subdivide the existing lot into five institutional lots along No. 5 Road and one 20-acre lots in the backlands.
DV 15-694988	2620 No. 6 Road	To vary the maximum 50m setback from a constructed public road abutting the property in the AG1 zone in order to construct a new house.
NF 15-690592	14791 Westminster Highway	Non-farm use application to place 176,520 m ³ of fill to improve drainage conditions and improve agricultural capability.
RZ 11-578758	6571/6573 No. 4 Road	Six townhouse unit proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.
AG 14-676391	5800 No. 7 Road	Proposal to subdivide the 73-acre parcel into two parcels (40 acres and 33 acres) to pursue other agricultural opportunities.
AG 15-713643	2600 No. 7 Road	Proposal to align the legal boundaries with the existing field patterns and create residential sites along No. 7 Road.
RZ 13-641554	10060 No. 5 Road (Lingyen Mountain Temple)	To develop a temple that is approximately the same size as the existing temple at the southern end of the site.

**2016 DRAFT WORK PROGRAM
AGRICULTURAL ADVISORY COMMITTEE**

AAC Role in the Work Program

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGOs). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Invite City Divisions to liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can provide advice. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable the AAC to appropriately comment and give feedback.

AAC Proposed 2016 Work Program		
Projects	Results Expected	Objectives and Deliverables
Development Projects	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Review development proposals forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments when needed.
Richmond Policy Initiatives	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Provide feedback on the proposed changes to the No. 5 Road Backlands Policy, and monitor and assist in implementing the Policy
Transportation Works and Projects	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • George Massey Tunnel Replacement (GMTR) project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the GMTR project team.
Richmond Agricultural Viability Strategy Policy Updates	Agricultural perspective and input	<ul style="list-style-type: none"> • Monitor and update the recommendations of the RAVS based on the progress and work completed.
Soil Removal and Deposit Activities in the ALR	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to work with Community Bylaw staff to explore to establish a policy that requires a non-farm use application for soil fill to match the existing capability of the soil. • Receive updates on the Metro Vancouver's Illegal Fill Pilot Project and provide comments when requested.

AAC Proposed 2016 Work Program		
Projects	Results Expected	Objectives and Deliverables
Metro Vancouver's Farm Property Tax Investigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
Drainage and Irrigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> AAC to examine options to look at promoting local agricultural and food awareness. Assist staff in organizing 2016 Farm Tour
Agricultural Data System	<ul style="list-style-type: none"> Update agriculture related statistics based on current data figures. Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy. 	<ul style="list-style-type: none"> Receive updated statistics and data on agriculture and comment on findings and trends. Update the City's website as appropriate.
AAC Action Items Table	<ul style="list-style-type: none"> Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC. 	<ul style="list-style-type: none"> Continue to utilize the AAC Action Items Table to manage and report progress on initiatives and projects.



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 7, 2016
File: ZT 15-709967

Re: Application by Alex Jane (AWJ Investments Inc.) for a Zoning Text Amendment to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187

Staff Recommendation

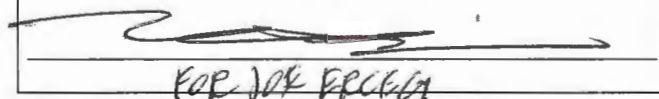
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528, for a Zoning Text Amendment to the "Auto-Oriented Commercial (CA)" zone to amend the regulations regarding the locational criteria for Retail Pawnshop uses be introduced and given first reading.


Wayne Craig
Director, Development

WC:db

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER


FOR JOE FRICK

Staff Report

Origin

ALEX JANE (AWJ INVESTMENTS INC.) has applied to amend the “Auto-Oriented Commercial (CA)” zone of Zoning Bylaw 8500 to permit a retail pawnshop use at 3779 Sexsmith Road, Unit 2187. The application is to amend the regulations regarding the City’s locational criteria to allow a pawnshop at the subject site.

Findings of Fact

The applicant had operated Richmond Pawnbrokers at 6892 No. 3 Road for approximately 11 years as a legally non-conforming use. The building where the firm was located was slated for demolition by June, 2015, forcing them to relocate. This site is currently being prepared for construction.

The business owner/operator was unable to find a suitable site that would also meet the locational criteria of the CA zone, after more than nine months of searching.

Recognizing the difficulties involved in finding a location for this use, the City’s Chief Business Licence inspector, in consultation with the Director of Development, agreed that AWJ Investments could relocate to 3779 Sexsmith Road, Unit 2187 in the “Continental Shopping Centre”. The operator was advised that a Zoning Text amendment application to allow the pawnshop use was required and that the decision on permitting the retail pawnshop use would rest with Council as this location does not meet the locational criteria of the CA zone. The business is currently operating under a “second hand retailer licence” (pending) which is a permitted use under the site’s current zoning.

Retail pawnshop uses are only permitted within the CA zone but the location of these uses is restricted in terms of proximity to certain uses. Specifically, under the existing CA zone a retail pawnshop cannot be located closer than 100 m from a residential or institutional zone and no closer than 1,500 m from a site specific zone that permits a casino.

On-going redevelopment in the City Centre has reduced the number of potential sites where pawnshop uses would be permitted to locate because of the locational criteria.

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 1).

Surrounding Development

The “Continental Shopping Centre” is located in Capstan Village sub area of the City Centre Planning Area. The parent property is zoned “Auto-Oriented Commercial (CA)”.

The Continental Shopping Centre’s lot is approximately 2.52 ha (6.23 ac) in area and has two (2), two-storey buildings containing a variety of auto-oriented commercial retail services. The strata unit proposed for the pawnshop use is located on the ground floor in the southern-most building (building “A” shown in Attachment 2) facing the interior parking area of the site.

To the North: Five single family lots zoned “Single Detached (RS1/F)” and a 1.37 ha (3.39 acre) under construction with three residential high rise towers on a site zoned “High Rise Apartment (ZHR12) – Capstan Village (City Centre)”.

To the South: Along the south side of Cambie Road are four large lots containing a funeral home zoned “Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)”, a self storage operation on a site zoned “Industrial Business Park (IB1)” and “LUC 039)” and a limited retail business park “Industrial Business Park Limited Retail (Z17) – Aberdeen Village (City Centre)”.

To the East: Eight single family lots zoned “Single Detached RS1/F” and a 760 m² (0.19 acre) corner lot zoned “School & Institutional Use (SI)” currently owned by the Pui Ying Christian Services Society. Just to the east of the residential lots is a 0.81 ha (2.0 acres) lot zoned “Assembly (ASY)” owned by the Congregation of the Richmond United Church of Canada.

To the West: A 1.36 ha (3.37 ac) site being developed as a park under a “School and Institutional Use (SI)” zone. The land and park design were established through Polygon’s “Avanti” residential development (RZ11-591985/DP12-612510). The City’s Parks Department will be undertaking the park construction.

The “Continental Shopping Centre”, has approximately 89 strata units. The range of businesses includes personal services (e.g., hair salon, bodycare laser clinic, optical store, etc.) specialty food stores, cafés and restaurants, health food stores, banking, general retail, a number of professional offices and a number of private education centres (e.g., ESL, tutoring, adult education).

Related Policies & Studies

Official Community Plan

The Continental Shopping Centre’s lot is designated as “Mixed Use” in the Official Community Plan. This designation provides for residential, commercial, industrial, office and institutional uses. As a commercial use, the proposed retail pawnshop use conforms to the OCP’s Mixed Use designation.

City Centre Area Plan (Capstan Village)

Under the City Centre Area Plan Capstan Village Specific Land Use Map the Continental Shopping Centre’s lot is designated as “General Urban T4 (25m)”. This designation includes “retail trade & services” as one of the permitted uses. The proposed retail pawnshop use conforms to the CCAP’s General Urban Land Use designation.

Public Consultation

As a Zoning Text amendment, this application will be subject to a public hearing process. No additional consultation processes are required under current City Consultation Policy No. 5043.

Continental Shopping Centre Owners

The City has received a letter of support for the proposed retail pawnshop use from the Continental Shopping Centre's Strata Corporation owners. A copy of the letter is provided in Attachment 4.

Analysis*Location Criteria For Retail Pawnshops*

The CA zone is the only zone where a retail pawnshop is permitted. The analysis shows that there are very few sites that are CA zoned and meet all the locational criteria to allow a retail pawnshop. Attachment 5 shows the extent of the CA zoned properties and the location of the subject property. The CA zoned areas occur in five Planning Areas: City Centre, Bridgeport, West Cambie, East Cambie and Sea Island.

Locational criteria for retail pawnshops were last considered and approved by Council in 2004, which established a 1,500 m setback to a site specific zone that permits a casino that had recently opened. Give the amount of time that has passed and significant land use changes in the City Centre since 2004, revisions to the locational criteria are warranted.

Setbacks from Institutional Zones

Under the current "Auto-Oriented Commercial (CA)" retail pawnshops are not permitted to locate closer than 100 m to a property zoned for institutional uses. Typical examples of institutional uses are:

- Child Care
- Education (schools and universities)
- Government service
- Health Service (major and minor)
- Religious Assembly (e.g., churches)
- Interment facility
- Congregate Housing
- Community Care facilities (major and minor)
- Recreation (outdoor – e.g., parks)
- Emergency Service

Zones including these uses would trigger the 100 m setback requirement since the location proximity criteria is measured from the zone rather than a business with a specific use.

Proximity to Residential Zones

Over time, properties adjacent to the CA zoned areas have undergone numerous redevelopments. Staff confirm that, the majority of properties adjacent to CA zones fall under thirteen zones that each permit residential uses. This results in considerable limitations where potential retail pawnshop business can locate without violating the locational criteria of the zone.

Proximity to the Casino

The CA zone also specifies a minimum 1,500 m setback from a site specific zone that permits a casino. The applicant's current location, 3779 Sexsmith Road in the Continental Shopping Centre, does not meet the casino setback criteria because of its proximity to the River Rock Casino at 8811 River Road.

Combined Setbacks

To illustrate the implications of the overlapping locational requirements of the CA zone for retail pawnshop use, Attachment 6 shows the same coverage of CA zoned areas but overlays the 100 m setbacks from surrounding institutional zones and residential zones and the 1,500 m setback from the casino. The two circled red highlighted properties are the only sites that could comply with the CA zone locational criteria and potentially permit a retail pawnshop use.

Note that for the purposes of illustration the institutional overlay includes only three primary uses (School and Institutional Use (SI), Assembly (ASY), and Health Care (HC)).

Options Analysis

Staff prepared three options for Council's consideration to address the application:

- Option 1: Modify the locational proximity criteria in the CA Zone (*recommended option*);
- Option 2: Allow the site-specific retail pawnshop use at 3779 Sexsmith Road through a text amendment to the CA zone;
- Option 3: Deny the application.

Option 1: Modify the locational proximity criteria in the CA Zone (Recommended)

This option proposes amendments to the "Auto-Oriented Commercial (CA)" zone to:

1. Reduce the adjacency requirement to the casino zone from 1,500 m to 750 m;
2. Eliminate the adjacency requirements for residential and institutional uses;
3. Confine retail pawnshops to only CA zoned sites within the City Centre Planning Area;
4. Permit only one pawnshop business per property;
5. Restrict the gross floor area to 200m² or less; and
6. Reinforce the requirements of the Business Regulation Bylaw No. 7538 for submission of transaction records to the RCMP.

Pros:

- Clarifies the location criteria.
- The 750 m setback from the Casino remains a sufficient deterrent in terms of a walking distance or an immediate proximity to the casino operations.
- Directs the use to the area in and around the No. 3 Road corridor.
- The limitation of one pawnshop business per lot provides flexibility of location within a common strata building (e.g., allows relocation within a shopping centre).
- Limits the size of any retail pawnshops to 200 m².
- Encourages pawn brokers to operate legitimately by improving the availability of acceptable locations for their businesses.
- Allows an established Richmond business to continue operating within Richmond.

Cons:

- Potential for more concerns about compatibility between pawn operations and nearby businesses and residents.
- Potential increase in the number of pawnshops in the City.
- Potential to increase RCMP monitoring needs over time.
- Potential Business Licence enforcement issues to increase.

Option 2: Allow a retail pawnshop use at 3779 Sexsmith Road on a site-specific basis alternative Bylaw No. 9529 (Not Recommended)

This option proposes amendments to the “Auto-Oriented Commercial (CA)” zone to permit the retail pawnshop at 3779 Sexsmith Road as a site specific use. The location does not meet the location criteria in the CA zone. Should Council wish to consider this alternative, Bylaw 9529 in Attachment 8 could be considered. This Bylaw would:

1. Allow the site specific use;
2. Limit the use to one pawnshop business per lot
3. Limit the gross floor area to 200 m² or less.
4. Reinforce the requirements of the Business Regulation Bylaw No. 7538 for submission of transaction records to the RCMP.

Pros:

- Allows Council to decide on a case by case basis whether to allow each new application.
- Allows an established Richmond business to continue operating in Richmond.
- The limitation of one pawnshop business per lot provides flexibility of location within a common building.
- The maximum size of any retail pawnshop business will be limited to 200 m².
- Business licencing will continue to regulate the use while the RCMP will continue to monitor transactions.
- Allows an established Richmond business to continue operating within Richmond.

Cons:

- Does not address fundamental location issues for pawnshops (i.e. no clear rules on spatial separation).
- The scope of institutional land uses to determine locational criteria remains somewhat vague.
- If legitimate locations cannot be found pawnshop dealers may look to alternative approaches to conduct business.

Should Council prefer the site specific approach presented by Option 2 an alternative Bylaw 9529 is attached in Attachment 8.

Option 3: Deny the application (Not Recommended)

This option rejects the request to amend the locational adjacency requirements in the “Auto-Oriented Commercial (CA)” zone, based on existing locational criteria.

Staff Recommendation

Staff recommend support for **Option 1: Modify the locational proximity criteria in the CA Zone.** Business Licence staff do not believe that the proposed amendment to the CA zone will result in an abundance of these businesses in the Community and note that they will have the ability to monitor changes over time as per existing Bylaw practices. As any other type of business in Richmond, the market will determine whether these operations will be successful. Council can direct staff to revisit the use within the CA Zone should any concerns arise in the future.

Based on discussions with the current operator and Business Licence staff there is a market for retail pawnshops in the City. Staff believe it is preferable to have a legally permitted Retail Pawnshop use over illegally operating brokers with no monitoring of transactions by the RCMP.

RCMP Consultation

Staff consulted with the RCMP on the proposed pawnshop business location within the Continental Shopping Centre and on the proposed amendments to the CA zone – i.e. relaxing the adjacency requirements from other defined uses (i.e. residential, institutional, casino).

The RCMP indicated that they have no specific concerns with the proposed retail pawnshop business being located within the Continental Shopping Centre. They report that the applicant has been continuing to provide the RCMP with pawn transaction records as required under Richmond's Business Regulation (Bylaw 7538) and which are routinely monitored by the RCMP.

On the broader question of relaxing adjacency requirements, the RCMP recognize that the growth and change of uses over time have resulted in difficulties in locating retail pawnshop uses within the City. From an enforcement perspective, the RCMP indicated a preference to confining future pawnshop businesses to the Automobile Commercial (CA) zone and within the City Centre Planning Area (effectively the area in and around the No. 3 Road corridor). The RCMP did not have specific concerns with staff's proposal to eliminate setbacks from residential and institutional uses and reducing the setback from the Casino from 1,500 m to 750 m.

Through discussion with both the RCMP and Richmond's Business Licence staff, the proposed bylaw amendments incorporate language to reinforce the reporting of all pawn transactions to the RCMP as required under Richmond's Business Regulation Bylaw No. 7538.

Financial Impact or Economic Impact

None.

Conclusion

Alex Jane (AWJ Investments Inc.) has applied for permission to amend zoning district "Auto-Oriented Commercial (CA)" of the Zoning and Development Bylaw 8500 to permit a retail pawnshop use to be located at 3779 Sexsmith Road, Unit 2187. Based on discussions with the RCMP and a detailed staff review of the issue, staff recommend that the locational criteria in the CA zone for retail pawnshop be amended to reduce the adjacency requirements to the casino zone from 1,500 m to 750 m and eliminate the adjacency requirements for residential and institutional uses, limit retail pawnshop use to CA zones within the City Centre Planning area, to limit the number of retail pawnshops to one such business per lot and to restrict the size of retail pawnshops to no more than 200 m² as indicated in this report and shown in Bylaw 9528.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9528 be introduced and given first reading.



David Brownlee
Planner 2

DCB:dcb

Attachment 1:	Location Map
Attachment 2:	Site Plan
Attachment 3:	Development Application Data Sheet
Attachment 4:	Letter from Philip Ng, on behalf of the Strata Corporation owners
Attachment 5:	Current Auto-Oriented Commercial (CA) Zones
Attachment 6:	Existing 1500 m Casino Buffer with 100m Residential Buffer & 100 m Institutional Buffer
Attachment 7:	Proposed 750 m Casino Buffer
Attachment 8:	Alternative Bylaw 9529



City of
Richmond



ZT 15-709967

Original Date: 10/05/15

Revision Date:

Note: Dimensions are in METRES

"FIRST SHEET" SHEET 1 OF 16 SHEETS

STRATA PLAN OF LOT "E", SECTION 28,
BLOCK 5 NORTH, RANGE 6 WEST,
NEW WESTMINSTER DISTRICT, PLAN LMP 26819
CITY OF RICHMOND

STRATA PLAN LMS 2765

BL138245 - BL138333

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.,
THIS 22 DAY OF APRIL, 1997.

SEC. 28

B. 5 N. R. 6 W.

B.C.G.S. 92G.015

SCALE: 1:1000

LEGEND:

- ALL DISTANCES ARE SHOWN IN METRES.
- THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 18 "RICHMOND"
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM OCM'S 77H 4968, AND DOT J52
- THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY A COMBINED FACTOR OF 0.998 6037 (NAD 83)

FOUND PLACED

- DENOTES INTEGRATED CONTROL MONUMENT
- DENOTES STANDARD IRON POST
- DENOTES LEAD PLUG

THE ADDRESS FOR SERVICE OF DOCUMENTS IS:
THE OWNERS STRATA PLAN LMS 2765
C/O WESTIN DEVELOPMENTS LTD.
750 - 4400 HAZELBRIDGE WAY
RICHMOND, B. C.
V6X 3R8

I, WARREN E. BARNARD OF DELTA, B.C., A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS ERECTED ON THE PARCEL DESCRIBED ABOVE ARE WHOLLY WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL DATED AT DELTA, B.C., THIS 3rd DAY OF MARCH, 1997.

WARREN E. BARNARD (696) B.C.L.S.

WATSON & BARNARD
B.C. LAND SURVEYORS
1524-56th STREET
DELTA, B.C. V4L 2A8
TEL: 943-9433 FAX: 943-0421

CIVIC ADDRESS:
CONTINENTAL SHOPPING CENTRE
3779 SEXSMITH ROAD
RICHMOND, B. C.

PLAN 23659
POSTING PLAN FILING 41357

PLAN 270' 4
ELY. 270' 4

"A"

BEND

90°21'03"

95.890

20.04

45.82

8.34

120.531

0°05'40"

20.000

ROAD

PLAN LMP 26819

LOT "E"

CONCRETE FOUNDATION BUILDING "B"

143.79

158.63

22.47

38.10

42.88

100.98

CONCRETE FOUNDATION BUILDING "A"

42.01

2.38

2.38

16.06

40.15

135°13'32"

5.870

4.000

DOT 152

ROAD

CAMBIE

90°21'07"

198.029

90°21'24"

147.605

5.000

90°21'24"

20.500

4.000

38.83

45°14'24"

5.645

0°07'24"

1.600

4.000

3.048

77H 4968

REF. PLAN

PLAN 7795

REM. 7

6

SEXSMITH - ROAD

20117

133.975

0°07'24"

15.85

2.38

21.80

20.01

85.286

90°23'33"

7259

4.878

Deputy

REGISTRAR

FILE: 10006ST

MAP: 28-5-6

14

PLAN 7576

PLAN 30

AMENDING SHEET 11 OF 16 SHEETS

BUILDING "A" (WEST)

PLAN OF FIRST (GROUND) FLOOR

STRATA PLAN LMS 2765

STRATA LOTS 66 TO 83 (INCLUSIVE)

AND MEZZANINE STRATA LOTS 66, 67,

AND 76 TO 81 (INCLUSIVE)

AMENDING THE DIMENSIONS AND AREA OF
THE MEZZANINE FOR STRATA LOTS 66 AND 67.

SCALE: 1:250



LEGEND

- S.L. DENOTES STRATA LOT
 PT. DENOTES PART
 A DENOTES AREA (T.A. = TOTAL AREA) (T.O.A. = TOTAL OCCUPIABLE AREA)
 m² DENOTES SQUARE METRES
 DENOTES FLOOR BELOW
 DENOTES COMMON PROPERTY
 DENOTES HALLWAY
 DENOTES ELECTRICAL/MECHANICAL ROOM (COMMON PROPERTY)
 DENOTES VENTILATION SHAFT
 DENOTES ELEVATOR
 DENOTES LIMITED COMMON PROPERTY STRATA LOT 1 (TYPICAL)
 DENOTES LEAD PLUG SET
 STRATA LOT BOUNDARIES FOLLOW:

1. CENTRELINE OF WALLS ADJOINING OTHER STRATA LOTS
2. ONE CENTIMETRE INWARD FROM THE EXTERIOR FACE OF THE BUILDING
3. ONE CENTIMETRE INWARD FROM THE EXTERIOR FACE OF ANY WALL ADJOINING COMMON PROPERTY (AS VIEWED FROM THE STRATA LOT)

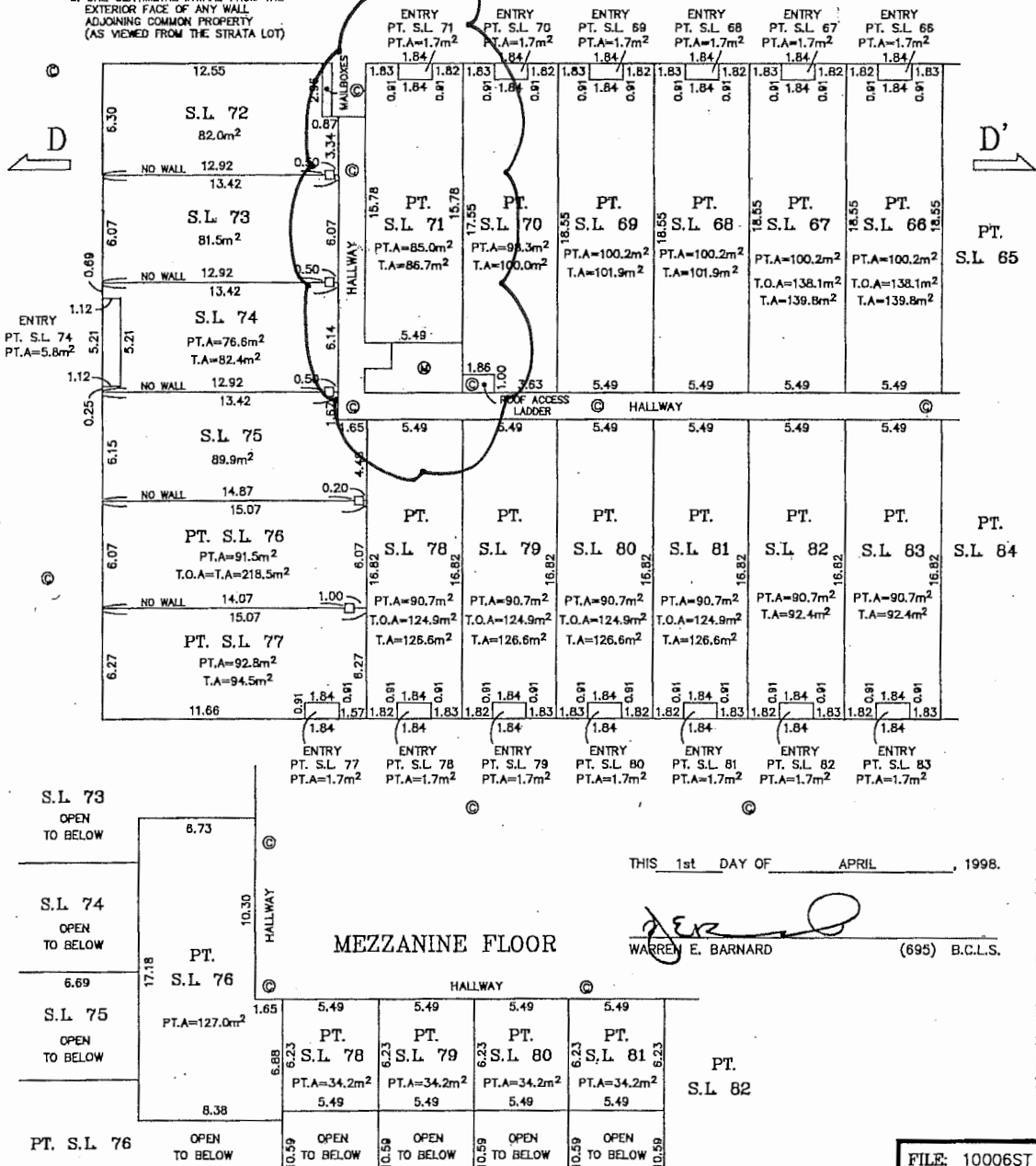
MEZZANINE FLOOR

PT.
S.L. 68

11.65	OPEN TO BELOW	11.65	OPEN TO BELOW	11.65
5.49		5.49		
PT. S.L. 67		PT. S.L. 66		
PT.A=37.9m ²		PT.A=37.9m ²		
5.49		5.49		

PT.
S.L. 65

HALLWAY





Development Application Data Sheet
Development Applications Department

ZT 15-709967

Attachment 3

Address: 3779 Sexsmith Road, Unit 2187

Applicant: Alex Jane (AWJ Investments Inc.)

Planning Area(s): City Centre

	Existing	Proposed
Owner:	Marianne Yin Fong Tse, Ellis Yin Kai Tse, Annissa Yin Ha Tse	No Change
Unit Size (m²):	86.7 m2	No Change
Land Uses:	Commercial Retail	No Change
OCP Designation:	Mixed Use	No Change
Area Plan Designation:	General Urban T4 (25m) with a Village Centre Bonus	No Change
Zoning:	Auto-Oriented Commercial (CA)	Same but amended to permit a retail pawnshop at the subject site
Other Designations:	NEF Area 1A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	No Change	none permitted
Lot Coverage – Building:	Max. 50%	No Change	none
Setback – Front Yard (m):	Min. 3.0 m	No Change	none
Setback – Side & Rear Yards (m):	Min. 3.0 m	No Change	none
Height (m):	12.0 m	No Change	none

Warrington PCI Management
#1700-1030 West Georgia Street
Vancouver, BC, Canada V6E 2Y3



T: 604.602.1887
F: 604.688.2328
www.warringtonpci.com

August 28, 2015

Joanne Hikida
Supervisor, Business Licence
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Phone - 604-276-4155
Fax - 604-276-4157

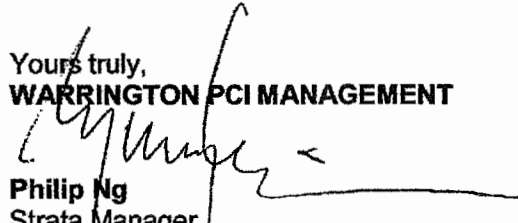
Dear Joanne,

RE: LMS2765 Unit 2187 (Richmond Pawnbrokers) Text Amendment Process

We are writing on behalf of The Owners, Strata Plan LMS2765 (The "Strata Corporation").

The strata corporation did not find any restrictions for the operation of pawnbroker business in the current bylaws of the Continental Shopping Centre; and would not raise objection for the applicant, Alex Jane to operate such business in the Continental Shopping Centre.

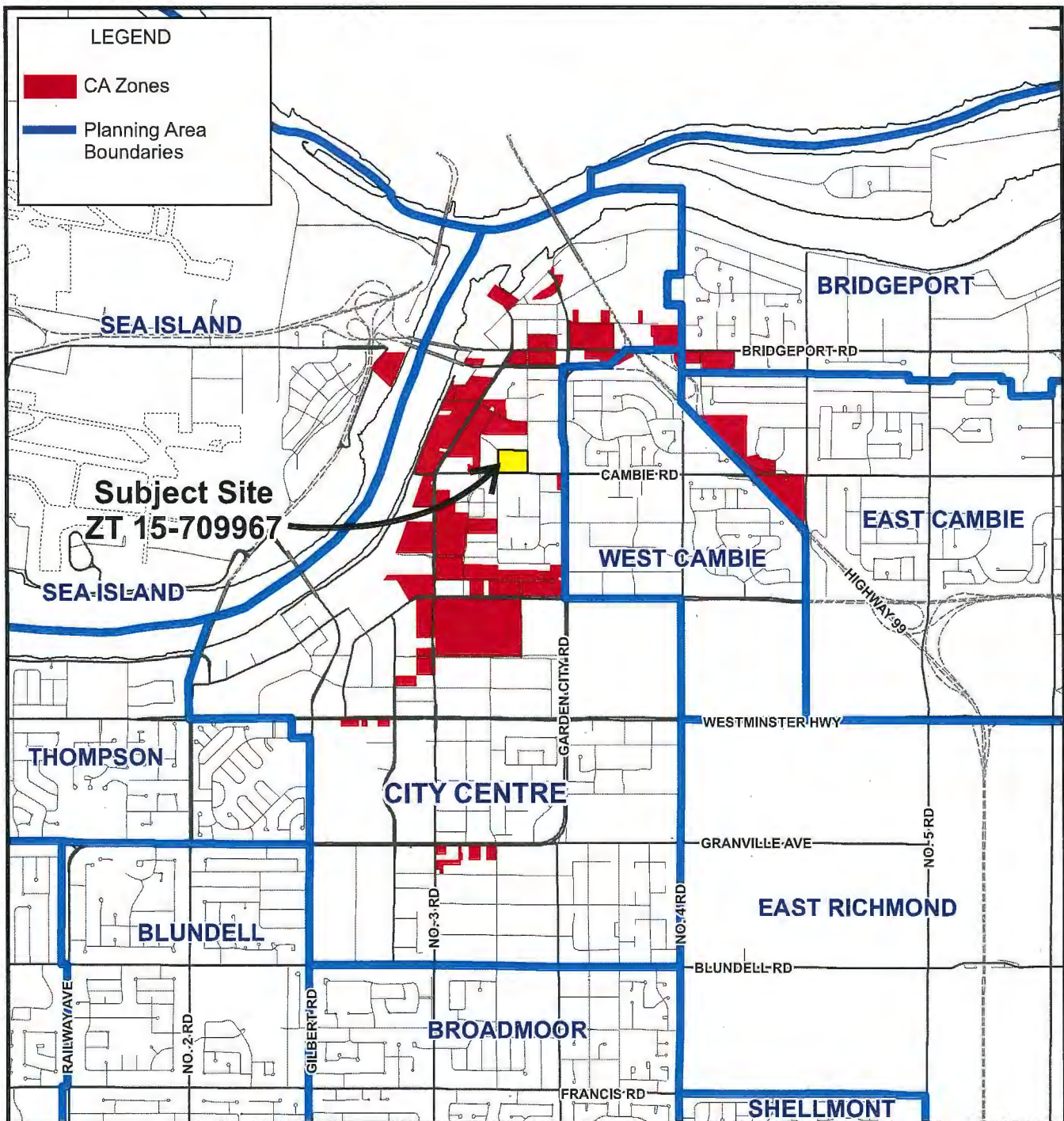
Yours truly,
WARRINGTON PCI MANAGEMENT


Philip Ng
Strata Manager
Agent for The Owners, Strata Plan LMS2765

cc: Council



City of Richmond



Current CA Zones

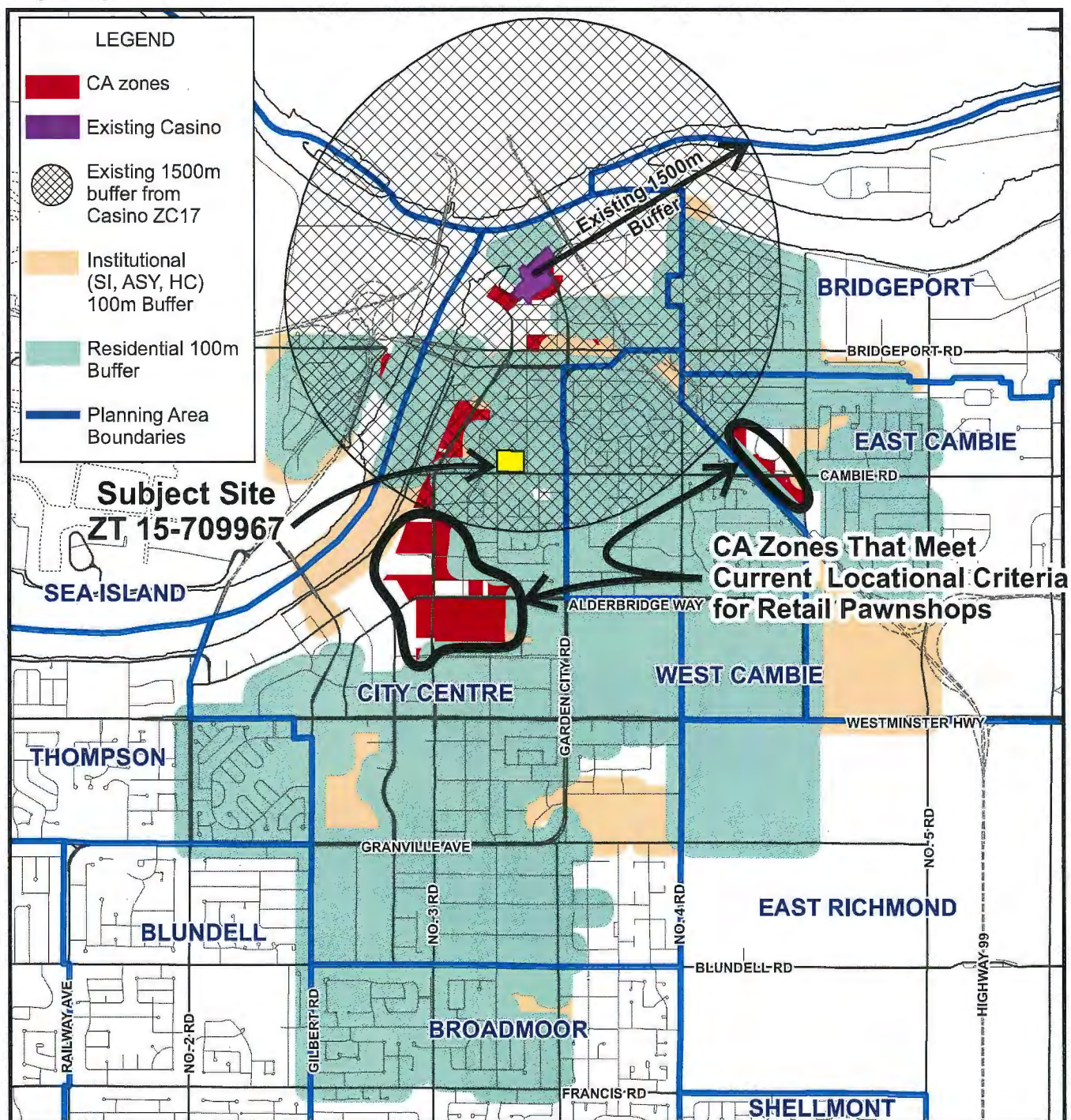
Original Date: 01/29/16

Revision Date: 02/02/16

Note: Dimensions are in METRES



City of Richmond



Existing 1500m Casino Buffer
with 100m Residential Buffer &
100m Institutional Buffer

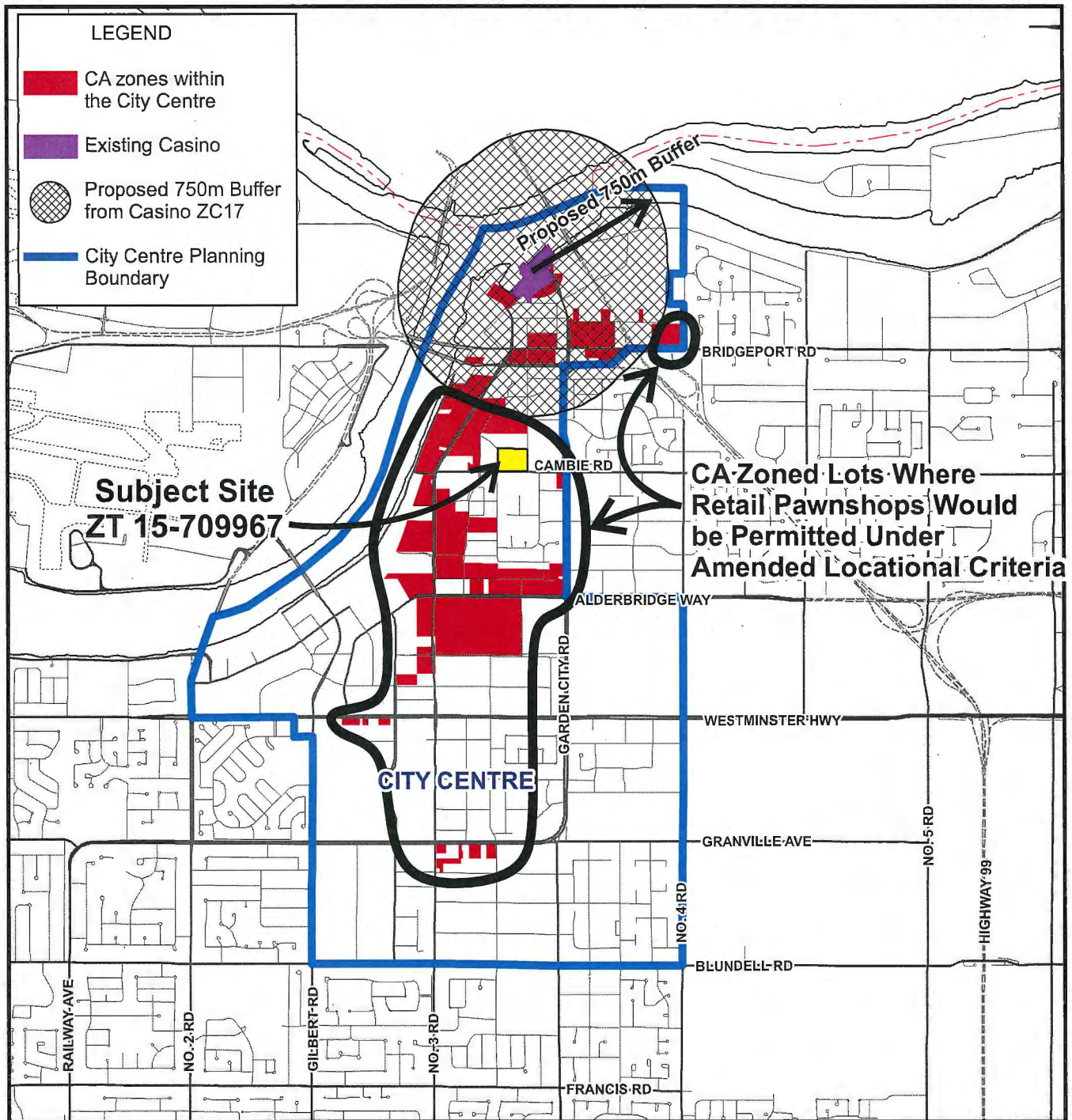
Original Date: 01/29/16

Revision Date: 02/07/16

Note: Dimensions are in METRES



City of Richmond



Proposed 750m Casino Buffer

Original Date: 01/29/16

Revision Date: 03/07/16

Note: Dimensions are in METRES



City of
Richmond

Bylaw 9529

**Richmond Zoning Bylaw 8500
Amendment Bylaw 9529 (ZT 15-709967)
3779 Sexsmith Road, Unit 2187**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following Sections into the "Auto-Oriented Commercial (CA)" zone and renumbering subsequent Sections as necessary;
 - "10.3.11.6 Notwithstanding Section 10.3.6.5, **retail pawnshop** shall be permitted at the following site(s):
 - a) 3779 Sexsmith Road
Strata Lot 71 Section 28 Block 5 Range 6 West New Westminster District Strata Plan LMS 2765 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1
 - 10.3.11.7 In the case of Section 10.3.11.6.a, the **retail pawnshop** at 3779 Sexsmith Road shall be limited to one (1) pawnshop business on the **lot** and that business shall have a **gross floor area** not exceeding 200 m²."
 - 10.3.11.8 **Retail pawnshop** brokers shall comply with the Business Regulation Bylaw No. 7538 and shall transfer the required pawn transaction information to the Police by means mutually agreed by both the Richmond RCMP and the Pawnbroker Operator."

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9529”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by <i>RLC</i>
_____	APPROVED by Director or Solicitor <i>W</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9528 (ZT 15-709967)
3779 Sexsmith Road, Unit 2187**

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

1. Richmond Zoning Bylaw 8500 is amended by:

- a) Repealing Section 10.3.6.5 of the “Auto-Oriented Commercial (CA)” zone and replacing it with the following:

“10.3.6.5 **Retail pawnshop** shall not be located closer than 750.0 m to the **site specific zone** that permits a **casino**.”

- b) Inserting the following Sections into the “Auto-Oriented Commercial (CA)” zone and renumbering subsequent Sections as necessary:

“10.3.11.6 **Retail pawnshop** shall only be permitted within the **City Centre** and shall be limited to one (1) pawnshop **business** per **lot** and that **business** shall have a gross **floor area** not exceeding 200 m².”

“10.3.11.6 **Retail pawnshop** brokers shall comply with the Business Regulation Bylaw No. 7538 and shall transfer the required pawn transaction information to the Police by means mutually agreed by both the Richmond RCMP and the Pawnbroker Operator.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9528**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: March 10, 2016

From: Wayne Craig
Director, Development

File: LU 16-721350

Re: Application by Huen Au Yeung and Kim Kwok Ching Au Yeung to Discharge
Land Use Contract 063 at 9711 Gilbert Crescent

Staff Recommendation


That Richmond Land Use Contract 063 Discharge Bylaw No. 9534, to discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER


FOR JOE FERRELL

Staff Report

Origin

On November 24, 2016, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one-year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Huen Au Yeung and Kim Kwok Ching Au Yeung have applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, to permit construction of an addition to an existing single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached, which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the north and south, are existing dwellings on lots under "Land Use Contract 063", both of which front Gilbert Crescent.

To the East, immediately across the large road cross-section consisting of two (2) frontage roads, treed City boulevards, and the major arterial Gilbert Road, is a single-family dwelling at 7211 Gilhurst Crescent on a lot zoned "Single Detached (RS1/E)".

To the West, is an existing dwelling on a lot under "Land Use Contract 063", which fronts Shawnigan Place.

Public Consultation

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

Analysis

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build an addition to their existing single-family dwelling with a site coverage of 36%, consistent with the underlying RS1/B zone (which allows a maximum of 45% site coverage with buildings), without having to wait until the Land Use Contract termination date of November 24, 2016.

The owners are proposing: a two-storey 29 m² (306 ft²) addition onto the back of their existing dwelling (west elevation); a 12 m² (128 ft²) balcony off the master bedroom (also the west elevation); and a 2nd storey addition over their existing garage and entry at the front, facing Gilbert Crescent (east elevation). The proposed addition to the existing dwelling is shown in Attachment 3

Existing Legal Encumbrances

There are existing statutory right-of-ways registered on title for the sanitary sewer along the west property line, as well as for foreign utilities (i.e. hydro, gas, telephone). Construction within the right-of-ways is not permitted.

Financial Impact

None.

Conclusion

The applicants are requesting permission to voluntarily discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, to permit construction of an addition to an existing single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9534 be introduced and given first reading.



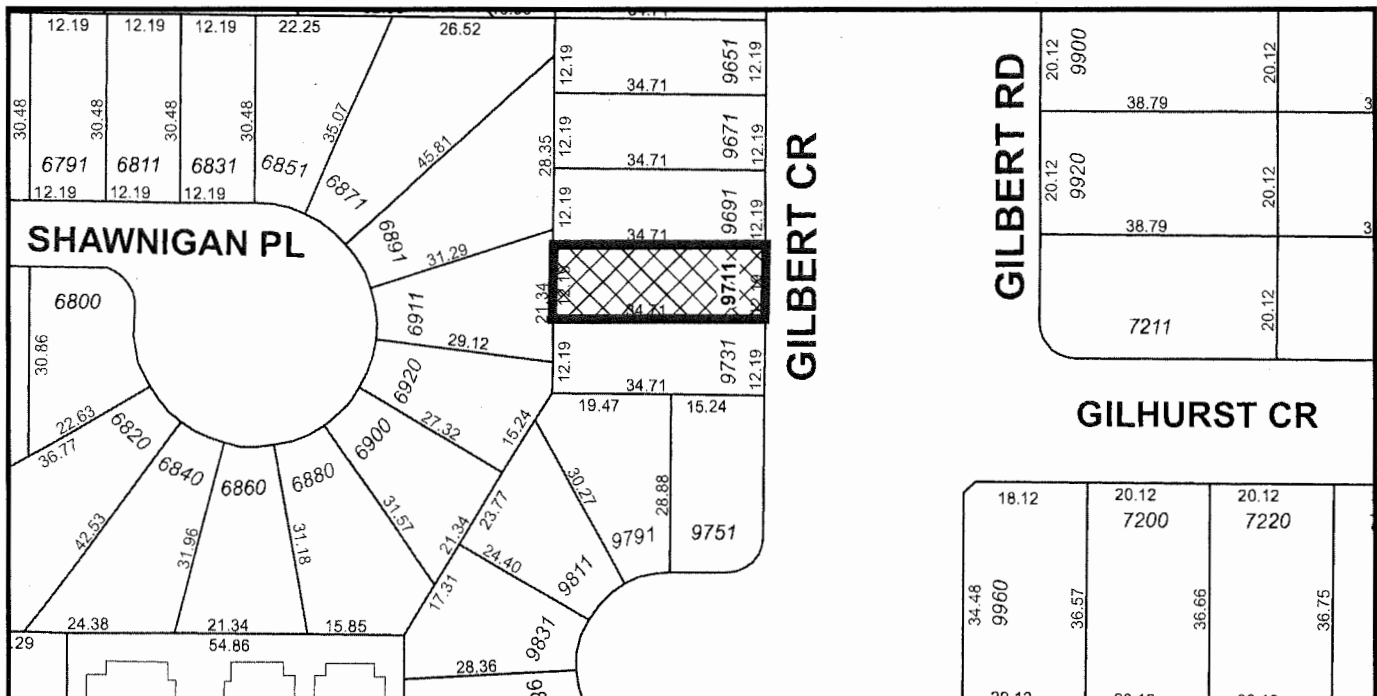
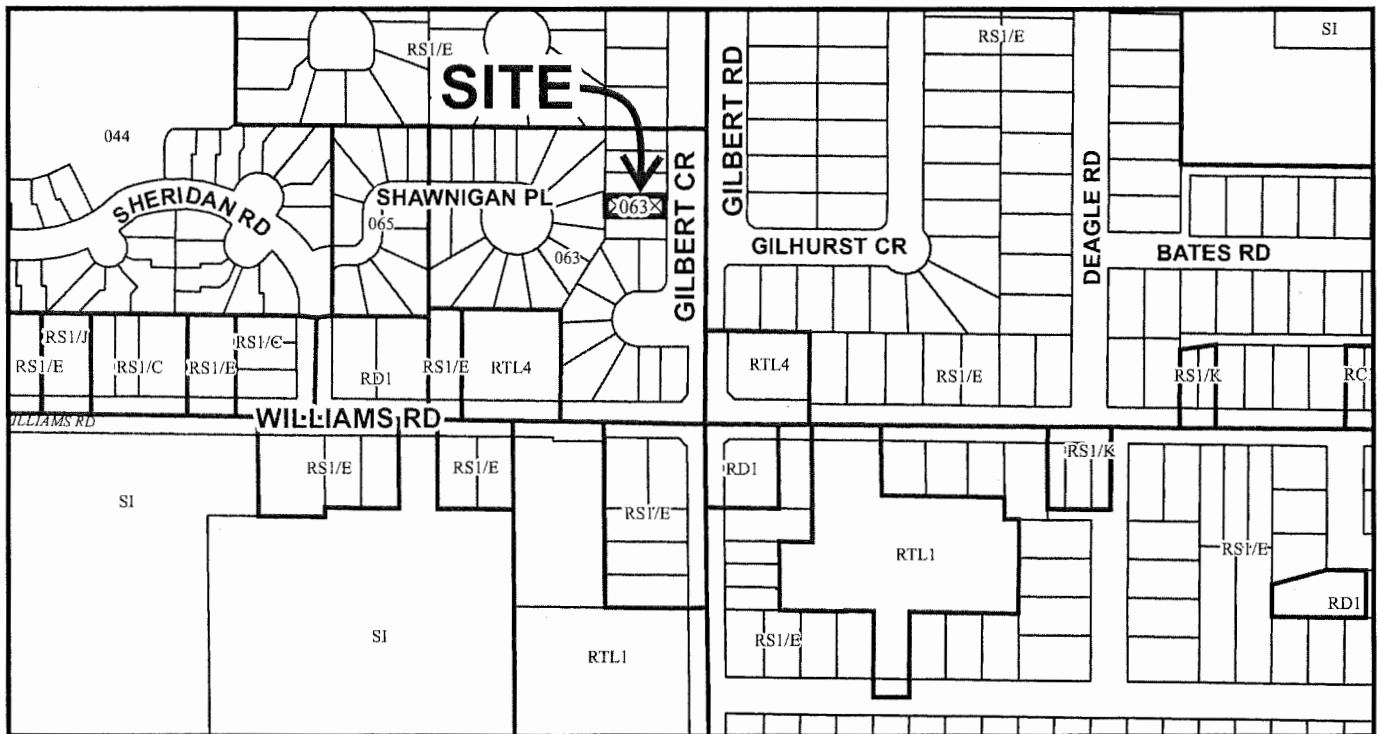
Cynthia Lussier
Planner I
(604-276-4108)

CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Proposed addition to the existing dwelling



City of Richmond



LU 16-721350

Original Date: 03/10/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



LU 16-721350

Original Date: 03/10/16

Revision Date:

Note: Dimensions are in METRES



LU 16-721350

Attachment 2

Address: 9711 Gilbert Crescent

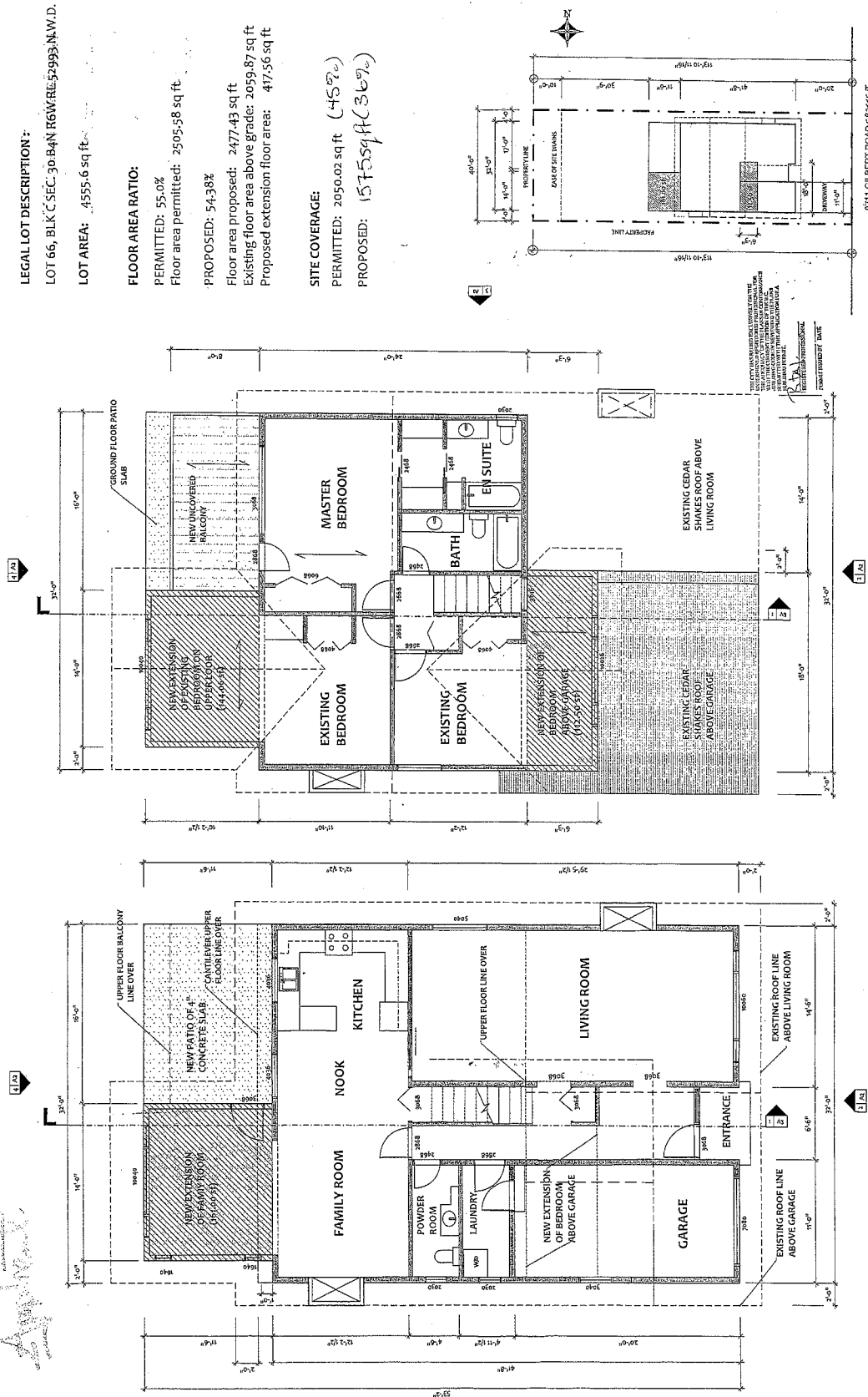
Applicant: Huen Au Yeung and Kim Kwok Ching Au Yeung

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Huen Au Yeung Kim Kwok Ching Au Yeung	No change
Site Size (m²):	Approximately 423 m ² (4,555.6 ft ²)	No change
Land Uses:	Single detached dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract 063 & Single Detached (RS1/B)	Single Detached (RS1/B)

Provision	LUC	RS1/B	Proposed	Variance
Floor Area Ratio:	None	0.55 232.65 m ² (2,505.58 ft ²)	0.54 230.16 m ² (2,477.43 ft ²)	none permitted
Lot Coverage – Building:	Max. 33% 139.66 m ² (1,504 ft ²)	Max. 45% 190.45 m ² (2,050.02 ft ²)	36% 146.32 m ² (1,575 ft ²)	none
Setback – Front & Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	6.0 m & 12.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	1.2 m	none
Building Height (m):	3 storeys	2 ½ storeys	2 storeys	none

PROPOSED: 1575.59.A (36%)



2. is subject to terms and conditions printed on the reverse side of the City of Chicago City and Provincial enactments;

fixtures/appliances must be approved and bear the mark of an accredited

PLN - 46



**Richmond Land Use Contract 063
Discharge Bylaw No. 9534 (LU 16-721350)
9711 Gilbert Crescent**

Whereas "Land Use Contract 063", having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, charges the following land:

P.I.D. 003-723-658

Lot 664 Section 30 Block 4 North Range 6 West New Westminster District Plan 52993;

Whereas "Land Use Contract 063" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to "Land Use Contract 063" have requested and agreed with the City that the "Land Use Contract 063" be discharged as against its property title;

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

1. That "Land Use Contract 063" having Charge Number RD53766, including all amendments, modifications and extensions to Charge Number RD53766, be discharged as against:

P.I.D. 003-723-658

Lot 664 Section 30 Block 4 North Range 6 West New Westminster District
Plan 52993.

2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 063" from said land.
3. This Bylaw may be cited as **"Richmond Land Use Contract 063 Discharge Bylaw No. 9534"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 7, 2016
File: TU 15-717388

Re: Application by Lions Communication Inc. for a Revised Temporary Commercial Use Permit at 12631 Vulcan Way for 2016 and 2017

Staff Recommendation


1. That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

2. That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.


f : Wayne Craig
Director, Development

WC:ke
Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	 FOR JOE GREEN
Economic Development	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Lions Communication Inc. has applied to the City of Richmond for revisions to the already approved Temporary Commercial Use Permit (TCUP) at 12631 Vulcan Way for the purposes of operating a seasonal night market event in 2016 and 2017 (refer to Attachment 1 for a location map). On April 20, 2015, Council approved a TCUP (TU 14-670690) on the subject site from 2015 to 2017 to allow the night market event.

The applicant has requested amended dates and hours of operation and increase number of vendors in 2016 and 2017 for the event that require Council approval of a revised TCUP. All other terms and conditions associated with the night market event on this site will remain generally consistent with previous Council approvals for this event at this site, with the exception of the minor revisions requested in this report.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

A summary of the existing approval by Council for the event in 2015 compared to the requested revisions for 2016 and 2017 is provided in the following table:

	Original Council Approved TCUP (2015 to 2017)	Proposed Revisions to TCUP (2016 and 2017)
Total Number of Commercial Vendors	152 commercial vendors	258 commercial vendors
Opening/Closing Dates	May 8, 2015 to September 27, 2015 May 6, 2016 to September 25, 2016 May 5, 2017 to September 24, 2017	April 29, 2016 to September 11, 2016 April 28, 2017 to September 10, 2017
Days and Hours of Operation	Generally Friday, Saturday, Sunday and Stat Holiday (Monday)	Friday, Saturday and Sunday
Hours of Operation	Fri/Sat – 6 to 11pm Sun/Stat Holiday – 6 to 10 pm Sun before Stat – 6 to 11pm	Fri/Sat – 7 pm to 12am Sun – 7 to 11pm Sun before Stat – 7 pm to 12am

Surrounding Development

The site currently is zoned “Light Industrial (IL)” and is presently occupied by a warehouse building surrounded by paved parking/loading areas.

To the North: River Road and the north arm of the Fraser River.

To the South: Vulcan Way and light industrial/commercial buildings zoned “Light Industrial (IL)” and “Industrial Retail (IR4)”.

To the East: A complex of industrial buildings zoned “Light Industrial (IL)”.

To the West: Industrial buildings zoned “Light Industrial (IL)”.

Related Policies & Studies**Official Community Plan**

The Official Community Plan enables Council to consider Temporary Commercial Use Permits in areas designated “Industry”. The proposed TCUP revision is consistent with the OCP.

Public Consultation

In accordance with the provisions of the Local Government Act, Council consideration of the proposed TCUP revisions at a Public Hearing will be required. Consistent with past TCUP applications on this site, an expanded Public Hearing notification area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the North and the Knight Street highway corridor to the east is recommended by staff (Attachment 3).

The applicant had advised staff that they are currently consulting with businesses in the surrounding area on the proposed revisions for the event in 2016 and 2017.

Analysis**Event Description**

The event consists of the market area located on the north west portion of the subject site that will contain the food court vendor booths (60), two mobile food vendor food trucks and commercial retail booths (196) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). A total of 258 vendors are proposed for the event in 2016 and 2017. Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

Transportation, Off-Street Parking and Traffic Management Plan

Transportation requirements to be incorporated into the revised TCUP for 2016 and 2017 is as follows:

- The event organizer has secured a total of 1,104 parking stalls dedicated to provide service to the night market event, located as follows:
 - Event site – 476 stalls
 - 2700 Sweden Way (Home Depot) – 200 stalls.
 - 2633 Sweden Way (Sears) – 248 stalls.
 - 12591 Vulcan Way (Stolberg Engineering) – 60 stalls.
 - 11820 River Road (Ardic Developments Ltd.) – 120 stalls (to be dedicated for vendor parking only).
 - The above parking numbers provides for 120 additional off-street parking stalls compared to the previous TCUP approval (984 stalls provided).
 - From the total 1,104 parking stalls secured, 258 stalls (based on the number of vendors) is required to be dedicated to event vendors.
 - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed revisions to the TCUP for 2016 and 2017.

- Submission and approval of an updated Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of the City's Transportation Department staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.

Details of Proposed Event Revisions for 2016 and 2017

Increase the total number of vendors from 152 to 258

- The proposal for 258 vendors is consistent with previous night market events (2012 - 2014) held on this site that allowed for 255 vendors.
- The increased number of vendors only impacts retail booths as the number of food vendors will remain at 60.
- The increase in vendors will enable the ability for the event to accommodate increased demand and growth as needed.
- All off-street parking requirements based on this change have been addressed in the application, as described above.

Revisions to the event opening and closing dates for 2016 and 2017

- The applicant wishes to advance the opening and closing dates of the event by 2 weeks for 2016 and 2017 to open in late April and close by mid-September.
- City staff reviewed this change and have no concerns. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.

Revisions to the event days and hours of operation

- The total hours of operation each night remain unchanged (5 hours on Friday, Saturday and Sunday before a Statutory Holiday and 4 hours on Sunday). The applicant wishes to open and close one hour later. The event hours will be 7 pm to 12 am on Friday, Saturdays and Sundays before a Statutory Holiday and 7 pm to 11 pm on Sunday.
- The applicant wishes to operate the event on Friday, Saturday and Sunday. There are no plans to operate the event on Monday where there is a Statutory Holiday.
- Staff have no concerns about the minor changes to the days and hours of operation for the event. Scheduling of staff required to attend this event will be adjusted based on the terms and conditions attached to the revised TCUP if it is approved by Council.
- The revised opening/closing dates and operational days of the event results in a decrease of 6 days for each remaining year for a total of 60 event days compared to the previous TCUP approved in 2015, which allowed 66 event operation days for 2016 and 2017.

Financial Impact

A cost-recovery model will continue to be applied to the revised TCUP to cover all City and RCMP related costs associated with this event. As a result, the event organizer will be required to submit an operational security/bond prior to the start of each event season to cover City and policing costs. Based on the proposed revisions to the TCUP, the bond amount recommended is:

- 2016 - \$147,000 (to be submitted before April 15, 2016).
- 2017 - \$153,000 (to be submitted before March 31, 2017).

Any surplus funds remaining from the bond amounts will be refunded and returned to the event organizer upon reconciliation of all invoices at the conclusion of each season.

Conclusion

The applicant (Lions Communication Inc.) has applied to the City of Richmond to revise an existing TCUP to permit the following changes for the 2016 and 2017 season for a night market event at 12631 Vulcan Way:

- Increase the number of vendor booths from 152 to 258.
- Revise the opening and closing dates of the event to April 29, 2016 to September 11, 2016 and April 28, 2017 to September 10, 2017 respectively.
- Adjust the days and hours of operation to 7 pm to midnight on Friday, Saturday and Sundays before a Statutory Holiday and 7-11 pm on Sunday.

All technical issues associated with the proposed revisions for the 2016 and 2017 event have been addressed and incorporated into the proposed terms and conditions for the revised TCUP. The revisions will enable to event organizer to accommodate operational changes requested from their tenants and customers and allow for market and event growth.

On this basis, staff recommend:

1. Approval of a revised TCUP to operate a seasonal night market event on the subject site in 2016 and 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 18, 2016); and
2. The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

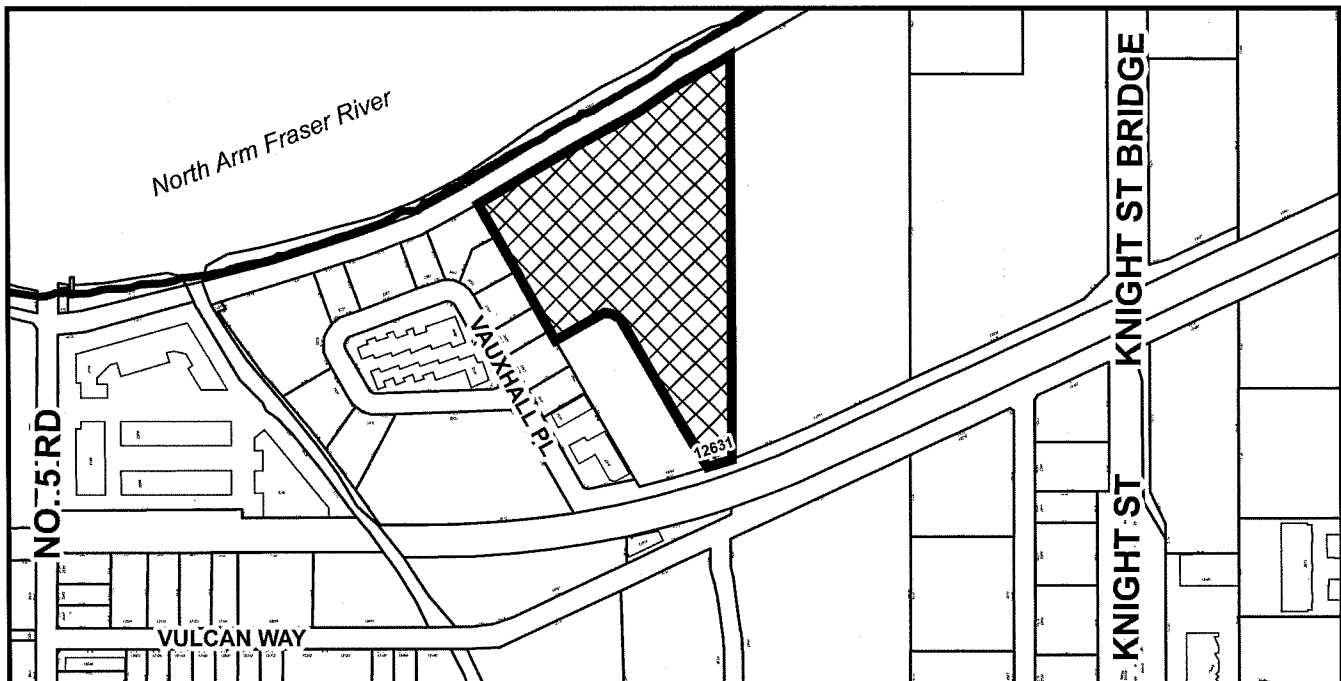
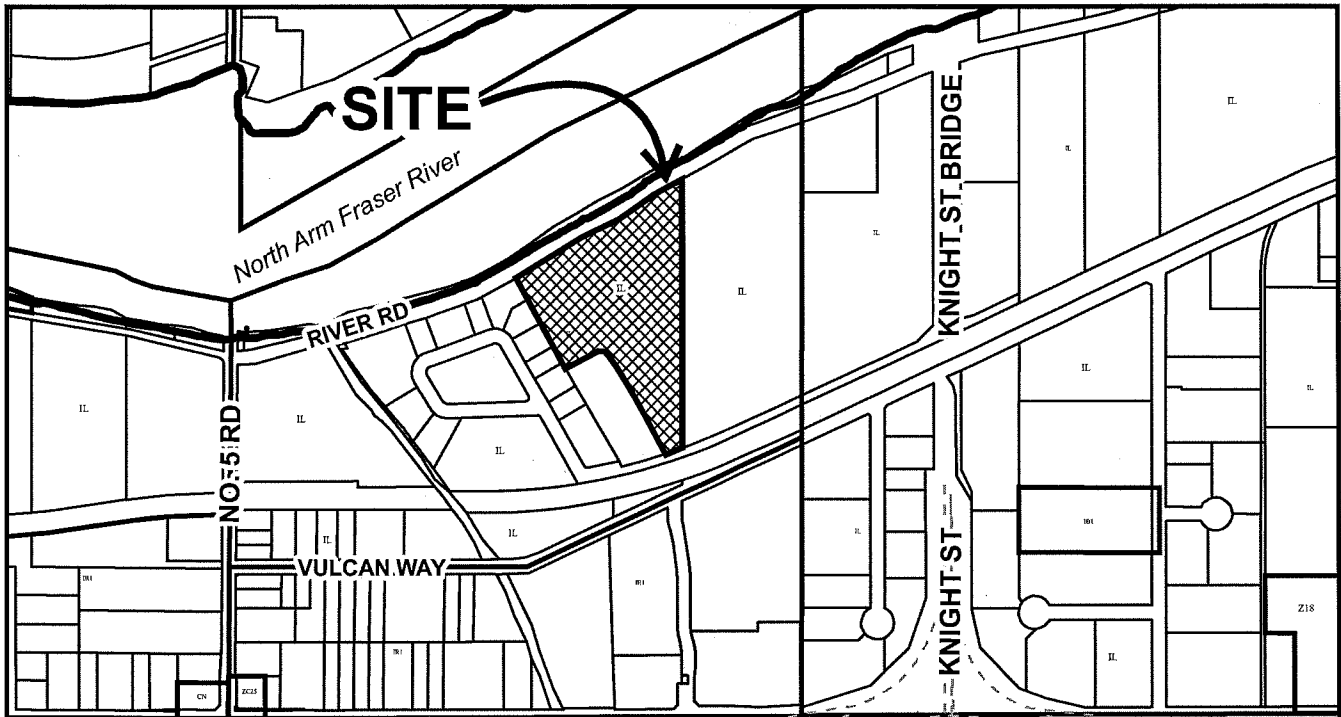
Attachment 2: Development Application Data Sheet

Attachment 3: Recommended Public Hearing Notification Area

Attachment 4: Night Market Site Plan Map



City of
Richmond



TU 15-717388

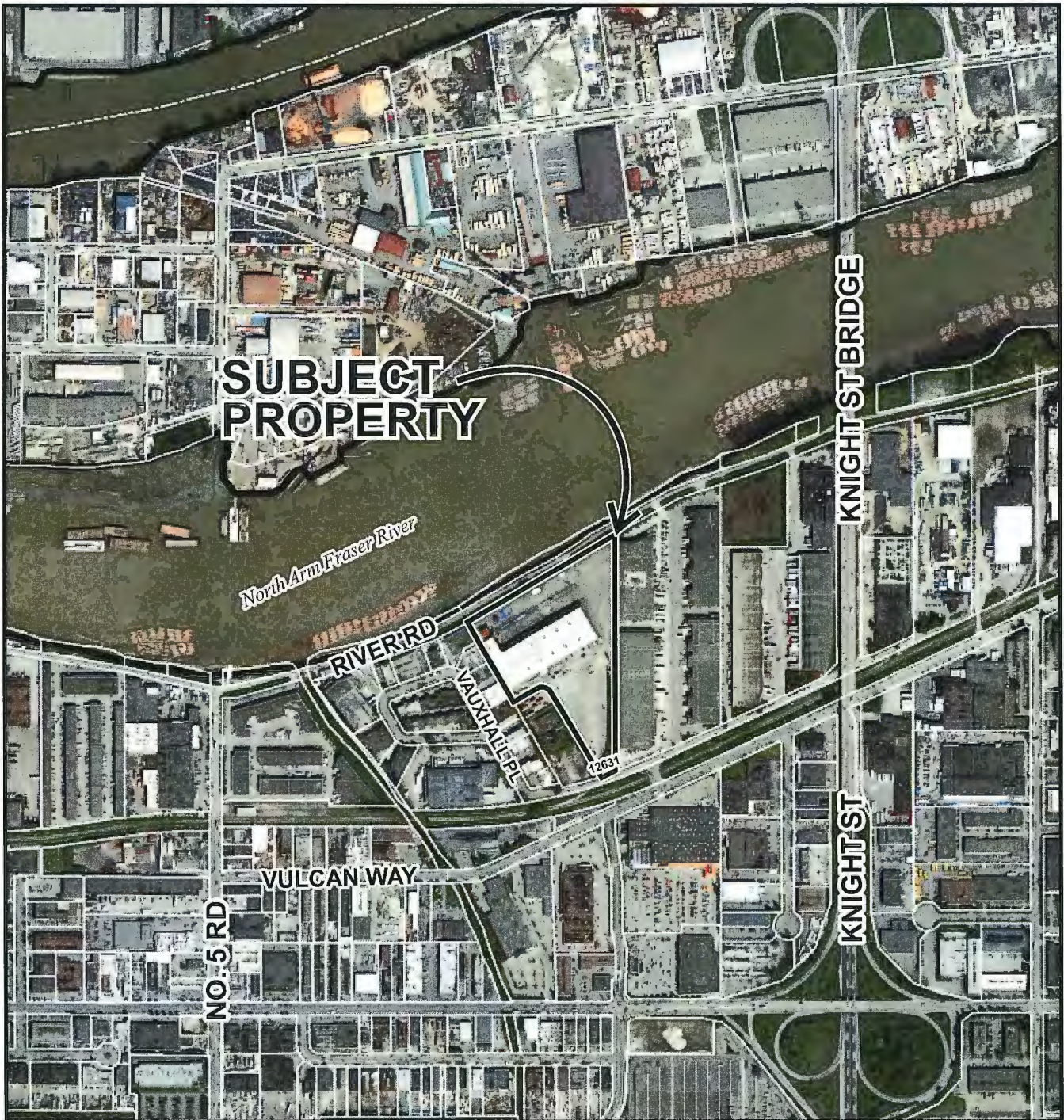
Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 15-717388

Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES



TU 15-717388

Attachment 2

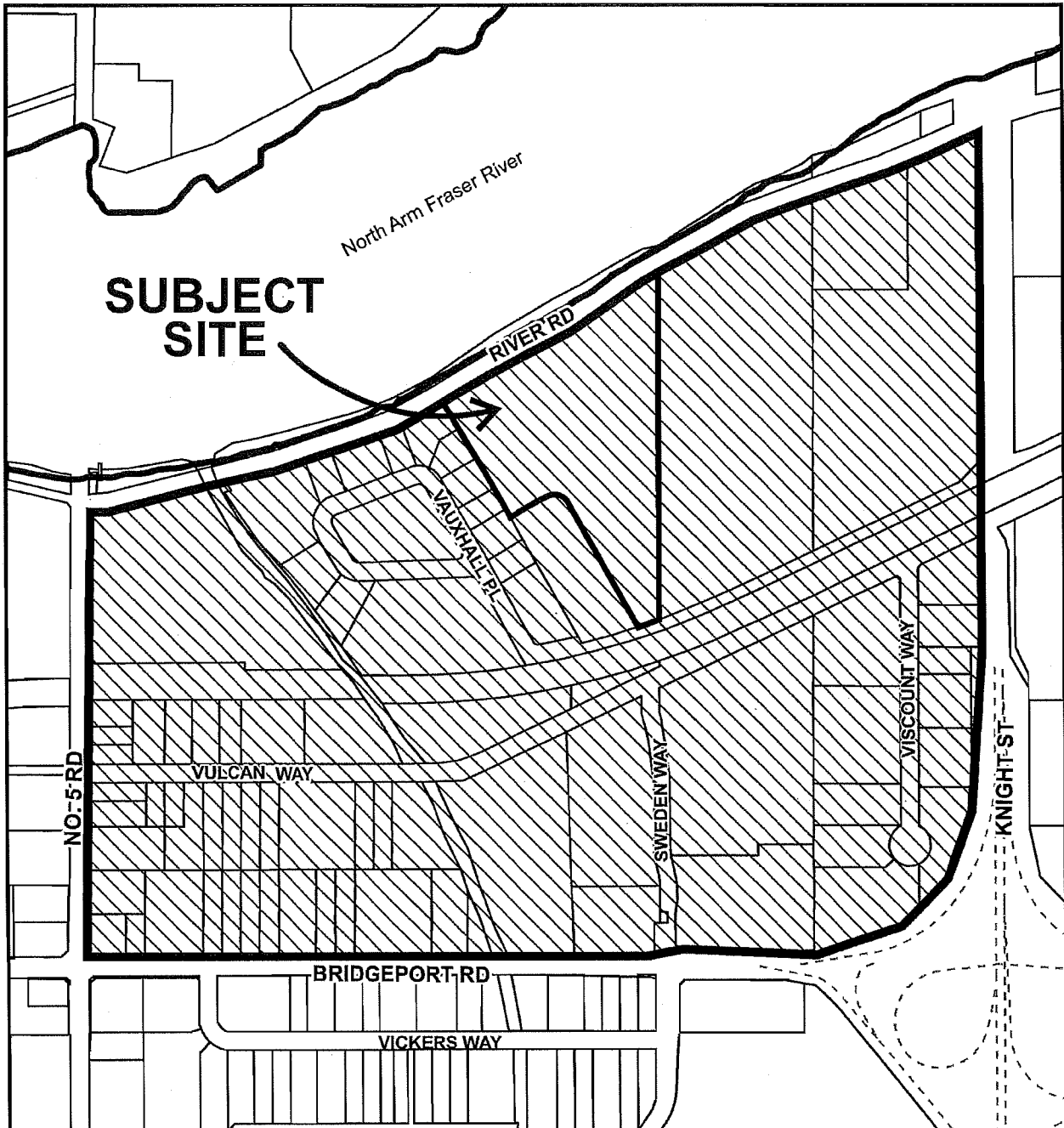
Address: 12631 Vulcan Way

Applicant: Lions Communication Inc.

	Existing	Proposed
Owner:	3547 Holdings Ltd.	No change – Authorization from the property owner has been secured by the event organizer
Site Size:	5.2 ha (12.8 ac)	No change
Land Uses:	Industrial warehouse and paved area for off-street parking and loading area.	Proposed evening market event consisting of food and retail vendor booths, on-site entertainment, event parking and accessory supporting uses to the event.
2041 OCP Land Use Designation	Industry	No change
2041 OCP – Temporary Commercial Use Permits	2041 OCP permits Temporary Commercial Use Permits in areas with an industrial land use designation	Complies
Zoning:	Light Industrial (IL)	No change



City of
Richmond

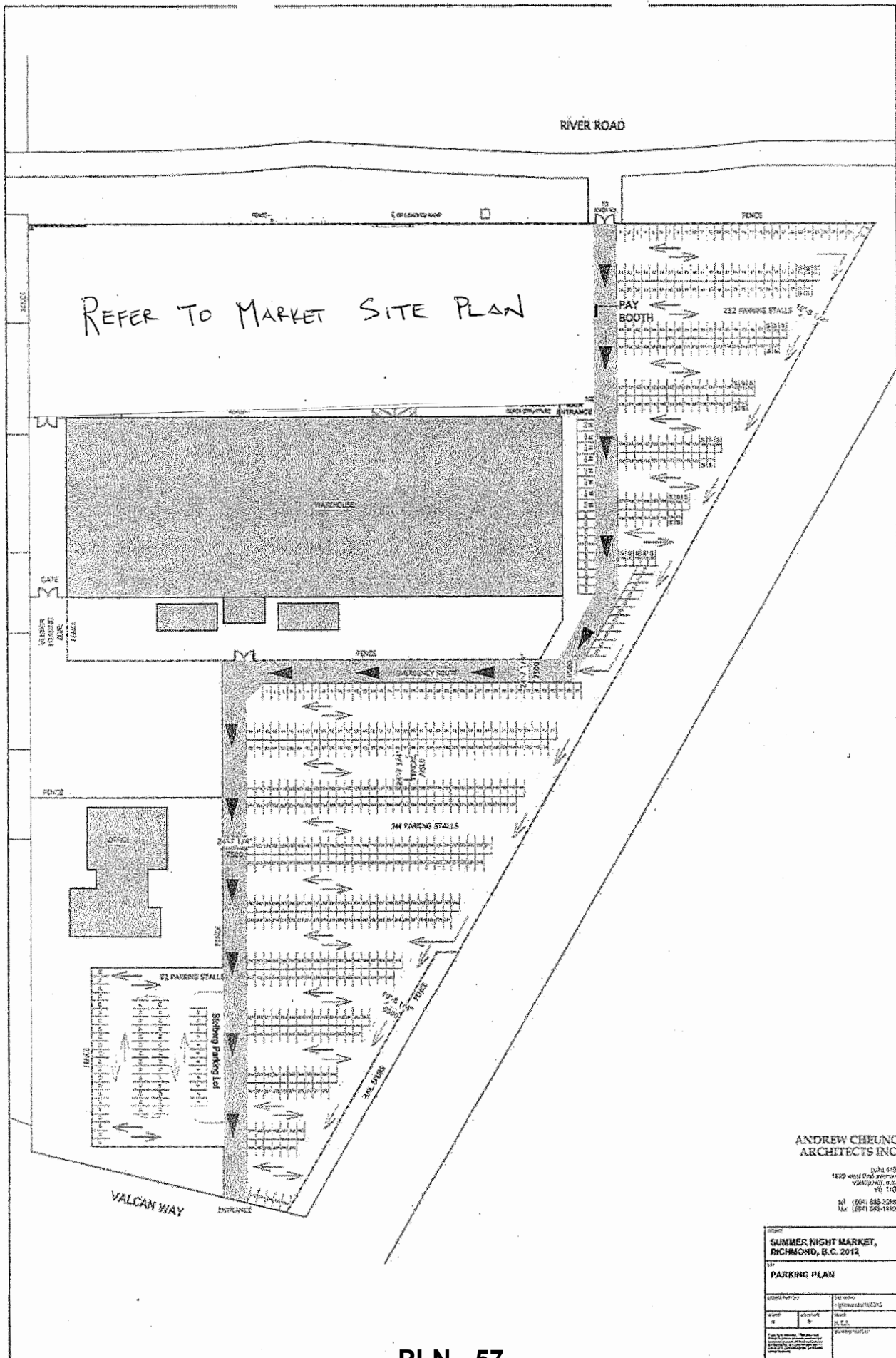


Public Hearing
Notification Area

Original Date: 03/04/15

Revision Date:

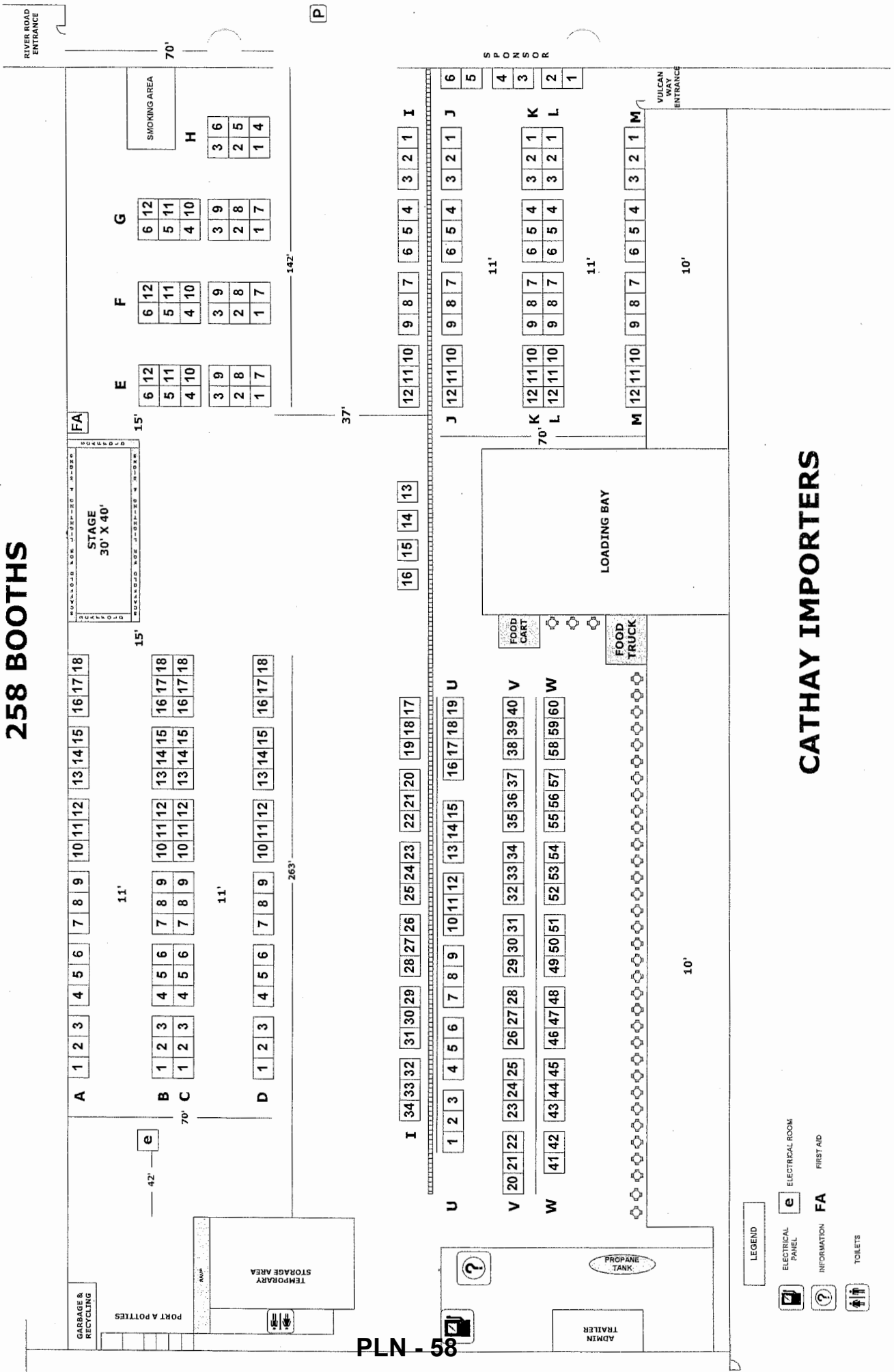
Note: Dimensions are in METRES



INTERNATIONAL SUMMER NIGHT MARKET

PROPOSED MAP

258 BOOTHS



CATHAY IMPORTERS



No. TU 15-717388

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:
 - A night market event on the following dates:
 - April 29, 2016 to September 11, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
 - April 28, 2017 to September 10, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
- A cash security (or acceptable letter of credit) in the amount of \$147,000 must be submitted prior to April 15, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
 - A cash security (or acceptable letter of credit) in the amount of \$153,000 must be submitted prior to March 31, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:
- All monies outstanding from the 2016 event must be paid in full prior to March 31, 2017.
- Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2016 and 2017 only.

To the Holder: Lions Communication Inc. (c/o Liza Cheung)
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

Schedule "A"

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2016 and 2017 on the subject site, the event organizer (Liza Cheung C/O Lions Communication Inc.) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City's Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City's Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.

Off-Street Parking

- 1,104 off-street parking stalls dedicated for use by the night market event.
- A minimum of 258 stalls (of the 1,104 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.
 - The 120 stalls secured at 11820 River Road (Ardic Developments) is required to be used for vendor parking only.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.
- Facilitation/single point of contact with the operator and other business stakeholders – Katie Ferland.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).
- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the event market area. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Submission and approval of an updated Fire Safety Plan on a yearly basis to Richmond Fire Rescue for the night market event.
- The event organizer and each applicable food vendor at the night market event is required to complete and sign the Richmond Fire Rescue Food Vendor Checklist (**Schedule "E"**), as amended from time to time, and be able to produce the completed and signed documents upon request by Richmond Fire Rescue personnel.

Night Market Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule "D"** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders. Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The maximum number of vendors allowed in this TCUP is:
 - 60 food vendors;
 - 196 commercial retail vendors; and
 - 2 mobile food truck vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.
- The existing light industrial warehouse building(s) located on the subject site are not permitted to be used for the night market event and appropriate fencing and/or physical barriers are required to be implemented around the perimeter of the existing building.

Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as

surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early for the season prior to the last date permitted in this TCUP renewal application for 2016 and 2017.

Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in **Schedule “B”** shall be restored to its original condition.

- Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

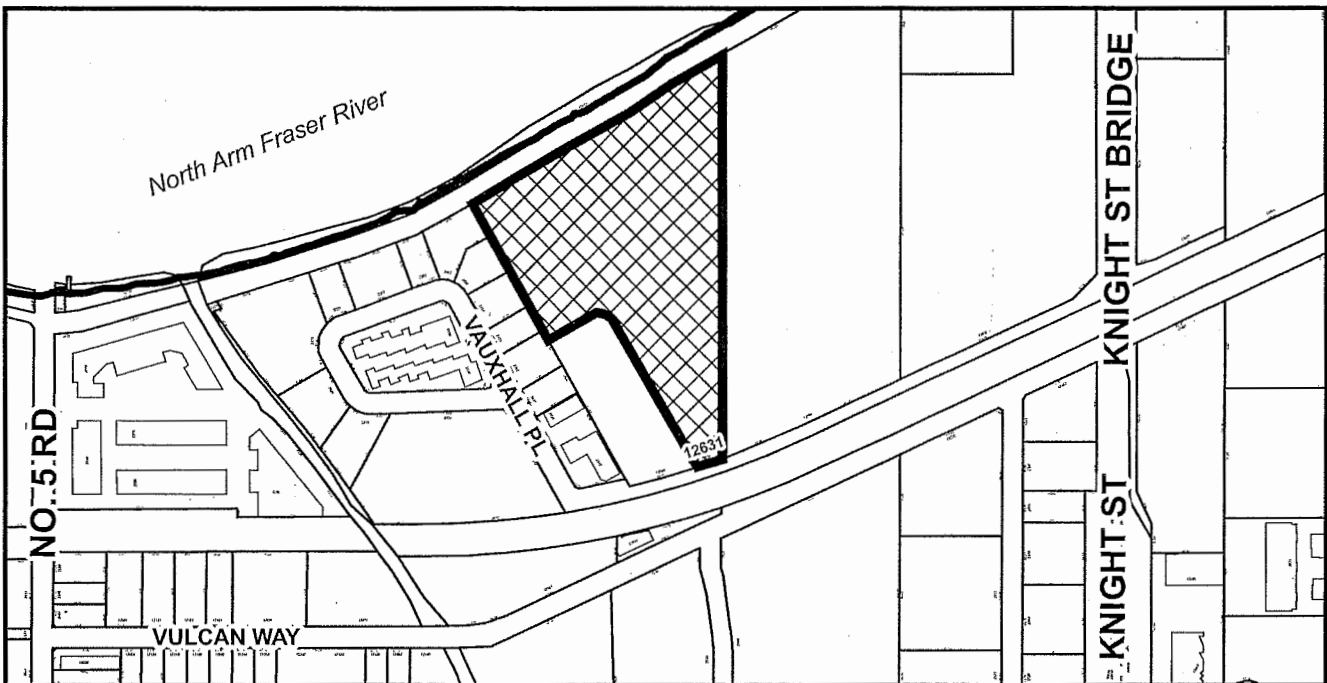
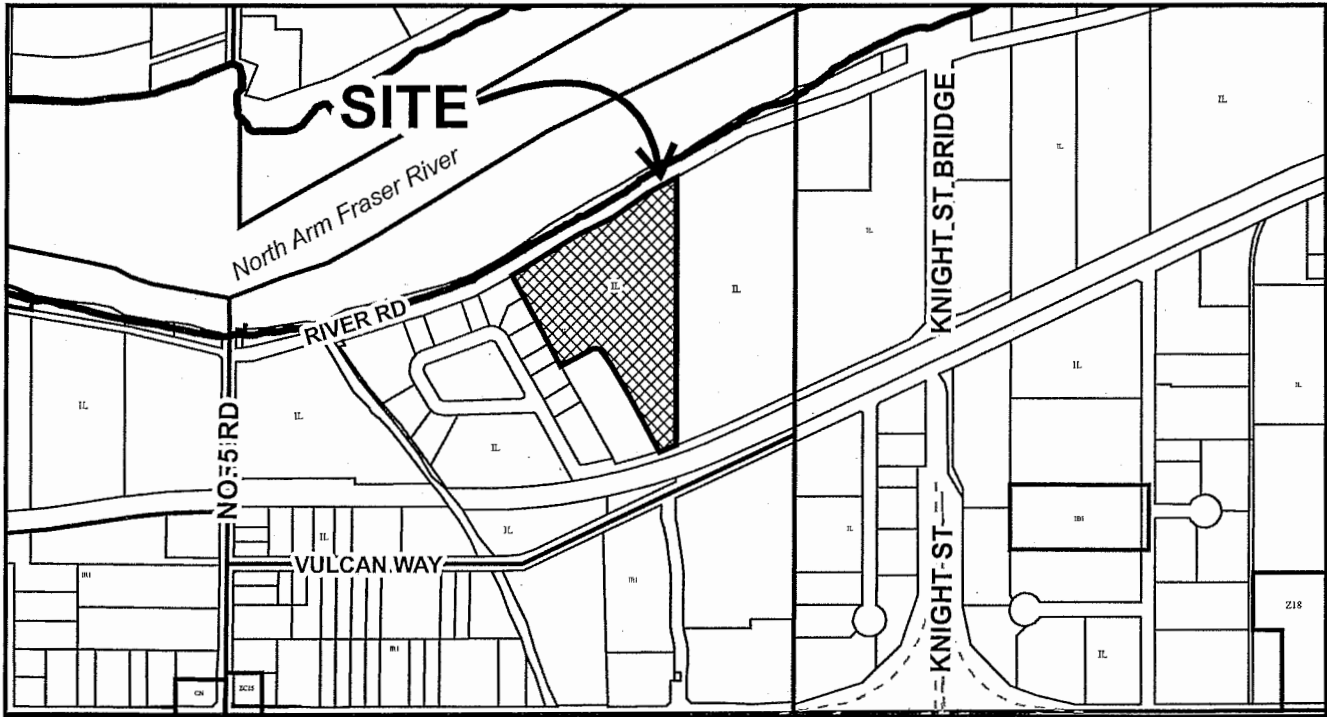
Liza Cheung (Lions Communications Inc.)
by its authorized signatory

- Signed copy on file -

Liza Cheung
Lions Communication Inc.



City of
Richmond



TU 15-717388

Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES

Schedule "C"

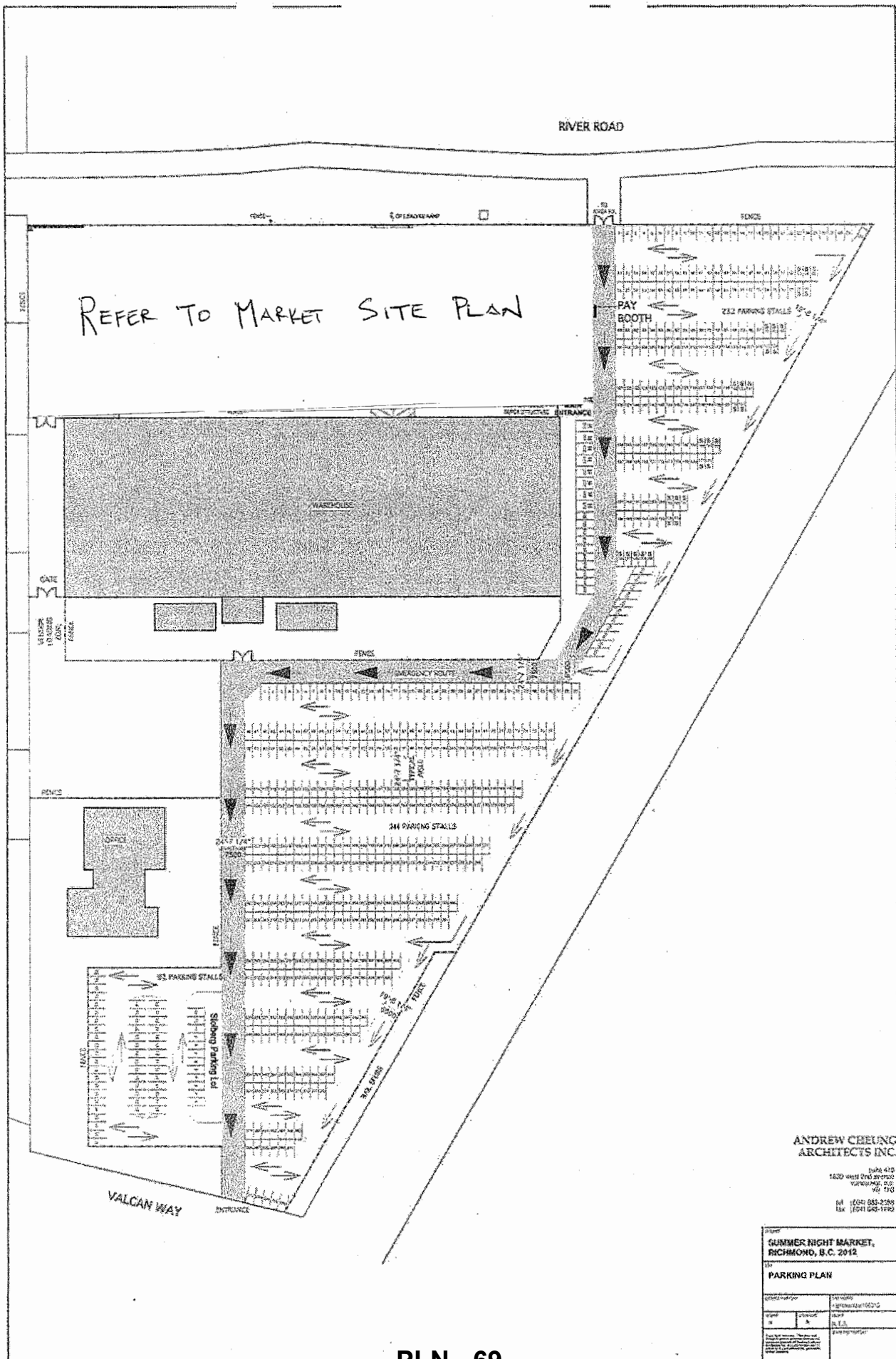
Night Market Event Schedule of Dates for 2016

Month	Day	Event Hours	Month	Day	Event Hours
April (2 Days)	29	7pm-12am	May (13 Days)	1	7pm-11pm
	30	7pm-12am		6	7pm-12am
				7	7pm-12am
				8	7pm-11pm
				13	7pm-12am
				14	7pm-12am
				15	7pm-11pm
				20	7pm-12am
				21	7pm-12am
				22	7pm-12am
				27	7pm-12am
				28	7pm-12am
				29	7pm-11pm
June (12 Days)	3	7pm-12am	July (15 Days)	1	7pm-12am
	4	7pm-12am		2	7pm-12am
	5	7pm-11pm		3	7pm-11pm
	10	7pm-12am		8	7pm-12am
	11	7pm-12am		9	7pm-12am
	12	7pm-11pm		10	7pm-11pm
	17	7pm-12am		15	7pm-12am
	18	7pm-12am		16	7pm-12am
	19	7pm-11pm		17	7pm-11pm
	24	7pm-12am		22	7pm-12am
	25	7pm-12am		23	7pm-12am
	26	7pm-11pm		24	7pm-11pm
				29	7pm-12am
		30		7pm-12am	
		31		7pm-12am	
August (12 Days)	5	7pm-12am	September (6 days)	2	7pm-12am
	6	7pm-12am		3	7pm-12am
	7	7pm-11pm		4	7pm-12am
	12	7pm-12am		9	7pm-12am
	13	7pm-12am		10	7pm-12am
	14	7pm-11pm		11	7pm-11pm
	19	7pm-12am			
	20	7pm-12am			
	21	7pm-11pm			
	26	7pm-12am			
	27	7pm-12am			
	28	7pm-11pm			
Total Number of Event Operation Days - 60					

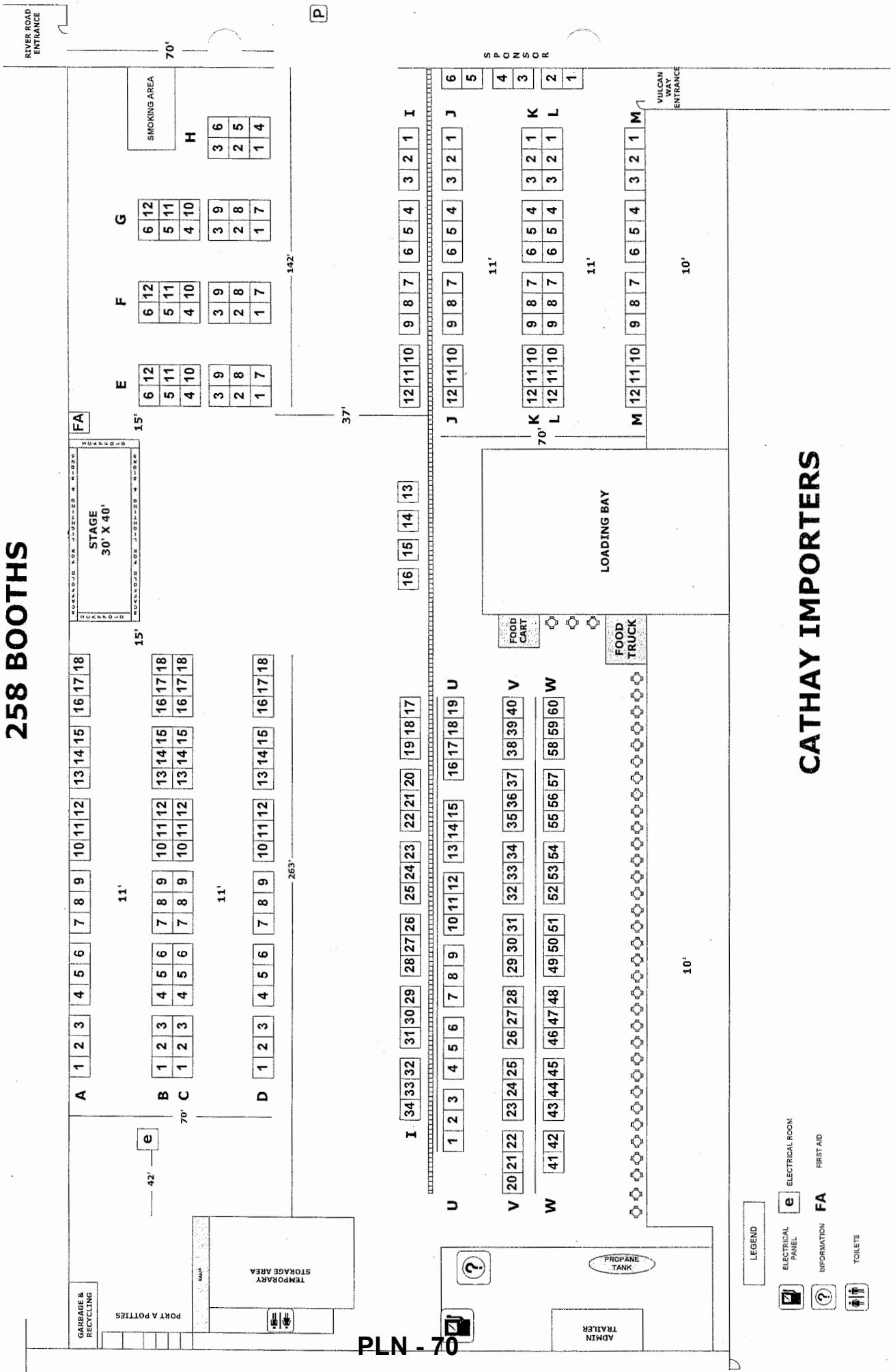
Night Market Event Schedule of Dates for 2017

Month	Day	Event Hours	Month	Day	Event Hours
April (3 Days)	28	7pm-12am	May (12 Days)	5	7pm-12am
	29	7pm-12am		6	7pm-12am
	30	7pm-11pm		7	7pm-11pm
				12	7pm-12am
				13	7pm-12am
				14	7pm-11pm
				19	7pm-12am
				20	7pm-12am
				21	7pm-12am
				26	7pm-12am
				27	7pm-12am
				28	7pm-11pm
June (13 Days)	2	7pm-12am	July (14 Days)	1	7pm-12am
	3	7pm-12am		2	7pm-12am
	4	7pm-11pm		7	7pm-12am
	9	7pm-12am		8	7pm-12am
	10	7pm-12am		9	7pm-11pm
	11	7pm-11pm		14	7pm-12am
	16	7pm-12am		15	7pm-12am
	17	7pm-12am		16	7pm-11pm
	18	7pm-11pm		21	7pm-12am
	23	7pm-12am		22	7pm-12am
	24	7pm-12am		23	7pm-11pm
	25	7pm-11pm		28	7pm-12am
	30	7pm-12am		29	7pm-12am
		30	7pm-11pm		
August (12 Days)	4	7pm-12am	September (6 days)	1	7pm-12am
	5	7pm-12am		2	7pm-12am
	6	7pm-12am		3	7pm-12am
	11	7pm-12am		8	7pm-12am
	12	7pm-12am		9	7pm-12am
	13	7pm-11pm		10	7pm-11pm
	18	7pm-12am			
	19	7pm-12am			
	20	7pm-11pm			
	25	7pm-12am			
	26	7pm-12am			
	27	7pm-11pm			
Total Number of Event Operation Days - 60					

SCHEDULE D



INTERNATIONAL SUMMER NIGHT MARKET PROPOSED MAP 258 BOOTHS



CATHAY IMPORTERS



Richmond Fire-Rescue General Fire Safety Requirements for Food Vendors Including Mobile Food Trucks

All vendors must meet requirements defined in NFPA 96* standards.

The following list outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

1. All commercial cooking units (deep fryers, grills, etc) in trailers or trucks shall have an automatic suppression system (meeting ULC300) and at least one portable Class K wet chemical fire extinguisher.
2. All commercial deep fryers (no matter where they are located) are required to have a portable Class K wet chemical extinguisher.
3. Vendors using heating or cooking units shall provide for their own use at least one portable multi-purpose extinguisher (minimum 10 pound 4A-60B:C rated). Fire Extinguishers must be **visible, accessible**, and may not sit on the ground.
4. All commercial cooking units, other than approved self-contained units, require non-combustible hoods, filters, or trays for containing grease laden vapours—must have been cleaned and tagged by a certified Applied Science Technologist Technician (ASTT) or company within the past 6 months.
5. All Vendors and Mobile Food Trucks must have **BC Safety Authority Gas decal**
6. All Vendors and Mobile Food Trucks must have **BC Safety Authority Electrical decal**
7. All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
8. All tents and awnings with any heat sources and/or cooking units underneath must be fire treated and labelled to meet NFPA 705 (regardless of clearances - **no** exceptions).
9. All commercial cooking exhaust hoods must have required filters and trays installed at all times (mesh filters are not permitted). Tagged by a certified ASST within the past 6 months.
10. All extinguishers and automatic suppression systems must have current service completed by an ASTT, complete with stamped service tag.
11. Standalone stove or burners and self-contained cooking appliances shall be supported on an approved base or non-combustible surface and kept away from combustibles (do not place directly on the ground). No folding tables with oil cooking on top.
12. Propane cylinders and tanks shall be secured to a permanent surface to prevent tipping and located away from cooking and heat devices as per all applicable Gas Codes and Standards.
13. No unattached (spare) propane tanks are to be in the cooking area.
14. Temporary electrical power, generators, and any connections to vendors must be proper thickness, size and capacity (gauge) and properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged power cords. **No household extension cords.**
15. Generators may require a noise cover or acceptable non-combustible housing depending on location. Combustible items may not be placed on generators in contact with hot surfaces (e.g. tarps).

* **National Fire Protection Association 96:** provides preventive and operative fire safety requirements intended to reduce the potential fire hazard of both public and private commercial cooking operations.

For further information or questions, please call Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 a.m. to 5 p.m.

Information contained here is subject to change without notice.



City of Richmond

Report to Committee

To: Planning Committee

Date: March 1, 2016

From: Wayne Craig
Director of Development

File: AG14-676391

Re: Agricultural Land Reserve Appeal Application by Mahal Farms Ltd. for
Subdivision at 5800 No. 7 Road

Staff Recommendation

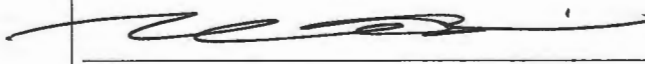
That the ALR appeal application by Mahal Farms Ltd. to subdivide the property at 5800 No. 7 Road be endorsed and forwarded to the Agricultural Land Commission.

for. 
Wayne Craig
Director of Development

WC:mp
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER


For Joe Krug

Staff Report

Origin

Mahal Farms Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for subdivision of the property at 5800 No. 7 Road. The purpose of the application is to subdivide the property into two lots in order to align ownership structure with Mahal Farms' separate enterprises.

A location map and an aerial photograph are included in Attachment 1. The proposed subdivision plan is included in Attachment 2.

Project Description

The subject property is 73 acres (29.5 ha) in area, is zoned "Agriculture (AG1)" and is located within the Agricultural Land Reserve (ALR). The owners of Mahal Farm Ltd. are third generation farmers whose family has owned and farmed the subject property since the late 1940s. The application is to subdivide the property into two parcels: these parcels are proposed to measure approximately 40 acres and 33 acres in area.

The current uses of the property are as follows:

- Proposed north lot (40 acres): 25 acres of cranberries and 15 acres of an Environmentally Sensitive Area;
- Proposed south lot (33 acres): 3 acres of hedging cedar, 10 acres of vegetables farming and 20 acres of nurseries.

The proposed south lot also contains two single family dwellings; the house ("Rathburn House") located near No.7 Road has heritage significance, and the other house fronting onto Westminster Highway (166551 Westminster Highway) is currently occupied by one of the owners of Mahal Farms Ltd..

The Rathburn house is one of the few remaining heritage farmhouses in Richmond. Detailed Information about the heritage value of the Rathburn House from the City's Heritage Inventory is included in Attachment 3. The owner has committed to protecting the Rathburn House, and has agreed to register a restrictive covenant on title to prevent demolition, relocation and/or any significant exterior modification to the house as part of the forthcoming subdivision application to the City.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 4.

Surrounding Developments

To the North: Mayfair Lakes Golf Course located on a "Golf Course (GC)" zoned property located within the ALR.

To the South: Across Westminster Highway, "Agriculture (AG1)" zoned properties containing single family dwellings and farming activities located within the ALR.

To the East: Across Kartner Road, single family dwellings on properties zoned “Single Detached (RS1/F)” and “Single Detached (RS1/G)” located within the ALR.

To the West: Across No. 7 Road are “Agriculture (AG1)” zoned properties containing active farming activities located within the ALR.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 OCP. The 2041 OCP limits the subdivision of agricultural land into smaller parcels, except where possible benefits to agriculture can be demonstrated.

The proposed subdivision is consistent with the 2041 OCP as the proposed lot sizes would be sufficient to support economically viable agricultural activities, and the legal separation of the lots would allow the owners to pursue additional investment opportunities through improved financial viability, and enable the next generation of farmers to stay on the farm.

Agricultural Viability Strategy (AVS)

The Agricultural Viability Strategy was developed in partnership with the Richmond Farmers Institute to develop a long-range strategy for improving the viability of the farmlands within the City. The AVS was approved by Council on May 26, 2003. The AVS seeks to minimize subdivision in the ALR, except where it supports agricultural viability (e.g., diversification, expansion, etc.)

The proposed subdivision would support the viability of the farm by allowing the owners to better manage the financial aspects of the farm, and create opportunities to pursue other, more intensive agricultural operations.

Zoning Bylaw

The Zoning Bylaw section 14.1.8.1 does not allow for subdivision of lands in the ALR unless approved by the ALC.

Should Council endorse the application, it will be forwarded to the ALC for consideration.

Consultation

Agricultural Advisory Committee

The AAC reviewed the application at its meeting held on November 19, 2015 and passed the following motion.

That the ALC non-farm use application (Subdivision) be returned to the AAC for further review and consideration with a detailed farm plan.

Carried (8 members voted in favour, 1 member abstained – D. Wright)

The minutes of the meeting are included in Attachment 5.

Rather than providing a farm plan, the applicant has provided a letter indicating that there will be no change to existing farming activities on the site (Attachment 6). With the owner's written commitment to continuously farm the site, the fact that the on-going farming activities will not be changed, as well as the owners' long farming history in the City, the application was not submitted to the AAC for further consideration.

Analysis

The applicant has provided a report prepared by a certified professional agrologist to assess agricultural implications of the proposed subdivision. The report notes that the proposed lot sizes are significantly larger than the average Richmond farming operation, and would be sufficient to support maintaining economically viable agriculture on the lands, and that there will be no negative impacts anticipated with the proposed subdivision. The agrologist report is included in Attachment 7.

From the perspective of the implications for agricultural land, staff support the proposed subdivision based on the following reasons:

- The proposed lot sizes are sufficient to maintain and support on-going economically viable agricultural uses. The agrologist report has indicated that there would be no potential negative impact to the current and future farm operations.
- The owner is committed to continuously utilizing the site for agricultural purposes.
- The proposed subdivision would provide the owners with opportunities to use the land as collateral to enable further farm investment. This would help facilitate better, more intensive use of the farmland and put the underutilized portion of the site (the north lot) into more intensive agricultural production, through possible improvements to the land.

As part of the application, the owner has also committed to protecting the Rathburn House. The owner has agreed to register a restrictive covenant on the title of the proposed Lot B prior to the subdivision approval by the City in order to prohibit demolition, relocation and/or any significant exterior modification to the house. Also, the owner has agreed to install rain leaders in order to prevent any further deterioration of the exterior cladding, paint all the exterior surfaces, and submit a security of \$5,000 for the required maintenance works as part of the subdivision application.

The owner has also agreed to register a restrictive covenant on title to limit the number of houses on the proposed north lot to one single detached housing building. Under the Zoning Bylaw, the proposed north lot would be large enough to allow one single detached housing building and an additional dwelling unit for full-time farm workers. Registration of the covenant would ensure that there will be no net increase in the number of houses on the subject property after the subdivision.

Financial Impact

None.

Conclusion

The proposed subdivision would enhance the economic viability of the farm by allowing the owner to pursue diversification and expansion of agricultural operations.

It is recommended that the ALR appeal application by Mahal Farms Ltd. to subdivide the property at 5800 No. 7 Road be endorsed and forwarded to the Agricultural Land Commission.



Minhee Park
Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Rathburn House Statement of Significant from the Richmond Heritage Inventory

Attachment 4: Development Application Data Sheet

Attachment 5: Excerpt of Agricultural Advisory Committee Meeting Minutes

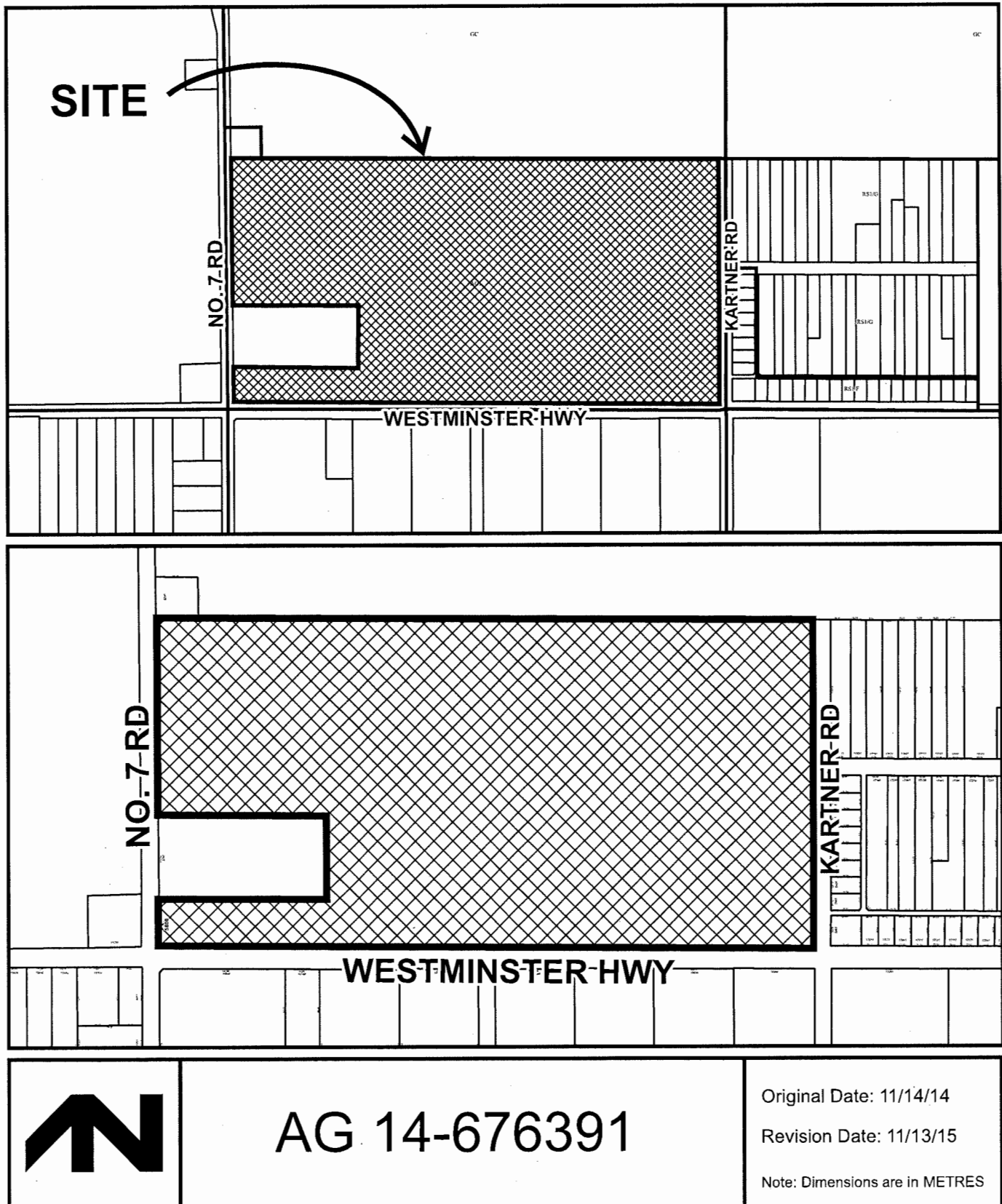
Attachment 6: Letters from the Applicant

Attachment 7: Agrologist Report

Attachment 8: Subdivision Considerations



City of
Richmond





City of Richmond



AG 14-676391

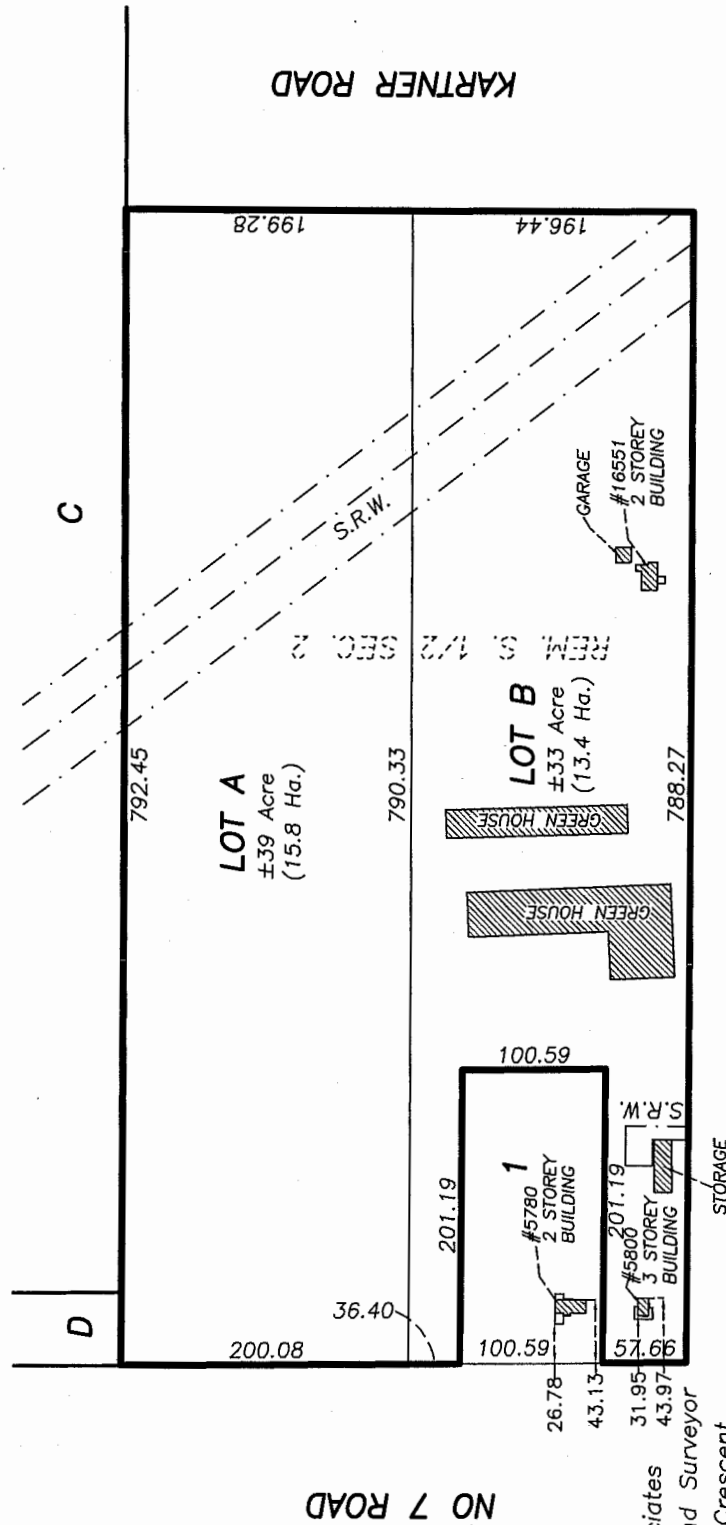
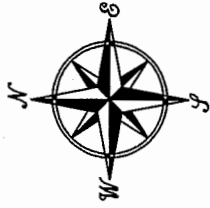
Original Date: 11/14/14

Revision Date: 11/13/15

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF SOUTH HALF SECTION 2
EXCEPT: PART SUBDIVIDED BY PLAN 27718, SECTION 2
BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT

#5800 NO. 7 ROAD, RICHMOND
P.I.D. 007-436-815



WESTMINSTER HIGHWAY

SCALE: 1:5000



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

March 9th, 2016.

NO 7 ROAD

© Copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 604-214-8928
Fax: 604-214-8929

E-mail: office@jctam.com
Web Site: www.jctam.com
Job No. 5534
Drawn By: MY

DWG No. 5534-PROSUB-03

Rathburn House

General Information

Type of Resource: Building

Also Known As:

Address: 5780 No 7 Road

Neighbourhood (Planning Area Name): East Richmond

Construction Date: circa 1911 (1905)

Current Owner: Private

Designated: No



Statement of Significance

Description of Heritage Site: The Rathburn house is a rather imposing 2 1/2-storey farmhouse with a large verandah and gable roof which sits on a prominent corner in East Richmond. Surrounded by agricultural fields in this rural section of Richmond, the house is a visual landmark.

Statement of Heritage Values: The Rathburn house is significant as one of the few remaining farmhouses in Richmond that illustrates the typical Richmond farm of the early twentieth century, characterized by a grand farmhouse with associated barn and an agricultural landscape.

The house is representative of a style often described as a 'gable-front' house that was very prevalent in the time leading up to the First World War, a common style of building that speaks to the everyday lives of farmers or the middle class.

Character Defining Elements: Key elements that define the heritage character of the site include:

- Building elements that contribute to its style and character, including the front gable roof with bellcast flare, wraparound verandah on three sides with twinned or triple columns, and an original front door with side lights
- The building's prominent corner location and visual landmark status in an area that has retained its agricultural character
- Mature fruit trees in the front and side yards of the house, which speak to its agricultural origins.

History

History: George Washington Rathburn built and lived in this house in the early part of the 20th Century. He established a horseradish and loganberry farm on the site. The McBride family owned the house in the 1930's and 1940's.



AG14-676391

Attachment 4

Address: 5800 No.7 Road

Applicant: Mahal Farms Ltd.

	Existing	Proposed
Owner:	Mahal Farms Ltd.	No change
Site Size:	73 acres (29.5 ha)	Proposed Lot 1 – 40 ac (16.2 ha) Proposed Lot 2 – 33 ac (13.3 ha)
Land Uses:	Cranberry farm, nursery, vegetables farm, cedar hedging and two single family dwellings	Proposed Lot 1 – cranberry farm Proposed Lot 2 – nursery, vegetable farm, cedar hedging and trees, two single family dwellings
Agricultural Land Reserve:	All parcels are contained in the ALR.	No change – All parcels will remain in the ALR.
OCP Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	No change

**Excerpt from the Minutes of
The Agricultural Advisory Committee Meeting**

**Thursday, November 19, 2015 – 7:00 p.m.
Anderson Room
Richmond City Hall**

3. Development Proposal – Non-Farm Use Application (Subdivision) 5800 No.7 Road

Staff provided a summary of the non-farm use application by Mahal Farms Ltd. to subdivide the 73-acre parcel at 5800 No.7 Road into two parcels. Staff noted that Mahal Farms Ltd. intends to pursue other agricultural opportunities in addition to its cranberry operation and the proposed subdivision is to manage its financial risk and liability by aligning its land holdings with its separate enterprises. Staff also noted that the applicant has agreed to protect the heritage house (“Rathburn House”) as part of the application.

The Committee had the following questions and comments:

- The Committee noted that the proposed parcels are close to the average farm size in Richmond did not mean they would be a desirable farm size.
- The Committee members were concerned that there was no strong rationale provided how the proposed subdivision would enhance the farm viability, and noted that a corporate structure issue is not considered a strong rationale to support the subdivision.
- Discussion ensued about using land as collateral for farm investment. One member acknowledged that financial situation can affect the farm viability.
- The Committee expressed concerns about subdivision of agricultural lands into smaller parcels, and noted that, in the absence of a detailed farm plan, the committee did not understand how the proposed subdivision would enhance the farm viability. The Committee requested that a detailed long-term farm plan be provided for review.
- One member noted that the applicant’s intention was to put the underutilized portion into agricultural production and we should not tell people how to farm.

As a result of discussion, the Committee passed the following motion:

That the ALC non-farm use application (Subdivision) be returned to the AAC for further review and consideration with a detailed farm plan.

Carried (8 members voted in favour, 1 member abstained – D. Wright)

Mahal Farms Ltd.

16551 Westminster Hwy.

Richmond, B.C. V6V 1A8

Feb 23, 2016

Attention: Mr. Wayne Craig, Director of Development, Development Application Division

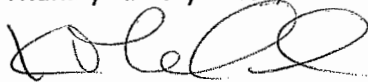
Regarding: Subdivision of Mahal Farms Ltd.

The new division will consist of Mahal Farms Ltd continuing growing Cranberries for Ocean Spray on the north parcel.

Regarding the south parcel it will consist of TSC Nursery growing nursery stock for Home Depot and landscapers. Also, farming will be Soo Farms growing Chinese vegetables for the local markets. Mahal Farms Ltd will continue to grow cedar hedging and shade trees for the general public.

Any further questions, please contact myself Kal Mahal.

Thank you very much,



Kal Mahal

Mahal Farms Ltd.

(604) 715-3276

cc Joe Erceg, MCIP General Manager , Urban Development Division

Mahal Farms Ltd.

16551 Westminster Hwy.

Richmond, B.C. V6V 1A8

Feb 23, 2016

Attention: Mr. Wayne Craig, Director of Development, Development Application Division

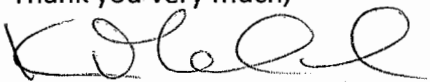
Regarding: Rathburn Home conditions required by City

Mahal Farms Ltd. Will register a section 219 covenants to protect the Rathburn House as a part of the forth coming subdivision application. The covenant will consist of Mahal Farms. Ltd keeping the house in its current location prohibiting any demolition of this building and will keep the house maintained in its current location with painting and the installation of rain leader gutters as required.

Mahal Farms Ltd will provide a quote to the city for this work and will put a bond for the amount of the estimates in trust to the City. Once, work is completed the City will release back to Mahal Farms Ltd the bond held in trust. This a part of our subdivision application as good will by Mahal Farms Ltd.

Any further questions, please contact myself Kal Mahal.

Thank you very much,



Kal Mahal

Mahal Farms Ltd.

(604) 715-3276

cc Joe Erceg. MCIP General Manager , Urban Development Division

**Subdivision Proposal:
Mahal Farm Ltd. 5800 No.7 Road, Richmond, BC**

Agrologist Opinion Report

Prepared for:
**Mahal Farms Ltd.
16651 Westminster Hwy
Richmond, BC, V6V2N6**

Prepared by:

**Darrell M. Zbeetnoff, P.Ag., CAC
Zbeetnoff Agro-Environmental Inc.
15787 Buena Vista Avenue
White Rock, BC, V4B 1Z9
604-535-7721, FAX 604-535-4421
zbeetnoff@telus.net
www.zbeetnoffagro-environmental.com/**

July 30, 2015

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1.0 Purpose of this Report

Mahal Farms Ltd. contains two parcels totaling approximately 80 acres, which currently consist of a 5 ac parcel and a 73 acre parcel. The owners propose to subdivide the larger parcel into a 40 acre parcel and a 33 ac parcel.

This report is intended to provide a discussion of the agricultural issues associated with the proposal and to provide an opinion on the potential effect of the proposal on the continued agricultural use of the property and on the agricultural sector in Richmond.

2.0 Location, Soils, and Agricultural Capability of the Property

The subject properties are located in the BC Agricultural Land Reserve at 5800 and 5780 No. 7 Road, Richmond, BC in the northeast corner of the intersection of No. 7 Road with Westminster Highway (see Figure 1).

The subject properties consist of mineral soils of the Delta - Blundell complex.¹ Delta soils consist of medium to moderately fine textured deltaic deposits with poor drainage and high groundwater table. Blundell soils consist of 15 to 40 cm of organic material over medium textured deltaic deposits. Drainage is poor to very poor with a high groundwater table. Topography is complex but ranging from gently undulating to undulating.

The agricultural capability of the subject properties falls in Canada Land Inventory Classes 4 and 5² with an unimproved capability of "secondary"³, indicating that some limitations exist for using the land for a wide variety of crops (see Figure 2).

With improvements, the property is considered to be "prime" for agriculture and is capable of supporting a wide range of crop and livestock production. The most important required improvements are regional drainage and irrigation systems. The suited crops include: annual legumes, cereals, cole crops, corn, perennial forage crops, root crops (except carrots) and shallow rooted annual vegetable crops (except celery), raspberries, blackberries, loganberries, tayberries and strawberries⁴ (See Figure 3).

3.0 Agricultural Land Use

Current land use on the proposed parcel indicated as Lot A (the north parcel – see Figure 4), consisting of about 40 ac in total, is comprised of:

- 25 ac of cranberries (including 4 ac of dykes); and
- 15 ac of overgrown ornamental trees.

¹ Luttmerding, HA. 1980. Soils of the Langley-Vancouver Map Area. Report No. 15: BC Soil Survey. Volume 1.

² Land in Class 4 has limitations that require special management practices or severely restrict the range of crops, or both; land in Class 5 has limitations that restrict its capability to produce perennial forage crops or other specially adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). See Kenk, E. and I. Cotic. 1983. Land Capability Classification for Agriculture in BC: MOE Manual 1. <http://www.env.gov.bc.ca/wld/documents/techpub/moe1/moem1.pdf>

³ As per BCLI – Modified Classification System. See An Agricultural Profile for the City of Richmond. Section 2.0: Biophysical Characteristics of Richmond's ALR.P.12. http://www.richmond.ca/_shared/assets/section26305.pdf

⁴ See An Agricultural Profile for the City of Richmond. Section 2.0: Biophysical Characteristics of Richmond's ALR. http://www.richmond.ca/_shared/assets/section26305.pdf



Figure 1: Location of the Mahal Farms Inc. (outlined in yellow)

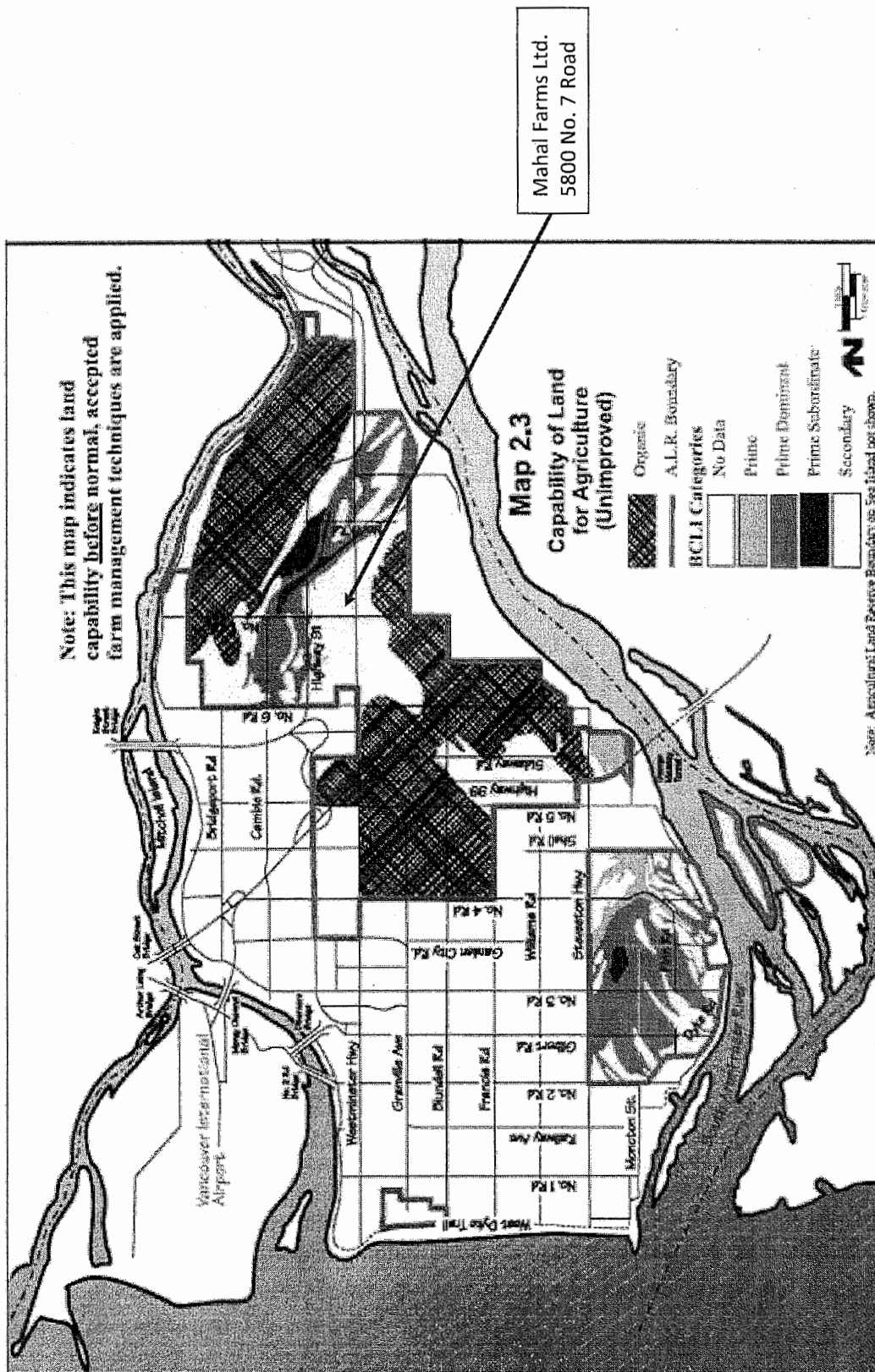


Figure 2: Unimproved Agricultural Land Capability (Source: An Agricultural Profile for the City of Richmond. Section 2.0: Biophysical Characteristics of Richmond's ALR P.12. <http://www.richmond.ca/shared/assets/section26305.pdf>)

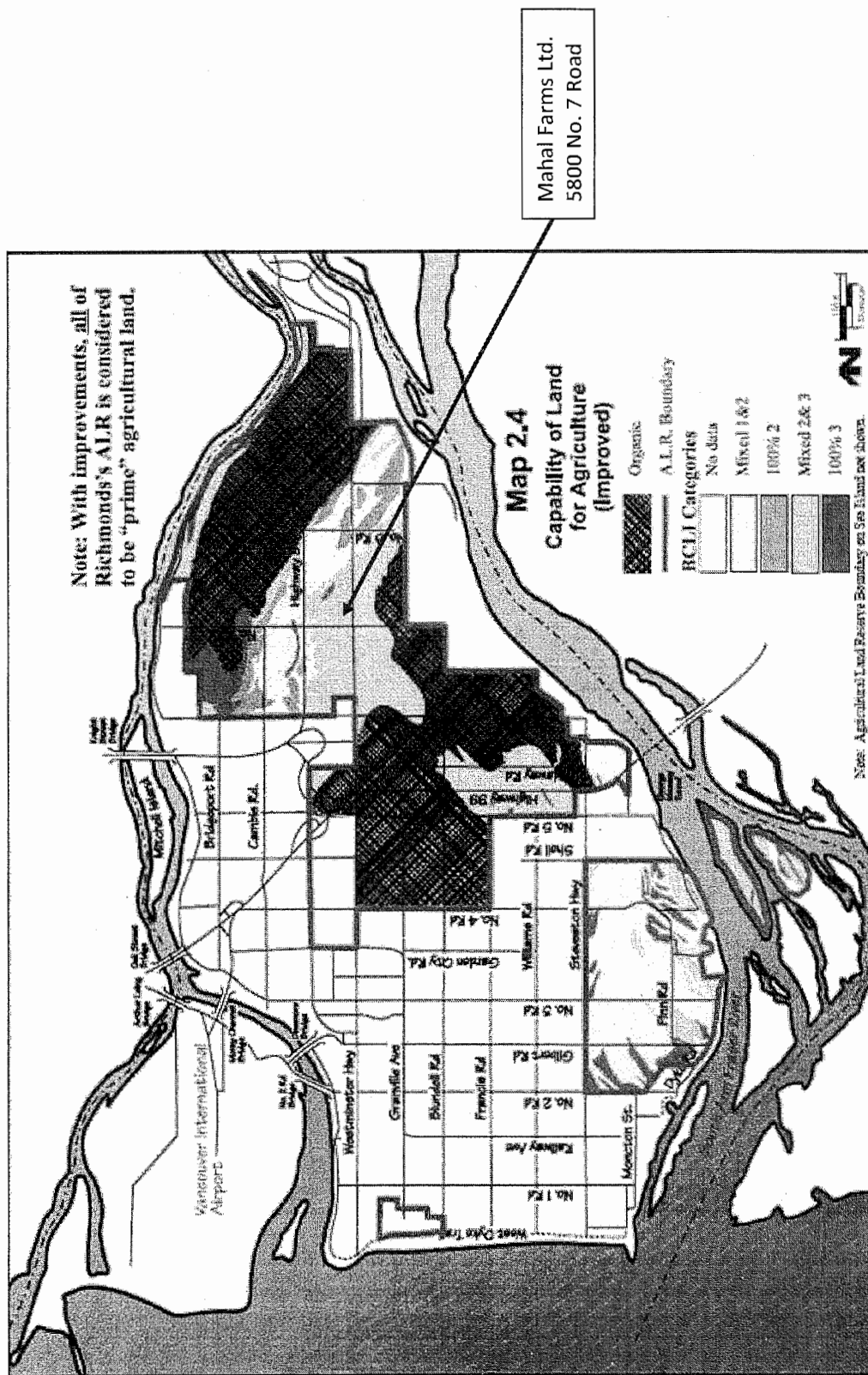


Figure 3: Improved Agricultural Land Capability (An Agricultural Profile for the City of Richmond, Section 2.0: Biophysical Characteristics of Richmond's ALR.P.12. http://www.richmond.ca/_shared/assets/section26305.pdf)

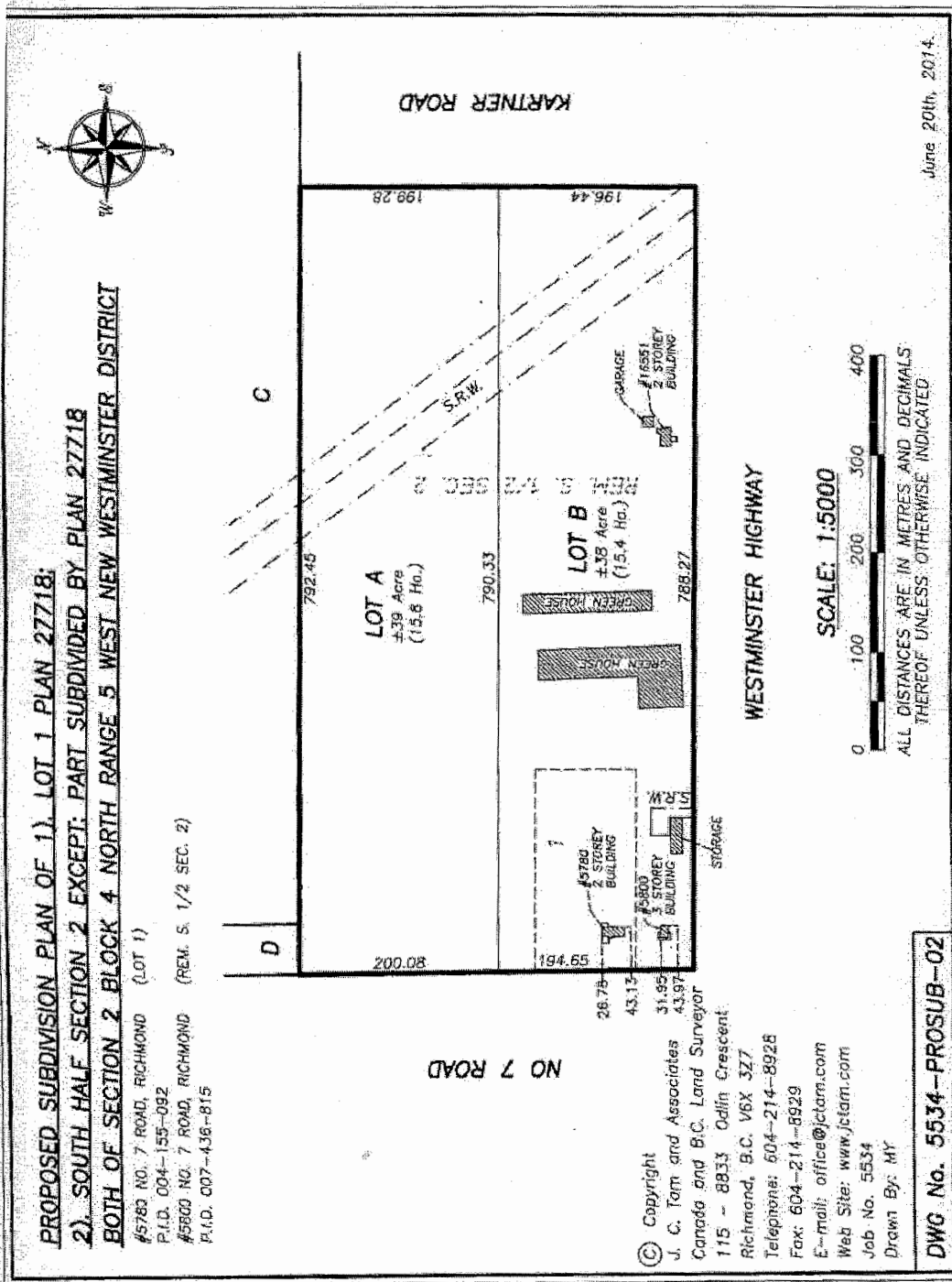


Figure 4: Layout of Mahal Farms Ltd., showing Proposed Lots A and B

Current land use on the proposed parcel indicated as Lot B (the south parcel – see Figure 4), consisting of about 38 ac in total, is comprised of:

- 4 ac of hedging cedar;
- 10 ac leased out to Soo Farm (growing oriental vegetables);
- 20 ac of leased out to TSC Nurseries (container and caliper nursery);
- 4 ac of heritage house, 5780 No. 7 Road house, barns and yard.

Land uses adjacent to the Mahal Farm include the following:

- To the west – Forage and cereal crops;
- To the north – Mayfair Lakes Golf Course;
- To the east – Residential subdivision; and
- To the south – Lulu Island Winery, rural residential, hobby farming, nursery crops, and dog kennel.

4.0 Mahal Family History on the Property

The Mahal family has owned and operated the property as a farm continuously since 1949, originally purchased from the MacDonald family. In 1962, a 5 ac severance was obtained (5780 No. 7 Road) and a house owned by Mahal Farms Ltd. is occupied by Nick Mahal, one of the two brothers with an interest in the farming operation. A second brother, Kalvinder Mahal is Vice President of Mahal Farms Ltd. and currently farms and lives on the property in a dwelling with a 16551 Westminster Highway address.

The Rathburn heritage house continues to stand on 5800 No. 7 Road. In view of the fact that it one of the last standing heritage structures of its type, MFL is committed to renovating this structure at its current location.

5.0 Description of the Subdivision Proposal

Mahal Farms Ltd. (MFL) proposes to subdivide the 73 acre parcel at 5800 No. 7 Road into two parcels: Lot A (40 ac) and Lot B (33 ac).

These parcels are shown in Figure 4.

6.0 Regulatory Context

The subject property is located within the provincial Agricultural Land Reserve (ALR) and is protected as farmland in the Richmond Official Community Plan.

6.1 Agricultural Land Commission Regulation

The Agricultural Land Commission regulates⁵ subdivisions in the ALR. Under Section 21 of the ALC Act,⁶ an owner of agricultural land may apply to the commission to subdivide agricultural land. Under Policy 11⁷, the ALC has the authority to allow homesite severance on ALR land where the applicant wishes to dispose of a parcel but retain a homesite on the land. Policy 11 guidelines to assess applications specifically note that overriding criteria are:

⁵ Agricultural Land Commission. Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Part 5 – Permitted Subdivisions. http://www.bclaws.ca/civix/document/id/complete/statreg/171_2002

⁶ Agricultural Land Commission Act. (SBC 2002) Chapter 36.
http://www.bclaws.ca/Recon/document/ID/freeside/00_02036_01#section21

⁷ Agricultural Land Commission. 2003. Policy 11: Homesite Severance on ALR lands.
http://www.alc.gov.bc.ca/alc/DownloadAsset?assetId=0053AB54920D4FD48E685959F4BD711B&filename=policy_11_homesite_severance.pdf

- whether a particular “homesite severance” meets good land use criteria and would not compromise the agricultural integrity of the area; and
- ensuring that the “remainder” will be of a size and configuration that constitutes a suitable agricultural parcel.

If these criteria are applied to the MFL’s proposed subdivision, it is evident that:

- the subdivision will not compromise agricultural integrity of the area; and
- the subdivision will not create parcels unsuitable for farming.

6.2 Richmond Official Community Plan

The Richmond Official Community Plan⁸ states in Section 7.1, Objective 2 its intent to “Enhance all aspects of the agricultural sector including long-term viability, opportunities for innovation (agri-industry), infrastructure and environmental impacts”. The “Agricultural Land Use Considerations” policies include:

- k) limit the subdivision of agricultural land into smaller parcels, except where possible benefits to agriculture can be demonstrated.

Richmond also regulates subdivision provisions and minimum lot size in the Agricultural Land Reserve through its Zoning Bylaw.⁹ The AG1 zone applies to MFL. In general, Richmond defers to the ALC, with the exception that the minimum lot area must be at least 5 ac (2.0 ha).

7.0 Assessment of the Impact on Agriculture

The MFL situation may be described as follows:

- the owner-operators of MFL are planning to diversify farming operations;
- the land will be used as collateral for asset-based loans to finance the new agricultural venture;
- the single legal parcel does not facilitate the matching of land collateral to the financing requirements of specific new enterprise; and
- the owners want to legally differentiate their land assets so that they can provide appropriate collateral specifically for the new enterprise.

It is suggested that there are two fundamental issues related to whether the proposed subdivision should be allowed: These are:

- Will the subdivision provide a positive impact on agriculture? and
- Will the subdivision have no negative impact on agriculture?

7.1 Positive Impact on Agriculture

Positive impacts could be expected at the farmer and regional level.

7.1.1 Positive Impact on Mahal Farms Ltd.

Mahal Farms Ltd. (MFL) intends to pursue other agricultural opportunities (e.g., nurseries, grapes, winery, agri-tourism, or vegetables) in addition to its cranberry operation. To facilitate new development, MFL wishes to manage its financial risk and liability by aligning its land holdings with its separate enterprises. This would allow one division of the company to hold cranberry farming assets while the other division would pursue the new enterprise.

⁸ Richmond Official Community Plan. 2012. Bylaw 9000-2041. Chapter 7.0 Agriculture and Food.
<http://www.richmond.ca/cityhall/bylaws/ocp/sched1.htm>

⁹ Richmond Zoning Bylaw. Section 14. Agriculture and Golf Zones.
<http://www.richmond.ca/shared/assets/AG1-424006.pdf>

By subdividing the consolidated parcel, the operators of Mahal Farms Ltd. will better align assets as collateral for the business enterprise it intends to pursue. This is a business strategy to limit loss exposure and can best be accomplished by a legal separation of the assets involved. It is suggested that it is unnecessarily restrictive to MFL to ban or prevent the farmland subdivisions, as this does not provide enough flexibility to pursue a new farming opportunities and has a negative effect on new agricultural development.

7.1.2 Positive Impact on Regional Agriculture

The continuation and intensification of farming by MFL will contribute to the health and enterprise of the local farming community. Subdivision would improve this situation by facilitating opportunity for new investment by the farm operators.

The proposed subdivision would enhance the prospects for enterprise development of the separated parcels, encourage farm-related development, and have no impact on non-farm related development in Richmond's agricultural zone.

7.2 No Negative Impacts on Agriculture are Anticipated

7.2.1 Farm Level Impacts

There are no anticipated negative agricultural impacts on agricultural operations on the land associated with the proposal. The cranberry operation on Lot A, including reservoirs, is self-contained and an irrigation ditch divides Lot A from Lot B. No structures will be built as a result of the subdivision. No additional land impacts will be caused due to:

- a. access roads;
- b. soil quality and/or capability
- c. drainage;
- d. sanitary sewer;
- e. stormwater management;
- f. water supply (already serviced under license); and
- g. utility services.

The resulting configuration of both parcels will not impede access to the parcels or impair their agricultural use and there are no anticipated negative agricultural impacts on surrounding agricultural land uses. A vital question is whether the farm will continue to perform after subdivision and in this case, subdivision will not impair the ability of either Lot of the farm to function as a unit in the future.

7.2.2 Regional Level Impacts

Impact on Farm Size

A legitimate concern is whether subdivision will contribute to fragmentation of the agricultural land base. Average farm size in Richmond is 43.3 acres. This proposal will create two land parcels of 33 and 40 acres. The fragmentation effect is negligible because both parcels will be close to average farm size in the municipality and of sufficient size to support economically viable agriculture separately.¹⁰ Note that the median farm size in Richmond is less than 10 acres (Table 1, Column E).¹¹

¹⁰ Note that many farms in Richmond are composed of more than one parcel.

¹¹ The median is the middle value of the distribution, which in Table 1 is less than 10 acres since more than 50% of the farms are under 10 acres.

Table 1: Distribution of Farm Size in Richmond, 2011

Farm Size Range	Midpoint of Range (ac)	Number of Farms	Proportion of Farms in Range (%)	Contribution to Weighted Average (ac)	Cumulative Distribution of Farms (%)
	A	B	C	D	E
<10 ac	5	118	55.9%	2.6	55.9%
10 to 69 ac	40	71	33.6%	13.5	89.6%
70 to 129 ac	100	6	2.8%	2.8	92.4%
130 to 179 ac	155	2	0.9%	1.5	93.4%
180 to 239 ac	210	3	1.4%	3.0	94.8%
240 to 399 ac	320	7	3.3%	10.6	98.1%
400 to 559 ac	480	4	1.9%	9.1	100.0%
>560 ac		0	0.0%		
Totals		211	100.0%	43.3	

Source: Statistics Canada. 2011. Census of Agriculture.

<http://www5.statcan.gc.ca/cansim/a26?lang=eng&retrLang=eng&id=0040201&pattern=0040200..0040242&tabMode=dataTable&srchLan=-1&p1=1&p2=50#customizeTab>

Attraction of Non-farm Uses

The subdivision will not create small lots in the ALR. The sizes of the subdivided parcels will not attract more non-farm uses into the ALR because it will not contribute to the supply of tracts of the size non-farm uses tend to prefer.

Similarly, the proposed subdivision is not associated with a non-farm use and will not encourage built-up uses. ALR protections are already in place to prevent non-farming uses.

Changes in Housing Density

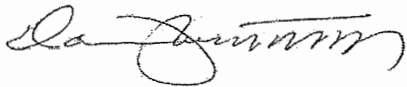
Subdivision into Lots A and B would create the possibility for a new residence on Lot A, and possibly one additional farm worker dwelling. After subdivision, the number of residences on Lot B will continue to comply with ALC policy.

8.0 Summary and Conclusions

1. The proposal is not contrary to policies relating to agricultural related parcels in the Richmond OCP, which defers to the ALC regarding subdivision applications. The ALR is not an exclusive agricultural zone where subdivision is prohibited.
2. While the subdivision will create two smaller parcels of approximately 35 ac. each, these smaller parcels are not so small as to limit the ability for more intensive operations in the future. In fact, the resulting parcels after consolidation/subdivision would be significantly larger than the average Richmond farming operation and large enough to optimize returns in its most efficient agricultural or ecological use. The Mahal Farm, after the proposed subdivision, would continue to exceed the Richmond average in the following categories:
 - a. Average farmland parcel size; and
 - b. Average farm size.

3. These are no negative impacts on the agricultural operations and farmlands associated with the proposal or on surrounding agricultural land uses.
4. Subdividing provides the owners with an agricultural business benefit. Under asset-based lending arrangements, subdivision will facilitate the matching of collateral with the pursuit of new enterprise. This improved situation will enhance the prospects for agricultural enterprise diversification, make it easier to pursue new investment opportunities in the sector, and will not hamper or discourage long term commercial agricultural operations.
5. There is the opportunity for a regional benefit to agriculture from new entrepreneurial activity. It is suggested that consolidation/subdivision policy could support agriculture as a priority use in agricultural areas by facilitating the opportunity for growers to diversify and expand in the areas of direct marketing, agri-tourism and other specialized agri-businesses. Allowing high intensity activities on smaller parcels supports this vision.
6. Based on the foregoing discussion, I contend that the proposed subdivision proposal will have no anticipated negative impacts on Richmond agriculture, may provide additional benefits by facilitating agricultural investment, and will not contribute to the potential for non-farm residential encroachment into the ALR.

Signed:



Darrell M. Zbeetnoff, P.Ag., CAC, Director

Date: July 31, 2015



City of
Richmond

Subdivision Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Addresses: 5800 No. 7 Road

File No.: AG14-676391

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

1. Confirmation of Agricultural Land Commission approval of the ALR application for subdivision.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.1 m GSC.
3. Registration of a restrictive covenant on title to prohibit demolition and/or relocation of the Rathburn House located on the proposed south lot and any significant exterior alterations to the building, unless reviewed and approved by the City. General maintenance and repair works would be allowed as long as the works are consistent with the existing items and materials. The covenant will also state that the owner is committed to installing rain leaders to prevent any further deterioration of the exterior cladding, preparing and painting all the exterior surfaces (including trim and other structure such as stairs) as part of the maintenance, and providing a cost estimate of the maintenance works and submitting the required security as part of the subdivision application to the satisfaction of the Director of Development. The amount of the security must be in the minimum range of \$5,000.
4. Registration of a restrictive covenant on title to limit the number of single detached housing building to one on the proposed north lot.



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 14, 2016

File: AG 15-713643

Re: **Agricultural Land Reserve Application by Mayberry Farms Ltd. for Subdivision at 2400 and 2600 No. 7 Road and Un-addressed Adjacent Parcels**

Staff Recommendation

That the Agricultural Land Reserve Application by Mayberry Farms Ltd. to subdivide 2400 and 2600 No. 7 Road and five (5) adjacent un-addressed parcels, be endorsed and forwarded to the Agricultural Land Commission.

Wayne Craig
Director of Development

BK/MP:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

FOR JOE ERCEG

Staff Report

Origin

Mayberry Farms Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for subdivision of a total of seven (7) parcels: 2400 and 2600 No. 7 Road and five (5) adjacent un-addressed parcels located to the east. The proposed subdivision is to adjust the lot lines and subdivide to create two (2) additional lots, for a total of nine (9) lots. Referral to the Agricultural Land Commission is required, as the proposal involves more than four (4) parcels, and will result in three (3) parcels which are less than 1 ha in size.

Project Description

The subject site is located within the Agricultural Land Reserve and is zoned "Agriculture (AG1)". A location map and an aerial photograph are included in Attachment 1.

The applicant's stated purpose of the proposed subdivision is to:

- Re-align the legal boundaries of the properties to match the existing cranberry field configuration.
- Separate two (2) existing houses from the cranberry fields; creating two (2) small residential lots (0.4 ha and 0.6 ha).
- Create one (1) additional residential lot of 0.4 ha.
- Permit construction of two (2) new full-time farm workers' dwellings.
- Facilitate family estate planning.

The proposed subdivision plan is included in Attachment 2.

The seven (7) lots are owned by Mayberry Farms Ltd. – doing business as Harvest Red Farms, Mayberry Farms and Maybloom Farms. All three (3) farms produce cranberries, and are operated by different members of the May family.

Findings of Fact

A Development Application Data Sheet providing details of the subdivision proposal is contained in Attachment 3.

ALR Subdivision Application Process

An application to permit subdivision of lands within the ALR requires consideration by Richmond City Council prior to the application being forwarded to the Agricultural Land Commission (ALC) for consideration. If Council passes a resolution in support of the proposal, the application will be forwarded to the ALC; should Richmond Council not grant approval for the application, it will not proceed further.

Once the application is forwarded to the ALC, it has the sole decision making authority on the proposal.

Surrounding Developments

To the North: “Light Industrial (IL)” zoned properties to the northwest across Canadian National Railway and “Agriculture (AG1)” zoned properties located within the ALR to the northeast.

To the East: “Agriculture (AG1)” zoned properties containing farm activities located within the ALR.

To the South: “Agriculture (AG1)” zoned properties containing farm activities located within the ALR.

To the West: Across No. 7 Road, are “Agriculture (AG1)” zoned properties located within the ALR.

Related Policies & Studies2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 OCP. The 2041 OCP limits the subdivision of agricultural land into smaller parcels, except where possible benefits to agriculture can be demonstrated.

The proposed subdivision will provide benefit to agriculture, by aligning property lines with the current farm configuration, and the subdivision facilitates estate planning for the May family. The owner has stated that the subdivision will support viable and secure farm configurations for future generations by ensuring that each future owner has access to farm infrastructure (i.e., dykes and ditches) necessary for cranberry farming. The proposed lot configuration would allow the farm owners and employees to reside near the farms to monitor and effectively manage the farm operations and provide on-site security.

Agricultural Viability Strategy (AVS)

The AVS was developed in partnership with the Richmond Farmers Institute to develop a long-range strategy for improving the viability of the farmlands within the City. The AVS was approved by Council on May 26, 2003. One of the 2021 AVS Principles is to minimize subdivision in the ALR, except where it supports agricultural viability (e.g., diversification, expansion, etc.). The proposed subdivision supports the continued agricultural use of the overall farm lands, as described above.

Zoning Bylaw

The Zoning Bylaw section 14.1.8.1 does not allow for subdivision of lands in the ALR unless approved by the ALC. Where the approval of the ALC is not required, the minimum lot area must be 2.0 ha. Three (3) of the proposed lots are less than 2.0 ha in area and the proposal requires the approval from the ALC.

ConsultationAgricultural Advisory Committee

The AAC reviewed the application at its meeting held on December 17, 2015 and passed the following motion.

That the ALR application for subdivision at 2600 No.7 Road by Mayberry Farms Ltd. be supported with the following conditions:

- 1. The proposed number of lots be reduced to seven (7) by combining proposed lots 4 and 5; and proposed lots 1 and 2.*
- 2. A justification for the proposed additional dwelling units for farm workers on the combined lots noted in item 1 be provided by a professional agrologist.*

Carried Unanimously

The minutes of the meeting are included in Attachment 5.

The applicant has considered the AAC's decision and has explored a number of subdivision alternatives with staff, but has decided that the current proposal best meets their stated needs.

Analysis

The owners of Mayberry Farms Ltd. have applied to subdivide the lands currently occupied by three (3) separate farm operations to:

- Align lot lines with existing farm boundaries.
- Create two (2) home sites fronting onto No. 7 Road for the existing farmers; to provide an opportunity for future generations to remain active farmers in Richmond
- Create two (2) lots what will contain farm workers' residences.
- Facilitate estate planning/future ownership.

The applicants are third generation cranberry farmers in East Richmond, and the family has owned the subject properties since the 1880's. The owners would like to begin a succession plan to transfer ownership of properties to their two sons who are currently farming the site, so that each would own the parcels where his farm and house are located. The farmers currently reside in existing houses 2400 and 2600 No. 7 Road.

The existing lot lines do not align with the existing boundaries of the cranberry fields (Attachment 2). By adjusting the property lines, each son will own the parcels where his farm is located. Also, matching the property lines with the existing field patterns would allow the farms to be bound on at least on side by the reservoirs for water access, which is essential for the production of cranberries.

Attachment 6 is the applicant's ownership concept for the farm. This plan shows Blocks A, B and C. One (1) farmer would own all of Block A, the other would own all of Block C, and Block B would be owned by the current owner of the farm, and would be used as a shared location of machinery, farm buildings, and various infrastructure for the overall farm operations, and a separate cranberry farm (Lot 6).

Proposed Subdivision

The proposed subdivision (Attachment 2) will result in three (3) lots fronting No.7 Road used for residential purposes only, and six (6) agricultural lots.

Agricultural Lots

The proposal to rationalize lot lines with the current farm configuration is supported by staff, as it has benefit to agriculture. The creation of Proposed Lot 3 to house common mechanical and farm infrastructure uses is also supported. Proposed Lot 2 will be used for cranberry production and a new single-family dwelling for a farm workers' residence is also supported.

Residential Lots

The proposed subdivision will create three (3) parcels which will have no potential for agricultural activity and will be used solely for residential purposes.

Proposed Lot 1 and Lot 4 will sever two (2) existing houses from the cranberry farms. Proposed Lot 5 will be a 0.5 ha parcel that the owners wish to use for a farm workers' dwelling, who will work the farm in the area shown as Block A in the ownership concept (Attachment 6). While the proposed lot is small and would be used for residential purposes only, staff can support the subdivision, as the owner has expressed a need for a residence for a farm workers' dwelling, and the bulk of the farm is located to the east, without functional road access.

A dwelling will be constructed on proposed Lot 2; which will be used as a dwelling for the farm workers' who will manage the lands in Block C (Attachment 6) and the balance of the lot will be used for cranberry production. There are no plans by the owner to construct a dwelling on proposed Lot 3 at this time.

Staff have reviewed the proposed additional residential lots in the context of ALC regulations and the Richmond Zoning Bylaw 8550 provisions which allow an additional residence necessary for farm use. An additional dwelling unit for full-time farm workers is permitted if the lot size is a minimum of 8.0 ha and the need for the additional dwelling unit is justified by a certified professional agrologist.

The total area of the farms owned by the sons (i.e., Maybloom and Harvest Red Farms) are each over 20 ha, and exceed the minimum lot area required in the Zoning Bylaw to accommodate a second dwelling for farm workers. However, the majority of the farms do not have frontage on No. 7 Road and do not have developed road access. As such, a Building Permit cannot be issued to construct a farm workers' dwelling on the eastern portion of the farms.

The agrologist's report (Attachment 4) indicates that it is the owners' intention to locate all the home sites along No. 7 Road where services exist and impacts on the existing farming operation are minimized. The owner of the Harvest Red Farms also provided a letter indicating that it would be essential to have an employee live on the farm in order to manage the irrigation system to prevent frost damage and provide for on-site farm security.

Staff recognize that farm workers' housing is needed for farms of this size, and allowing the smaller building lot on No.7 Road provides an opportunity for this, while avoiding any residential footprint on the farmland to the east.

The following table provides a summary of the details of the proposed subdivision. Attachment 2 to this report contains the proposed subdivision layout and Attachment 6 is the proposed ownership pattern.

Proposed Lot	Purpose	Size	Ownership
1	Existing dwelling currently occupied by the owner of Maybloom Farms	1.5 acres (0.6 ha)	Maybloom Farms – Block C
2	Separate cranberry field to Maybloom Farms Ltd. and a new dwelling for full-time farm workers	12.5 acres (5.1 ha)	Maybloom Farms – Block C
3	To consolidate the farming headquarters, shops and machinery storage area held by Mayberry Farms Ltd.	8.1 acres (3.3 ha)	Mayberry Farms - Block B
4	Existing dwelling currently occupied by the owner of Harvest Red Farms	1.0 acre (0.4 ha)	Harvest Red Farms – Block A
5	A new dwelling for full-time farm workers	1.0 acre (0.4 ha)	Harvest Red Farms – Block A
6	To allow for a cranberry field between ditches and dykes	34.2 acres (13.6 ha)	Mayberry Farms Block B
7	To allow for a cranberry field between ditches and dykes	43.4 acres (17.6 ha)	Harvest Red Farms – Block A
8	To allow for a cranberry field between ditches and dykes	16.7 acres (6.8 ha)	Harvest Red Farms – Block A
9	To allow for a cranberry field between ditches and dykes	40 acres (16.2 ha)	Maybloom Farms – Block C

Staff note that all new dwellings will be built consistent with the requirements of the Richmond Zoning Bylaw 8500, which restricts building locations to no further than 50 m from the fronting road (No.7 Road), to minimize impacts on the viability of agricultural land.

Floodplain Management Implementation Strategy

The developer is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior subdivision approval on the Title of Lots, 1, 2 4, and 5.

Proposed Legal Agreement

As Official Community Plan policies specifically avoid fragmentation of agricultural lands, and the creation of new roads in the ALR, the applicant has agreed to register a legal agreement on the Title of proposed Lots 6, 7, 8, and 9, as a condition of subdivision to prohibit residential construction on these parcels until such time that a fully operational and serviced road fronts the lands. This legal agreement will address potential future pressure to allow additional residential

development on the properties. The legal agreement has been identified as part of the subdivision considerations attached to this report (Attachment 7). Council would be required to forward an application to the Agricultural Land Commission to allow construction of these roads, and would have to authorize the expenditure to construct the roads

Financial Impact


None.

Conclusion

Staff support the proposed subdivision as follows:

- The owners of Mayberry Farms Ltd. have a long family history of farming and are committed to long-term farming of the lands. The subdivision would facilitate the existing farming operations to align property lines with the existing farm configuration.
- Succession planning is essential to generational farmland transfer to ensure that farmlands continue to be farmed. Ownership of land is closely associated with farms' long term stability, as it allows for future investment in the farms.
- The three (3) proposed smaller residential parcels fronting No.7 Road have benefit to agriculture, as this lot pattern would facilitate residences for the owners and employees of the farms to live in proximity to the farms without requiring construction of any new roads or services for dwelling construction on the larger parcels to the east.
- Although the proposed parcels for full-time farm workers along No. 7 Road do not meet the minimum lot size requirement in the Zoning Bylaw for an additional dwelling unit, considering the overall sizes of the farms operated by the two sons, the need for additional dwelling units is justified.
- Constructing the necessary residences along No. 7 Road where services exist would minimize the impacts of the residential uses on the existing farming operations.
- The applicant has agreed to register a legal agreement on the Title of the four (4) large lots located to the east to prohibit residential construction until a functional municipal road is constructed to the lots.

Staff recommend that the ALR application by Mayberry Farms Ltd. to subdivide a total of seven (7) parcels located in Each Richmond (the parcels at 2400 and 2600 No. 7 Road and five (5) no-access parcels located on the east side of the 2400 and 2600 No. 7 Road with no civic addresses) be endorsed and forwarded to the Agricultural Land Commission.



Barry Konkin
Program Coordinator, Development
(604-276-4138)

BK/MP:blg

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Agrologist's Report

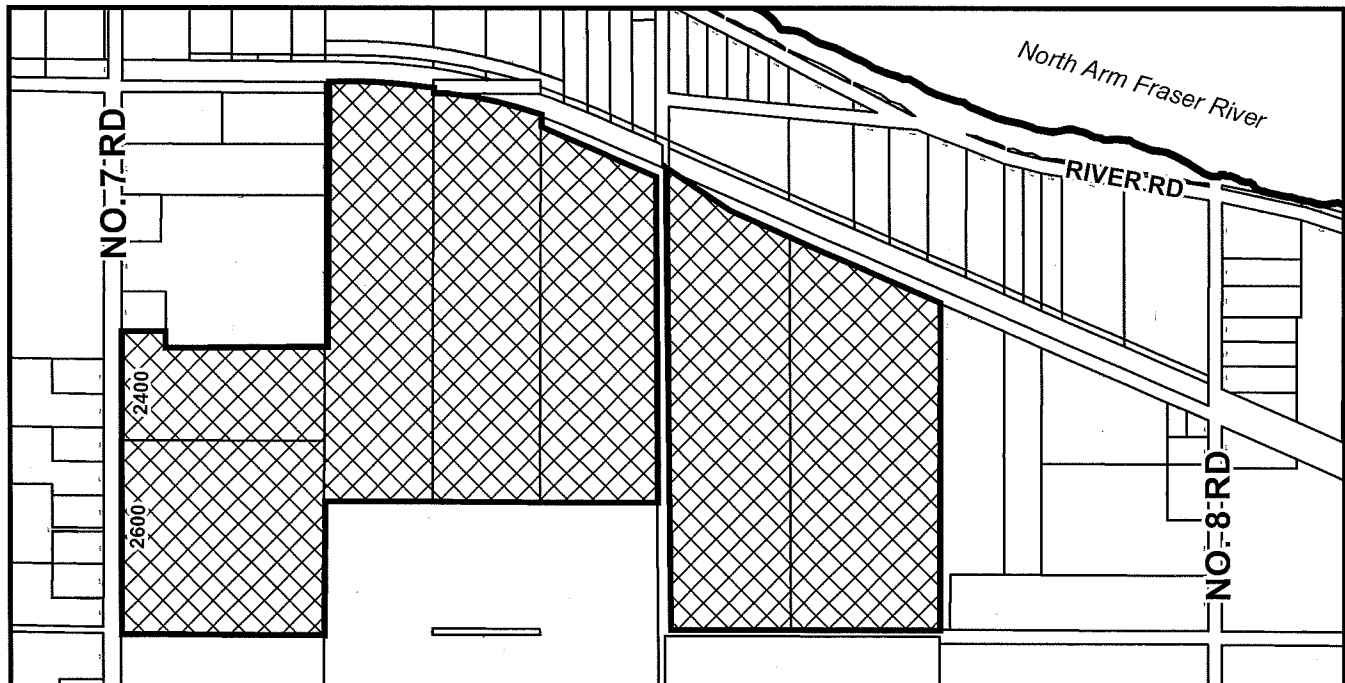
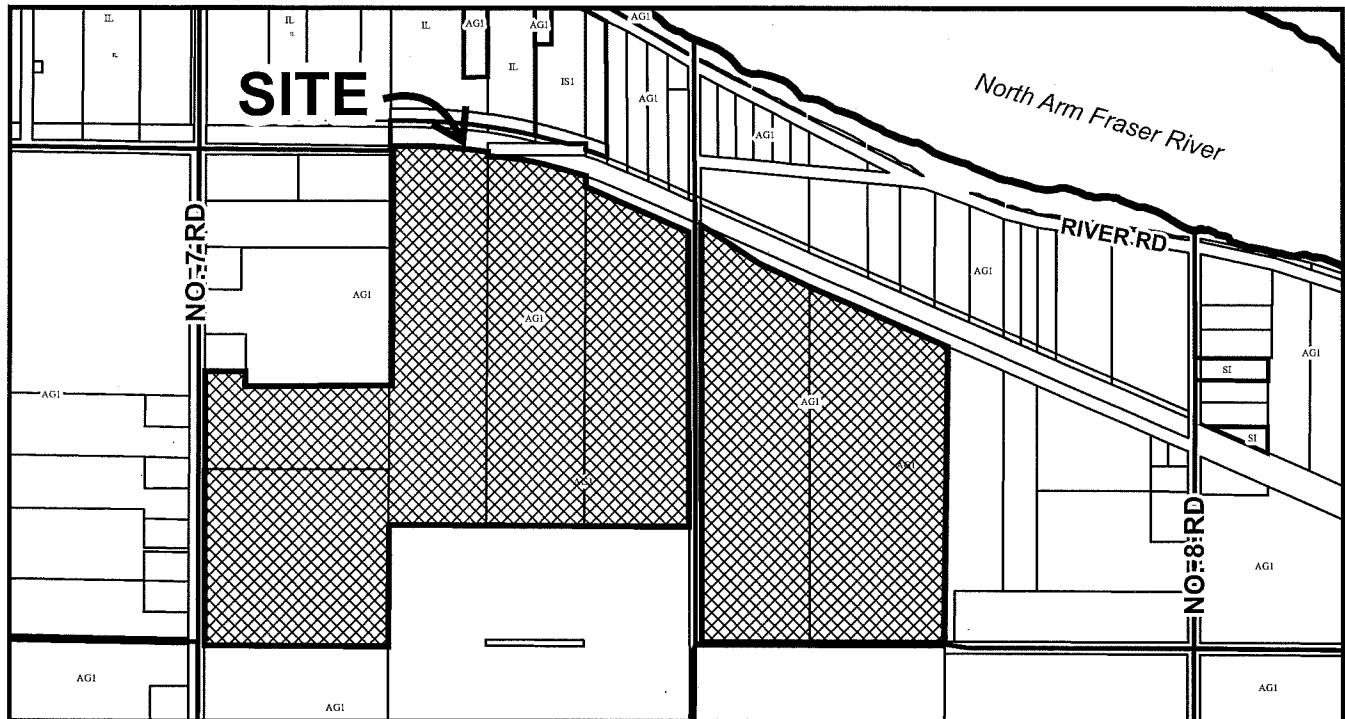
Attachment 5: Excerpt of Agricultural Advisory Committee Meeting Minutes

Attachment 6: Proposed Ownership Concept

Attachment 7: Subdivision Considerations



City of
Richmond



AG15-713643

Original Date: 12/11/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



AG 15-713643

Original Date: 01/11/16

Revision Date:

Note: Dimensions are in METRES



DWG No. 5918-PROSUB



AG 15-713643

Attachment 3

Address: 2400 and 2600 No. 7 Road and five (5) no-access parcels located on the east side of the 2400 and 2600 No. 7 Road with no civic addresses

Applicant: Mayberry Farms Ltd.

	Existing	Proposed
Owner:	Mayberry Farms Ltd.	Proposed Lot 1 – Maybloom Farms Proposed Lot 2 – Maybloom Farms Proposed Lot 3 – Mayberry Farms Proposed Lot 4 – Harvest Red Farms Proposed Lot 5 – Harvest Red Farms Proposed Lot 6 – Mayberry Farms Proposed Lot 7 – Harvest Red Farms Proposed Lot 8 – Harvest Red Farms Proposed Lot 9 – Maybloom Farms
Site Size (m²):	Existing Lot 1 – 21.36 ac (8.65 ha) Existing Lot 2 – 10.47 ac (4.24 ha) Existing Lot 3 – 24.55 ac (9.94 ha) Existing Lot 4 – 23.47 ac (9.5 ha) Existing Lot 5 – 21.99 ac (8.9 ha) Existing Lot 6 – 27.62 ac (11.18 ha) Existing Lot 7 – 29.1 ac (11.78 ha)	Proposed Lot 1 – 1.5 ac (0.6 ha) Proposed Lot 2 – 12.5 ac (5.1 ha) Proposed Lot 3 – 8.1 ac (3.3 ha) Proposed Lot 4 – 1.0 ac (0.4 ha) Proposed Lot 5 – 1.0 ac (0.4 ha) Proposed Lot 6 – 34.2 ac (13.6 ha) Proposed Lot 7 – 43.4 ac (17.6 ha) Proposed Lot 8 – 16.7 ac (6.8 ha) Proposed Lot 9 – 40.0 ac (16.2 ha)
Land Uses:	Existing Lot 1 – farming headquarters, single-family dwelling and cranberry field Existing Lot 2 – single-family dwelling and cranberry field Existing Lot 3 – cranberry field Existing Lot 4 – cranberry field Existing Lot 5 – cranberry field Existing Lot 6 – cranberry field Existing Lot 7 – cranberry field	Proposed Lot 1 – single-family dwelling Proposed Lot 2 – single-family dwelling and cranberry field Proposed Lot 3 – farming headquarters Proposed Lot 4 – single-family dwelling Proposed Lot 5 – single-family dwelling Proposed Lot 6 – cranberry field Proposed Lot 7 – cranberry field Proposed Lot 8 – cranberry field Proposed Lot 9 – cranberry field
Agricultural Land Reserve:	All parcels are contained in the ALR.	No change – All parcels will remain in the ALR.
OCP Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	No change



An Opinion on an Application for
Boundary Adjustment and Subdivision

and the Documents to that Effect

Client: Mayberry Farms Ltd.

Date: July 15, 2015

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1.0 The Application

The owners of Mayberry Farms Ltd, a cranberry farm in East Richmond, wish to begin a succession plan to transfer properties to their children. As a consequence, they wish to divide their properties into units that will allow for the fair distribution among the children and to allow the successors to develop viable farms.

The division also allows the owners to correct a problem which arose when they received the farm lands. Mainly, they wish to align the legal boundaries with the field patterns to allow for the rational division of the land. Cranberry fields are well defined by dykes and lagoons.

The existing lots under application are:

- 1) The south half of Lot 2, Sections 14 and 23, Plan 3129, PID 001-704-125,
- 2) Lot "G" Section 23, Plan 23309, PID 001-704-109,
- 3) Block "C" except: Firstly: Parcel "One" (Reference Plan 3214); Secondly: Parcel "Two" (Reference Plan 3098); Thirdly: Parcel "Three" (Explanatory Plan 9089); Fourthly: Part Subdivided by Plan 26807; Fifthly: Part in Statutory Right of Way Plan 4720, Section 14 and 23 Plan 690, PID 001-704-150,
- 4) Parcel "A" Sections 14 and 23 Reference Plan 69628, PID 001-760-416,
- 5) Block "A" except: Firstly: Part on Statutory Right of Way Plan 4720; Secondly: Part Subdivided by Plan 26807; Thirdly: Part Subdivided by Plan 5063, Sections 13 and 23 Reference Plan 6962, PID 001-704-141,
- 6) Parcel B Section 24 Plan LMP 32103, PID 023-699-396, and
- 7) Parcel A Section 24 Explanatory Plan 86763, PID 016-476-751,

All of Block 5, North Range 5 West, New Westminster District.

These lots are roughly shown in Figure 1.

Figure 1: Depiction of Existing Lots



The outline of the new lots is shown in Figure 2. The survey drawing is inserted in Appendix A.

Figure 2: Outline of Proposed Lots



The specifics of the lots is shown in Table 1.

Table 1: Specifics of Proposed Lots

Lot #	Purpose	Lot Size
1	To separate the existing house for Maybloom Farms Ltd.	1.5 Ac (0.6 Ha)
2	To allow for a separate cranberry field to Maybloom Farms Ltd.	12.5 Ac (5.1 Ha)
3	To consolidate the farming headquarters, shops, and machinery storage area held by Mayberry Farms Ltd.	8.1 Ac (3.3 Ha)
4	To separate an existing home in a small lot	1.0 Ac (0.4 Ha)
5	To allow for a house for full time farm staff	1.0 Ac (0.4 Ha)
6	To allow for a cranberry field between ditches and dykes	34.2 Ac (13.6 Ha)
7	To allow for a cranberry field between ditches and dykes	43.4 Ac (17.6 Ha)
8	To allow for a cranberry field between ditches and dykes	16.7 Ac (6.8 Ha)
9	To allow for a cranberry field between ditches and dykes	40.0 Ac (16.2 Ha)
Total		158.4 Ac (64.1 Ha)

My commission is to provide an opinion as to the impact on the agricultural use of the properties from this application.

2.0 Qualifications

I am a licensed Agrologist and have been a full member of the B.C. Institute of Agrologists since 1971 (except 2001-2002). I am a graduate from the University of

British Columbia with a Bachelor of Science degree in 1967, specializing in Agriculture Economics, and a Master of Science degree in 1972, specializing in Farm Management. My thesis for my Master's degree was entitled *Resource Allocation for the Median Peace River Farm in British Columbia*

I have been involved in the work of the Agricultural Land Commission since 1974 when the reserve boundaries were proclaimed. At that time, I was District Agriculturist for the British Columbia Ministry of Agriculture in Prince George. In October 1978 I entered private practice and have provided professional opinions for clients who have sought amendments to the Agricultural Land Reserve boundaries, subdivision within the ALR, or who have needed assistance in compliance with requests from the Commission.

I have also written and spoken of the need to address the unintended consequences of the provincial land use policy.

During my years in both public and private practice, Courts and Review Boards have accepted me as an expert regarding farming practices in British Columbia. Consequently, I feel qualified to provide an assessment of a proposal under the *Agricultural Land Commission Act*. My qualifications and experience allow me to comment on the value of agricultural land and the practices of farming on that land. While not formally trained in soil science, I have been exposed to the principles of that discipline through short courses, field trips, and by accompanying pedologists during soils assessments.

Consequently, I believe I am qualified to comment on the two main purposes of the Agricultural Land Commission. That is: to preserve agricultural land, and to encourage farming on agricultural land in collaboration with other communities of interest.

I am currently a member of the Environmental Appeal Board the Forest Appeals Commission and the Oil and Gas Appeal Tribunal. Following these appointments, I have received training in Administrative Law and the Rules of Natural Justice.

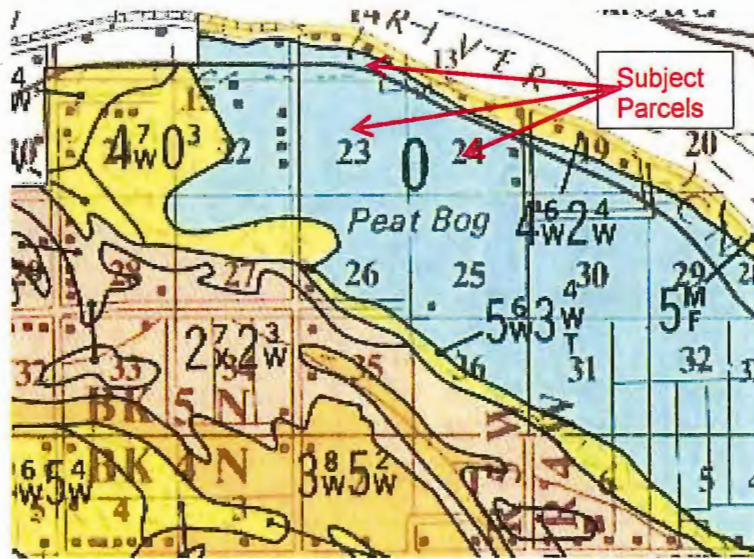
3.0 Agricultural Capability of the Subject Property

The Canada Land Inventory map indicates that the parcels under application are classed as "O" for organic soils as shown in Figure 2.

This classification is consistent with my findings from inspection. Peat soils are ideal for cranberry production and have been used by the May family for this purpose for generations.

Consequently, it is my judgement that the lands under application are "Agricultural" as defined by the Provincial Agricultural Land Commission.

Figure 3: Canada Land Inventory Classification of Subject Parcels



4.0 Local Government Concerns

The City of Richmond has developed an Agricultural Viability Strategy to identify issues, recommendations, implement strategies, and monitoring processes. Among the guiding principles is:

5. Subdivision in the ALR will be minimized, except where it supports agricultural viability (e.g. diversification, expansion, etc.)

Among the long term implementation strategies for the AVS is:

- A positive outlook to attract more young people to choose to farm;

I was unable to download the full zoning map for the area. However, the map indicates that the land is zoned AG1 which is logical given the intensive farming operations in this area. The purpose of the zone is given as:

The zone provides for a wide range of farming and compatible uses consistent with the provisions of the Agricultural Land Reserve. The zone is divided into 3 sub-zones: AG1 for traditional sites zoned for agricultural purposes; [Bylaw 8672, Jan 24/11] AG3 for new sites that would permit seasonal farm labour accommodation; AG4 for a site that would permit a cranberry processing facility.

The boundary adjustments that align the legal boundaries with the field patterns are fully consistent with this zone. The homesite subdivisions place two existing homes within their own lots. The northern subdivision allows for a new residence for a full time employee who will be responsible for field monitoring and consequently needs to be located on the farm.

The zoning bylaw stipulates in Section 14.1.8:

1. Subdivision of land in the Agricultural Land Reserve shall not be permitted unless approved by the Provincial Agricultural Land

Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum lot area shall be 2.0 ha.

2. The following minimum requirements shall apply to the uses listed below:
 - a) single detached housing shall not be built on a lot with a lot area of less than 828.0 m²

This application exceeds the five lot maximum and has proposed lots below the 1 hectare threshold as required under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*. Consequently, the application needs to proceed to the Commission. Assuming Commission approval, the three lots at 1.5 acres or 1 acre exceed the bylaw requirement at 6,070.4 m² and 4,047 m² respectively.

I assume, therefore, following a conversation with Ms. Minhee Park of the Planning Department of the City that the subdivisions would not need rezoning following approval from the Agricultural Land Commission.

The zoning bylaw deals with full time worker accommodations as follows:

3. The following additional dwelling units for full-time farm workers for a farm operation employed on the lot in question are permitted provided that the need for the additional dwelling units is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag) and that the lot has the lot area specified below:
 - a) 1 additional dwelling unit on a lot between 8.0 ha and 25.0 ha; or
 - b) 2 additional dwelling units on a lot between 25.0 ha and 30.0 ha; or
 - c) 3 additional dwelling units on a lot over 30.0 ha.

I am qualified to provide such a certification. However, I do not believe it is necessary as the proposal is for a separate lot for the worker accommodation. The reason for this is the need to locate the home sites along Number 7 road where services exist and there is no need to interfere with the farming operations. Nevertheless, I have asked the applicant for a purpose of the home for an employee. That justification is attached in Appendix C by Derek May of Harvest Red Farms. He will be the owner of the parcel after subdivision is approved.

In my opinion, Derek's justification is logical and consistent with good farm management. I therefore certify the justification for the employee home.

5.0 Summary and Conclusions

There are two reasons for this application to be made. First, the lot line boundaries need to be aligned with field patterns. This allows the fields producing cranberries to be bound on at least one side by the reservoirs which provide water for irrigation, frost protection and harvest. Such water use is essential for the production of cranberries. The alignment means that with the reservoirs adjacent to the fields, there is no need for easements from the water sources to the fields.

The second reason is to allow for the transfer of the land under application and other lands to the next generation of farmers. That generation will be the fourth generation of the May family that has farmed in Richmond. Randy May proudly states that they have never sold land at least since the 1880's.

From my investigation of the application, I conclude that no farm land will be lost on completion. The land required for the employee house will come from preloading the land in the reservoir as shown in Figure 2. The lost water capacity will be replaced by increasing the height of the lagoon.

The application, in allowing the next generation to farm the land, is consistent with the Official Community Plan (Objective 2).

I believe that the application is consistent with the objects of the Agricultural Land Commission. It both protects agricultural lands and encourages farming. In addition, it enhances the values of the farm(s) by removing an impediment for efficient water use by the next generation of farmers.

I remain available to discuss my findings in this report.

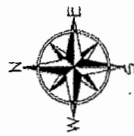
Respectfully submitted,



R.G. (Bob) Holtby, P.Ag.

July 15, 2015

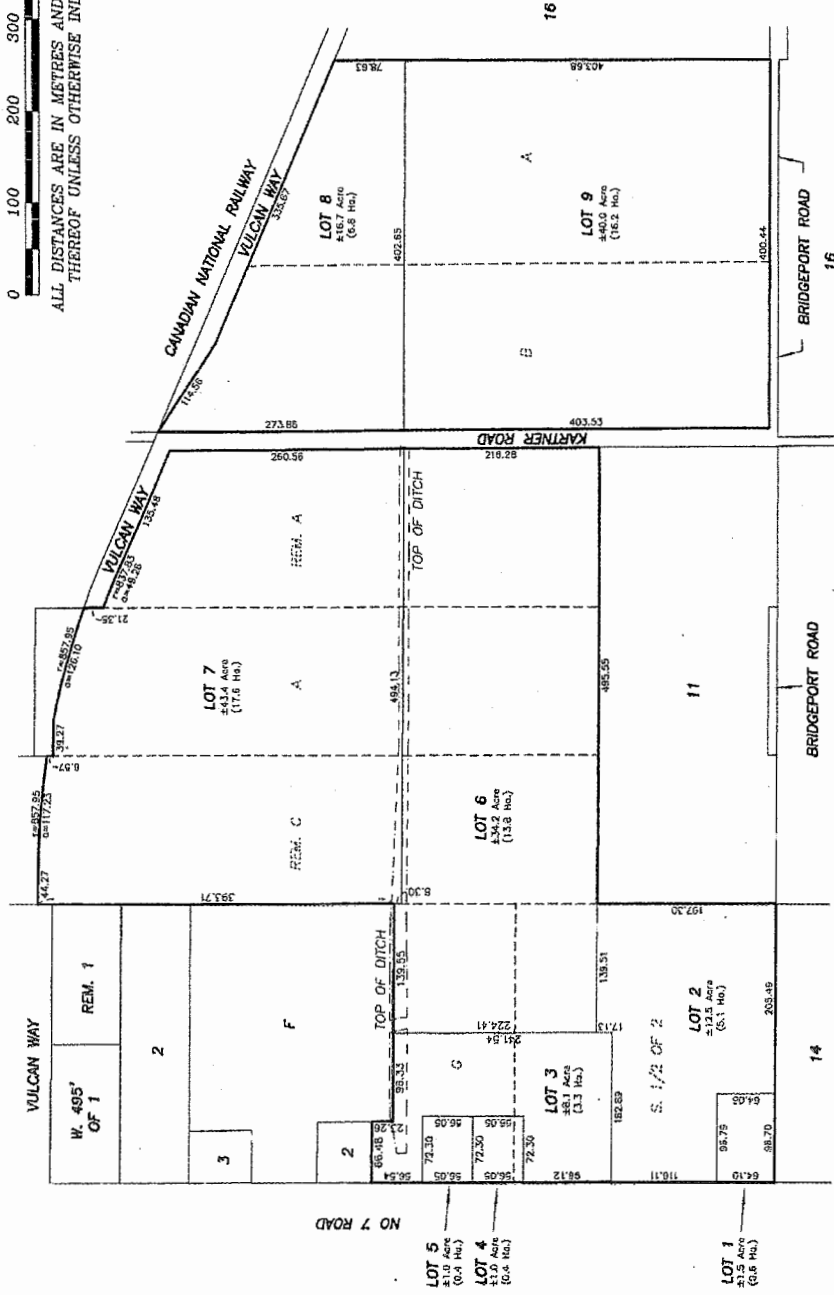
- PROPOSED SUBMISSION PLAN OF:
- 1) THE SOUTH HALF OF LOT 2 SECTIONS 14 AND 23 PLAN 3129;
 - 2) LOT 16 SECTION 23 PLAN 23309;
 - 3) BLOCK "C" EXCEPT: PARCEL "ONE" (REFERENCE PLAN 3214); SECONDLY: PARCEL "TWO" (REFERENCE PLAN 3098); THIRDLY: PARCEL "THREE" (EXPLANATORY PLAN 9089); FOURTHLY: PART SUBDIVIDED BY PLAN 26807; FIFTHLY: PART IN STATUTORY RIGHT OF WAY PLAN 4720 SECTION 14 AND 23 PLAN 690;
 - 4) PARCEL "A" SECTIONS 14 AND 23 REFERENCE PLAN 69628;
 - 5) BLOCK "A" EXCEPT: FIRSTLY: PART ON STATUTORY RIGHT OF WAY PLAN 4720; SECONDLY: PART SUBDIVIDED BY PLAN 26807; THIRDLY: PART SUBDIVIDED BY PLAN 5063 SECTIONS 13 AND 23 REFERENCE PLAN 6962;
 - 6) PARCEL B SECTIONS 24 PLAN IMP32103;
 - 7) PARCEL A SECTIONS 24 EXPLANATORY PLAN 86763;
- ALL OF BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT



SCALE: 1:3500

0 100 200 300 400

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Copyright
J. C. Tem and Associates
Canada and B.C. Land Surveyor
115 - 8333 99th Avenue
Richmond, B.C. V6X 3Z7
Telephone: 604-214-8928
Fax: 604-214-0929
E-mail: office@jctm.com
Web Site: www.jctm.com
Job No. 5918
Drawn by: VK

DWG No. 5918-PROSUB

MARCH 10th, 2015

6.0 Appendix A: Application from the Landowner



APPLICATION BY LAND OWNER

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

TYPE OF APPLICATION (Check appropriate box)

- | | |
|---|---|
| <input type="checkbox"/> EXCLUSION
under Sec. 30(1) of the Agricultural Land Commission Act | <input checked="" type="checkbox"/> SUBDIVISION in the ALR
under Sec. 21(2) of the Agricultural Land Commission Act |
| <input type="checkbox"/> INCLUSION
under Sec. 17(3) of the Agricultural Land Commission Act | <input type="checkbox"/> Non-farm USE in the ALR
under Sec. 20(3) of the Agricultural Land Commission Act |

APPLICANT

Registered Owner: Mayberry Farms Ltd., Inc No. 278081		Agent: R.G. (Bob) Holtby, P.Ag.	
Address: 2600 No. 7 Road		Address: 2533 Copper Ridge Drive	
Richmond, BC	Postal Code V6V 1R2	West Kelowna, BC	Postal Code V4T 2X6
Tel. (home) (604) 328-8041 (work) () Fax ()		Tel. (250) 707-4664 C: 250-804-1798 Fax ()	
E-mail randy_may51@yahoo.com		E-mail bholtby@shaw.ca	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

City of Richmond

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
Y80827E; Y80825E	8.65; 4.24	May	1985
Y80830E	10.00	May	1985
Y80831E	9.50	May	1985
Y80829E	8.90	May	1985
BL77397	11.18	March	1997
AD211800	11.78	September	1990

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): BH285534; BT77389; BE46321

PROPOSAL (Please describe and show on plan or sketch)

See Attached

CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings
Cranberry Fields; Service Buildings; Houses; Reservoirs

USES ON ADJACENT LOTS (Show information on plan or sketch)

North	Cranberry Fields; Rural Residential
East	Cranberry Farms
South	Farms
West	Residences; Farms

DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

July 17/15
Date

Randy May
Signature of Owner or Agent

Randy May
Print Name

Date

Signature of Owner or Agent

Print Name

Date

Signature of Owner or Agent

Print Name

Please ensure the following documents are enclosed with your application:

- | | |
|---|--|
| ▪ Application fee payable to the Local Government | ▪ Map or sketch showing proposal & adjacent uses |
| ▪ Certificate of Title or Title Search Print | ▪ Proof of Notice of Application *(See instructions) |
| ▪ Agent authorization (if using agent) | ▪ Photographs (optional) |

7.0 Appendix B: Title Documents

TITLE SEARCH PRINT

2015-02-12, 14:49:27

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

Y80827E

RD9778E

Application Received

1985-05-23

Application Entered

1985-06-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

MAYBERRY FARMS LTD., INC.NO. 278081
2600 NO. 7 ROAD
RICHMOND, BC
V6V 1R2**Taxation Authority**

CITY OF RICHMOND

Description of Land

Parcel Identifier:

001-704-125

Legal Description:

SOUTH HALF LOT 2 SECTIONS 14 AND 23 BLOCK 5 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 3129**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BB859492THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY
THE AGRICULTURAL LAND COMMISSION ACT; SEE
AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 10.2.1981 UNDER NO. T17084
PLAN NO. 61216

TITLE SEARCH PRINT

2015-02-12, 14:49:27

Requestor: Tori Thompson

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: BR83446
Registration Date and Time: 2001-04-10 14:45
Registered Owner: FARM CREDIT CORPORATION
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: BT50436
Registration Date and Time: 2002-02-13 11:33
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BT82231
Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Nature: COVENANT
Registration Number: BB845171A
Registration Date and Time: 2008-03-27 13:33
Registered Owner: CITY OF RICHMOND

Nature: PRIORITY AGREEMENT
Registration Number: BB845172
Registration Date and Time: 2008-03-27 13:33
Remarks: GRANTING BB845171A PRIORITY OVER BR83446
AND BT50436

Nature: COVENANT
Registration Number: BB845173
Registration Date and Time: 2008-03-27 13:35
Registered Owner: CITY OF RICHMOND

Nature: PRIORITY AGREEMENT
Registration Number: BB845174
Registration Date and Time: 2008-03-27 13:35
Remarks: GRANTING BB845173 PRIORITY OVER BR83446
AND BT50436

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2015-02-12, 14:49:03

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	Y80825E
From Title Number	RD9779E
Application Received	1984-05-23
Application Entered	1985-06-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	MAYBERRY FARMS LTD., INC.NO. 278,081 3111 NO. 7 ROAD RICHMOND, BC V6V 1W4
Taxation Authority	CITY OF RICHMOND
Description of Land	
Parcel Identifier:	001-704-109
Legal Description:	LOT "G" SECTION 23 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 23309
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974
	ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BR83446
Registration Date and Time:	2001-04-10 14:45
Registered Owner:	FARM CREDIT CORPORATION
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2015-02-12, 14:49:03

Requestor: Tori Thompson

Duplicate Indefeasible Title NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

TITLE SEARCH PRINT

2015-02-12, 14:44:38

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

Y80830E

RD9781E

Application Received

1985-05-23

Application Entered

1985-06-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

MAYBERRY FARMS LTD., INC.NO. 278081

2600 NO. 7 ROAD

RICHMOND, BC

V6V 1R2

Taxation Authority

CITY OF RICHMOND

Description of Land

Parcel Identifier:

001-704-150

Legal Description:

BLOCK "C" EXCEPT: FIRSTLY: PARCEL "ONE" (REFERENCE PLAN 3214)

SECONDLY: PARCEL "TWO" (REFERENCE PLAN 3098)

THIRDLY: PARCEL "THREE" (EXPLANATORY PLAN 9089)

FOURTHLY: PART SUBDIVIDED BY PLAN 26807

FIFTHLY: PART IN STATUTORY RIGHT OF WAY PLAN 4720,

SECTIONS 14 AND 23 BLOCK 5 NORTH RANGE 5 WEST

NEW WESTMINSTER DISTRICT PLAN 690

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY

THE AGRICULTURAL LAND COMMISSION ACT; SEE

AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974

ZONING REGULATION AND PLAN UNDER

THE AERONAUTICS ACT (CANADA)

FILED 10.2.1981 UNDER NO. T17084

PLAN NO. 61216

TITLE SEARCH PRINT

2015-02-12, 14:44:38

Requestor: Tori Thompson

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: BR83446
Registration Date and Time: 2001-04-10 14:45
Registered Owner: FARM CREDIT CORPORATION
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: BT50436
Registration Date and Time: 2002-02-13 11:33
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BT82231
Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2015-02-12, 14:46:30

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

Y80831E

Y80688E

Application Received

1985-05-23

Application Entered

1985-06-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

MAYBERRY FARMS LTD., INC.NO. 278081
2600 NO. 7 ROAD
RICHMOND, BC
V6V 1R2**Taxation Authority**

CITY OF RICHMOND

Description of Land

Parcel Identifier:

001-760-416

Legal Description:

PARCEL "A" SECTIONS 14 AND 23 BLOCK 5 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 69628**Legal Notations**THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY
THE AGRICULTURAL LAND COMMISSION ACT; SEE
AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 10.2.1981 UNDER NO. T17084
PLAN NO. 61216**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

BR83446

Registration Date and Time:

2001-04-10 14:45

Registered Owner:

FARM CREDIT CORPORATION

Remarks:

INTER ALIA

TITLE SEARCH PRINT

2015-02-12, 14:46:30

Requestor: Tori Thompson

Nature: MORTGAGE
Registration Number: BT50436
Registration Date and Time: 2002-02-13 11:33
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BT82231
Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

2015-02-12, 14:44:38

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

Y80829E

RD9781E

Application Received

1985-05-23

Application Entered

1985-06-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

MAYBERRY FARMS LTD., INC.NO. 278081

2600 NO. 7 ROAD

RICHMOND, BC

V6V 1R2

Taxation Authority

CITY OF RICHMOND

Description of Land

Parcel Identifier:

001-704-141

Legal Description:

BLOCK "A" EXCEPT: FIRSTLY: PART ON STATUTORY RIGHT OF WAY PLAN 4720

SECONDLY: PART SUBDIVIDED BY PLAN 26807

THIRDLY: PART SUBDIVIDED BY PLAN 5063, SECTIONS 14 AND 23

BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 690

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY

THE AGRICULTURAL LAND COMMISSION ACT; SEE

AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974

ZONING REGULATION AND PLAN UNDER

THE AERONAUTICS ACT (CANADA)

FILED 10.2.1981 UNDER NO. T17084

PLAN NO. 61216

TITLE SEARCH PRINT

2015-02-12, 14:44:38

Requestor: Tori Thompson

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: BR83446
Registration Date and Time: 2001-04-10 14:45
Registered Owner: FARM CREDIT CORPORATION
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: BT50436
Registration Date and Time: 2002-02-13 11:33
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BT82231
Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2015-02-12, 14:47:37

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BL77397 Y80833E Y80834E
Application Received	1997-03-03
Application Entered	1997-03-18
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MAYBERRY FARMS LTD., INC.NO. 278081 2600 NO. 7 ROAD RICHMOND, BC V6V 1R2
Taxation Authority	CITY OF RICHMOND
Description of Land Parcel Identifier: Legal Description:	023-699-396 PARCEL B SECTION 24 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP32103
Legal Notations	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974 ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.2.1981 UNDER NO. T17084 PLAN NO. 61216

TITLE SEARCH PRINT

2015-02-12, 14:47:37

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Charges, Liens and Interests

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Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE SEARCH PRINT

2015-02-12, 14:48:37

Requestor: Tori Thompson

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	AD211800
From Title Number	Y80832E
	Y80835E
Application Received	1990-09-11
Application Entered	1990-10-05
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	MAYBERRY FARMS LTD., INC.NO. 278081
	2600 NO. 7 ROAD
	RICHMOND, BC
	V6V 1R2
Taxation Authority	CITY OF RICHMOND
Description of Land	
Parcel Identifier:	016-476-751
Legal Description:	
	PARCEL A SECTION 24 BLOCK 5 NORTH RANGE 5 WEST
	NEW WESTMINSTER DISTRICT EXPLANATORY PLAN 86763
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY
	THE AGRICULTURAL LAND COMMISSION ACT; SEE
	AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED 30.07.1974
	ZONING REGULATION AND PLAN UNDER
	THE AERONAUTICS ACT (CANADA)
	FILED 10.2.1981 UNDER NO. T17084
	PLAN NO. 61216
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	BR83446
Registration Date and Time:	2001-04-10 14:45
Registered Owner:	FARM CREDIT CORPORATION
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2015-02-12, 14:48:37

Requestor: Tori Thompson

Nature: MORTGAGE
Registration Number: BT50436
Registration Date and Time: 2002-02-13 11:33
Registered Owner: BANK OF MONTREAL
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BT82231
Registration Date and Time: 2002-03-12 14:54
Remarks: INTER ALIA
GRANTING BT50436 PRIORITY OVER BR83446

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

8.0 Appendix C: Letter from Derek May

Thursday June 11, 2015

To Whom It May Concern,

I am writing to you regarding a piece of land that we deem necessary for a future establishment / home for an employee.

Our cranberry farm requires extra attention at key times throughout the year. This employee would be required to live on site due to the nature of his requirements and duties. Some of these requirements would include working with our irrigation system in trying to prevent frost damage; this is imperative to the growth and health of our fruit. Their duties would be; to make sure that sprinklers are on at the right times based on meter readings and quick temperature changes. Making sure that sprinklers aren't clogged and fixing them promptly should that issue arise. They would also act as our on-site farm security as it isn't foreign knowledge that theft is on the rise in our industry. As of late the theft of our sprinkler heads has been one of our biggest concerns. If these are stolen throughout the night and we aren't able to frost protect, it would lead to major crop damage and loss of fruit.

This land has been part of our family for decades and it will remain in our family for more to come. To this day we haven't sold any piece of property and don't plan to. We are raising our families in hopes that one-day they too want to farm and keep our legacy going.

Sincerely,



Derek May
Harvest Red Farms

9.0 Appendix D: Authorization and Limitation of Agent

I authorize Mr. R.G. (Bob) Holtby, P.Ag. to discuss and answer questions as to the contents of the attached report and application. I understand that he will be restricted to professional conduct and not advocate for my application.

Signed: _____

Randy May

Date: _____

July 17/15

**Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting**

Thursday, December 17, 2015 – 7:00 p.m.

M.2.002

Richmond City Hall

3. Development Proposal – ALR Application (Subdivision) 2600 No.7 Road

The Chair asked the members to disclose a potential conflict of interest. Todd May, Scott May, Kyle May and Janet Langelaan disclosed that they had a family relationship with the applicant.

Staff provided a summary of the ALR application submitted by Mayberry Farms Ltd. for subdivision. Staff explained that the two main purposes of the proposed subdivision were to align lot lines with the existing cranberry field patterns, and create residential parcels along No. 7 Road in order to accommodate two existing houses and construct two additional houses for full-time farm workers.

Staff provided information on the relevant City policies and noted that locating the home sites along No. 7 Road where the service already exists would minimize the impacts on the farmland. However, staff also noted that the proposal was not consistent with the provisions in the 2041 Official Community Plan (OCP) and Agricultural Viability Strategy to minimize subdivision in the ALR. Staff asked the Committee to advise on how to proceed with the application.

The Chair invited the applicants and the consulting agrologist to the table.

The Committee had the following questions and comments:

- The Committee asked whether other options to accommodate houses other than a fee simple subdivision have been considered. The consulting agrologist responded that the proposed subdivision would be the simplest way to achieve what was needed. He also noted that this was an application to the Agricultural Land Commission (ALC) and the City's role was to review and forward the application to the ALC, and deal with zoning regulations and any applicable city regulations through a review of the subdivision application to the City. Staff clarified the process for the ALR application and noted that Council endorsement would be required.
- Staff noted that the applicant had agreed to register a covenant on Lots 6, 7, 8, and 9 to prohibit any single family residential development until such time a fully functional municipal road extends to the frontage of the lots. Staff also noted that staff recognize the benefits of re-aligning the lot lines to match the field patterns and the benefit of creating Lot 3 which houses common mechanical and other utilities for farm holdings.

- The Committee noted that it appreciated the family's long farming history in Richmond and was generally supportive of the succession plan. However, the Committee requested further clarification on the purpose of each proposed lot.
- The applicant noted that the purpose of the subdivision was to allow the sons to control their own houses. Committee asked why different ownership would be required to accommodate houses for full-time farm workers. The applicant said that because the lots along No. 7 Road did not have the minimum lot size required to have an additional dwelling unit.
- Discussion ensued regarding the minimum lot size for farm workers housing. Staff provided additional information and clarification on the City's zoning regulations related to additional dwelling units for full-time farm workers.
- In response to the question if they would be willing to combine Lot 4 and 5 and Lot 1 and 2 along No. 7 Road, if Council reduces the minimum lot size requirement for an additional dwelling unit for full-time farm workers to less than 0.8 ha, the applicant said it would not meet the intent of their future plan.
- One member suggested that the proposed Lot 4 and Lot 5 be combined.
- Clarification requested regarding the proposed use of Lot 2. The applicant noted that proposed Lot 2 is to accommodate a house for full-time farm workers and the use of the remaining portion. Committee asked if a new house is proposed on Lot 3, and the applicant answered that there would be no room for a house on Lot 3.
- Committee noted that there should be no net increase in the number of parcels (starting with 7 lots and ending with 7 lots) and it was concerned about potential implications down the road and how it would set a precedent if the proposal is approved. Committee also noted that there must be a structured way to deal with this type of subdivision request to guide any future decision and said one of the prerequisite should be farming experience and history in Richmond.
- General comments were made that this type of subdivision application to create a separate residential parcel in the ALR was rejected many times in the past. However, considering lots are not contiguous with parcels where the farm fields are located, it would make sense to make an exception for Lot 4 and 5 and Lot 1 and 2 to have additional dwelling units. It was still questionable why Lot 3 and 6 have to be separated.

As a result of discussion, the Committee passed the following motion:

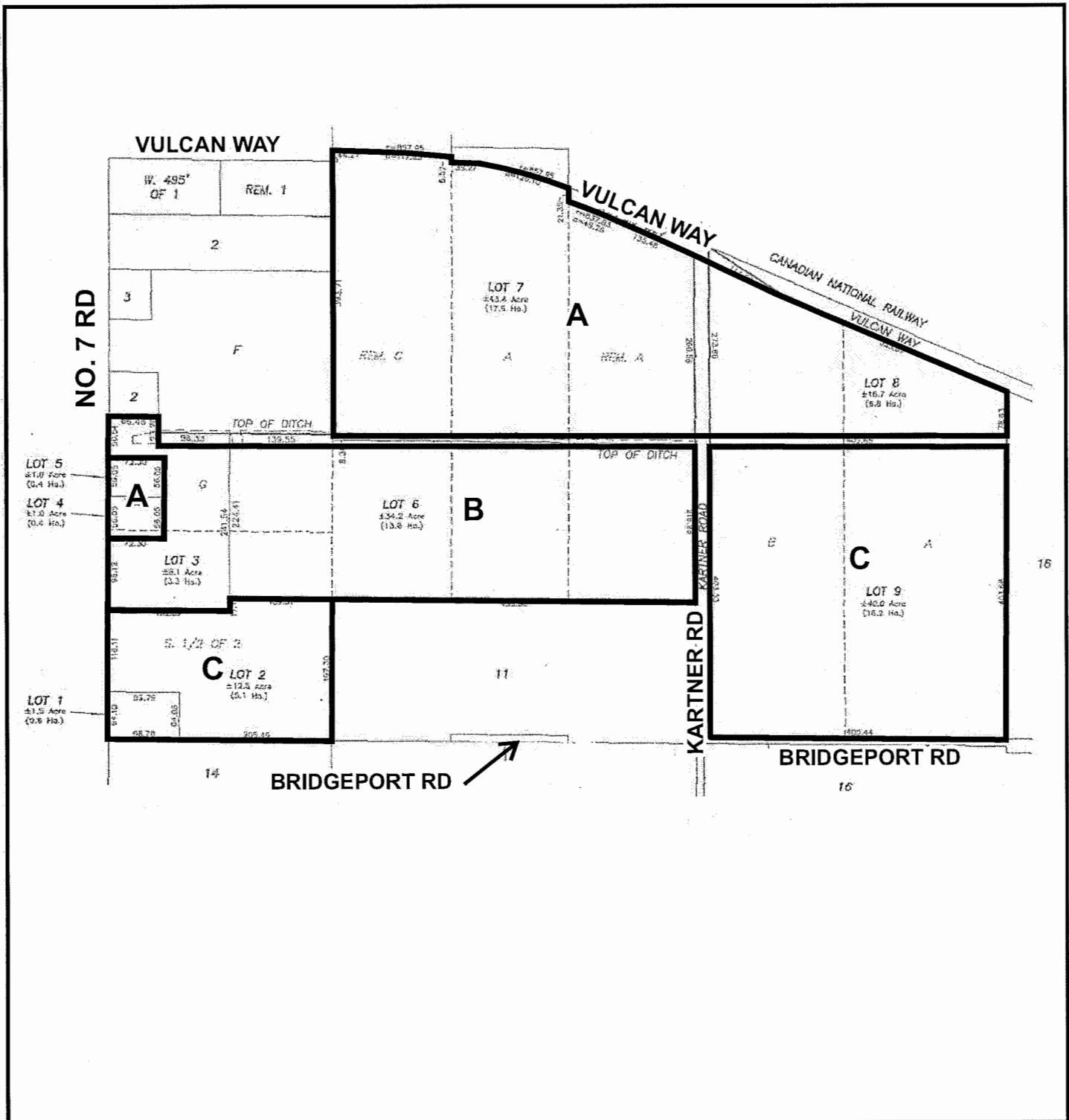
That the ALR application for subdivision at 2600 No. 7 Road by Mayberry Farms Ltd. be supported with the following conditions:

3. *The proposed number of lots be reduced to 7 by combining proposed lots 4 and 5; and proposed lots 1 and 2.*
4. *A justification for the proposed additional dwelling units for farm workers on the combined lots noted in item 1 be provided by a professional agrologist.*

Carried Unanimously



City of
Richmond



Proposed Ownership
AG 15-713643
PLN - 144

Original Date: 03/11/16

Revision Date: 03/15/16

Note: Dimensions are in METRES



City of
Richmond

Attachment 7

Subdivision Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Addresses: 2400 and 2600 No. 7 Road and five (5) no-access parcels located on the east side of the 2400 and 2600 No. 7 Road with no civic addresses

File No.: AG15 - 713643

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

1. Confirmation of Agricultural Land Commission approval of the ALR application for subdivision.
2. Registration of a restrictive covenant on Title of the proposed lots 6, 7, 8 and 9 to prevent future construction of dwelling units until such time a full municipal road is extended to the frontage of the lots.
3. Registration of a flood plain covenant on Title of the proposed lots 1, 2, 3, 4 and 5 identifying a minimum habitable elevation of 3.1 m GSC.